



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, April 9, 2018

6:00 PM

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

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**Special Meeting - Study Session - 6:00 PM | Special Meeting - Public Hearing 7 PM**

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

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

**Roll Call**

**Study Session**

**A. [18-0321](#) California Housing Laws Overview**

**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 [18-0317](#) Approve Planning Commission Meeting Minutes of March 26, 2018**

**Recommendation:** Approve Planning Commission Meeting Minutes of March 26, 2018 as submitted.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

**2.     [18-0190](#)**

**Proposed Project:** General Plan Amendment Initiation request to study changing the General Plan from Public Facility (P-F) to Medium Density Residential.

**File #:** 2018-7040

**Location:** 1050 West Remington Drive (APN: 202-26-007)

**Zoning:** P-F

**Applicant / Owner:** Catalyst Development Partners (applicant) / Church of Christ of Sunnyvale (owner)

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

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

**Recommendation:** Recommend to City Council, Alternative 2: Initiate the GPA study to analyze changing the land use designation from Public Facilities to a range of Low-Medium Density to Medium Density Residential, conditioned on the applicant providing evidence, at the time of a General Plan Amendment application, that the site is less than 1.5 acres.

**3.     [18-0183](#)**

**Proposed Project:** A request for a Downtown Specific Plan Amendment Initiation to study changes to the development intensities and standards for Block 20 of the Downtown Specific Plan to increase the number of allowable residential units, an increase to the square footage of office allowed, and an increase in building height to allow up to five stories.

**File #:** 2018-7034

**Location:** 510 and 528 S. Mathilda Ave. (APNs: 209-29-060 and 061) and 562 and 566 S. Mathilda Ave. (APNs: 209-29-057 and 067)

**Zoning:** DSP (Block 20)

**Applicant / Owner:** SiliconSage Builders, LLC (applicant and owner 562 and 566 S. Mathilda Ave.) and Shawn Karimi (applicant and owner 510 and 528 S. Mathilda Ave.)

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

**Project Planner:** Cindy Hom, (408) 730-7411,  
chom@sunnyvale.ca.gov

- Recommendation:** Alternative 1: Initiate a Downtown Specific Plan Amendment study to consider amending the Downtown Specific Plan and provide direction to study/coordinate:
- a) Entire Block 20
  - b) Change to Primary Uses land use designation from High Density Residential/Office to Mixed Use;
  - c) Increase in maximum number of residential units, before any allowed density bonuses from 51 to 103 and densities no greater than the DSP Transit Mixed Use Designation (65 units to the acres);
  - d) Increase in maximum office/commercial area from 16,400 square feet to 36,500 square feet;
  - e) No increase in height limit;
  - f) Updated development standards and design guidelines for proposed changes;
  - g) Traffic analysis, market and fiscal analyses, environmental, public infrastructure and utility capacity, and parking, etc.; and,
  - h) Community outreach and engagement.

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

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

-Commissioner Comments

-Staff Comments

#### **ADJOURNMENT**