



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, February 12, 2018

7:00 PM

Council Chambers, City Hall, 456 W. Olive
Ave., Sunnyvale, CA 94086

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

STUDY SESSION CANCELLED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. A [18-0110](#) Approve Planning Commission Meeting Minutes of January 22, 2018

Recommendation: Approve Planning Commission Meeting Minutes of January 22, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0069](#) **File #:** 2016-7173
Location: 265 Sobrante Way (APN:165-27-002)
Zoning: PPSP-MIC (Peery Park Specific Plan - Mixed Industry Core)
Proposed Project: Related applications on 3.5-acre site:
PEERY PARK PLAN REVIEW: To allow redevelopment of a site with construction of a new four-story, 121,715 square foot office/R&D building with underground parking resulting in 80% Floor Area Ratio (FAR); existing two one-story buildings to be demolished.
Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2), (3) and (4). The project is within the scope of the Peery Park Specific Plan Program EIR. The environmental impacts associated with the proposed development are adequately addressed and analyzed in the Peery Park Specific Plan

Program EIR and/or can be substantially mitigated with the imposition of uniformly applied development policies or standards.

Applicant / Owner: Sobrante Properties, LLC (owner & applicant)

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

Recommendation: Alternative 1: Make the required Findings in Attachment 3 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; make the Findings in Attachment 3 for the Peery Park Plan Review Permit, Sense of Place Fee and Water Infrastructure fee; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 6 and recommended conditions of approval set forth in Attachment 4.

3. [17-1165](#)

CONTINUED FROM THE JANUARY 22, 2018 PUBLIC HEARING

File #: 2017-7911

Location: 1502 Bittern Drive (APN: 309-39-050)

Zoning: R-0 (Low Density Residential)

Proposed Project:

DESIGN REVIEW for first and second-story additions of 728 square feet to an existing two-story family home resulting in 3,812 square feet (3,372 square feet living area and 440 square feet garage) and 53% floor area ratio.

VARIANCE to allow a deviation of 1 foot to the second story side yard setback requirement.

Applicant / Owner: Moise Nahouraii / Moise Nahouraii Trustee

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

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

Recommendation: Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

4. [18-0068](#)

File #: 2017-7647

Location: 1492 Floyd Avenue (APN: 309-16-009)

Zoning: R-0

Proposed Project: **DESIGN REVIEW** for a new two-story single family residence with 4,616 square feet gross floor area (3,782 s.f. living area, 459 s.f. garage, 260 s.f. covered rear patio and 115 s.f. front

porch) at 44.8% Floor Area Ratio (FAR.). The existing one-story residence is proposed to be demolished.

Applicant / Owner: Himetec Arch / Hestia Home LLC

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: Shétal Divatia, (408) 730-7637,
sdivatiat@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.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT