



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, March 6, 2017

7:00 PM

Council Chambers and West Conference  
Room, City Hall, 456 W. Olive Ave.,  
Sunnyvale, CA 94086

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Study Session Cancelled | Special Meeting - Public Hearing 7 PM

### 6 P.M. STUDY SESSION CANCELLED

### 7 P.M. PLANNING COMMISSION MEETING

#### CALL TO ORDER

#### SALUTE TO THE FLAG

#### ROLL CALL

#### ORAL COMMUNICATIONS

#### CONSENT CALENDAR

1. A [17-0266](#) Annual Review of the Code of Ethics and Conduct for Elected and Appointed Officials
1. B [17-0289](#) Approve Planning Commission Meeting Minutes of February 27, 2017

**Recommendation:** Approve Planning Commission Meeting Minutes of February 27, 2017 as submitted.

#### PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0025](#) **Proposed Project:** PEERY PARK PLAN REVIEW PERMIT to construct a 207,620-square foot, four-story corporate/research and development (R&D) office building and a 7-level, partially underground parking structure with attached ground floor retail of up to 4,000 square feet on a 4.4-acre site resulting in a total of 110% FAR. The project includes outdoor dining/recreation areas and a pedestrian/bicycle path for public use.  
**File #:** 2015-7256  
**Location:** 520 Almanor Avenue (APNs 165-43-016, -017 and -018)  
**Applicant / Owner:** Lane Partners, LLC / Pace Properties  
**Environmental Review:** The project is exempt from additional CEQA

review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094(c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.

**Project Planner:** Rosemarie Zulueta, (408) 730-7437,  
rzulueta@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Recommend that the City Council make the required Findings to approve the California Environmental Quality Act determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the Report and recommended conditions of approval set forth in Attachment 5 to the Report.

3. [16-1146](#)

**File #:** 2016-7576

**Location:** 1314 Lillian Avenue (APN: 309-09-014)

**Zoning:** R0 (Low Density Residential)

**Proposed Project:** Consideration of an application on a 9,281-square foot site:

**DESIGN REVIEW:** To allow 187 sq. ft. first floor and 536 sq. ft. second floor addition to an existing 3,370 sq. ft. two-story single-family home (2,405 sq. ft. living area and 965 sq. ft. garage) resulting in 3,872 sq. ft. and 41.7% FAR.

**Applicant / Owner:** Jose Fernandez (applicant) / Bharti Bhakhri (owner)

**Environmental Review:** Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 of the California Environmental Quality Act (CEQA). The project consists of a minor addition to an existing single-family residence.

**Project Planner:** Shila Behzadiaria, (408) 730-7456,  
sbehzadiaria@sunnyvale.ca.gov

*Due to lack of a quorum of the Planning Commission on February 13, 2017, this item was rescheduled to the Planning Commission hearing of March 6th, 2017.*

**Recommendation:** Alternative 1 to approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions in Attachment 4.

4. [16-1128](#)

Storage Space for Multi-Family Residential: Forward a recommendation to the City Council to Introduce an Ordinance to Amend Section 19.12.130 ("L") of Chapter 19.12 (Definitions), Section

19.38.040 (Individual Lockable Storage Space) of Chapter 19.38 (Required Facilities) and Section 19.90.030 (Procedures) of Chapter 19.90 (Special Development Permits) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3).

**Recommendation:** Staff recommends Alternative 1: Recommend to City Council that City Council Introduce an Ordinance to amend Section 19.38.040 (Storage Space for Multi-Family Residential) regarding size, location, configuration, exception process and applicability and make associated amendments to Section 19.12.100 ("I") of Chapter 19.12 (Definitions) and Section 19.90.030 (Procedures) of Chapter 19.90 (Special Development Permits) of the Sunnyvale Municipal Code, and find these actions are exempt from CEQA.

## **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

### **NON-AGENDA ITEMS AND COMMENTS**

-Commissioner Comments

-Staff Comments

### **ADJOURNMENT**