



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, January 8, 2018

6:30 PM

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

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**Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing 7 PM**

### **6:30 P.M. STUDY SESSION**

**Call to Order in the West Conference Room**

**Roll Call**

**Study Session**

**A. [17-1204](#)**

**File #:** 2017-7217

**Location:** 617 E Evelyn Avenue (APN: 209-02-001)

**Zoning:** R-3/PD - Medium Density Residential / Planned Development

**Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT:** to redevelop the Blue Bonnett Mobile Home Park (54-units) to a 62-unit townhouse development with associated site improvements (net increase of eight units).

**TENTATIVE MAP:** to subdivide the site into 18 residential lots and three common area lots

**Applicant / Owner:** East Dunne Investors, LLC (applicant)/Chien-Nan and Sue Chuang Trustee (owner)

**Environmental Review:** Mitigated Negative Declaration

**Project Planner:** Momoko Ishijima, (408) 730-7532,  
[mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov)

**Public Comment on Study Session Agenda Items**

**Adjourn Study Session**

### **7 P.M. PLANNING COMMISSION MEETING**

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**ROLL CALL****ORAL COMMUNICATIONS****CONSENT CALENDAR**

1. A [18-0040](#) Approve Planning Commission Meeting Minutes of December 11, 2017

**Recommendation:** Approve Planning Commission Meeting Minutes of December 11, 2017 as submitted.

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. [17-0985](#) CONTINUED FROM NOVEMBER 27, 2017, PUBLIC HEARING  
**File #:** 2017-7395  
**Location:** 485 E. Mc Kinley Avenue (APN:209-11-047)  
**Zoning:** R-2/PD  
**Proposed Project:** Related applications for a 7,500-square foot (0.17 acre) site:

**DESIGN REVIEW:** To allow construction of two new 2-story, single-family homes (1,968 s.f. and 2,442 s.f. in size) resulting in a combined 57.5 percent Floor Area Ratio (FAR) for the site;

**TENTATIVE MAP:** To subdivide one parcel into two lots.

**Applicant / Owner:** 487 E. Mc Kinley LLC (applicant and owner)

**Environmental Review:** Categorically Exempt Class 3 (15303 - New construction and conversion of small structures)

**Project Planner:** Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Approve the Special Development Permit and the Parcel Map subject to recommended conditions of approval in Attachment 4.

3. [17-1171](#) **File #:** 2017-7434  
**Location:** 954 Marion Way (APN: 313-26-065)  
**Zoning:** R-1  
**Proposed Project:** **DESIGN REVIEW** for a new two-story single family residence with 4,278 square feet gross floor area (3,844 square feet living area and 434 square feet garage) resulting in 45% Floor Area Ratio (FAR). The existing one story residence is proposed to be demolished.  
**Applicant / Owner:** Studio 61 Architects (applicant) / Victor O N Salgado (owner)  
**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.

Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.

**Project Planner:** Aastha Vashist, (408) 730-7458,  
avashist@sunnyvale.ca.gov

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

4.     [17-1106](#)     Recommend that City Council adopt an ordinance to amend Sunnyvale Municipal Code Section 19.68.040 (Accessory dwelling units) and find that the action is exempt from environmental review pursuant to Public Resources Code 21080.17.

**Recommendation:** Recommend to the City Council:  
Alternative 1: Make the finding that the action is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17 and introduce an Ordinance (Attachment 2 to the report) to adopt the proposed amendments to Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units).

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

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

-Commissioner Comments

-Staff Comments

### **ADJOURNMENT**