



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, April 23, 2018

6:30 PM

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

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. [18-0360](#)

File #: 2017-7886

Location: 1230-1290 Oakmead Parkway

Zoning: Manufacturing and Services (M-S)

Proposed Project: Related applications on a 8.09-acre site:

USE PERMIT/SPECIAL DEVELOPMENT PERMIT: To allow
site and building modifications to an existing office building
complex resulting in 7,449 net new square footage (42% FAR).

Applicant / Owner: Embarcadero Realty Services (Applicant) /
Oakmead Terrace LLC (owner)

Environmental Review: Mitigated/Negative Declaration

Project Planner: Cindy Hom, (408) 730-7411,
chom@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 [18-0386](#) Approve Planning Commission Meeting Minutes of April 9, 2018

Recommendation: Approve Planning Commission Meeting Minutes of April 9, 2018 as submitted.

1. B [18-0408](#) REQUEST FOR CONTINUANCE TO MAY 14, 2018
Amend the Lawrence Station Area Plan: Forward a Recommendation to the City Council to Select a Preferred Housing Study.
Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

Recommendation: Continue to the Planning Commission Public Hearing of May 14, 2018.

1. C [18-0411](#) REQUEST FOR CONTINUANCE TO MAY 14, 2018

File #: 2017-7765

Location: 814 Coolidge Avenue (APN: 165-17-017)

Zoning: R-2 (Low Medium Density Residential)

Proposed Project:

DESIGN REVIEW to allow for a new one-story single family home resulting in 1,963 square feet (1,640 square feet of living area and 323 square foot one-car garage) and 51% floor area ratio. Variance request is for a reduced front setback, continuation of a legal, non-conforming side yard setback, and to exceed the 45% maximum lot coverage on an existing substandard R-2 lot.

Applicant / Owner: Joe and Raquel Fanucchi (applicant) / (owner)

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

Recommendation: Continue to the Planning Commission Public Hearing of May 14, 2018.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0359](#) **Proposed Project:**

Special Development Permit: to allow for a Large Family Child Care home (LFCCH) in a townhome community that is not located within 300 feet of another LFCCH.

Location: 1694 Belleville Way (APN: 320-01-055)

File #: 2017-7388

Zoning: Low Medium Residential (R-2) with Planned Development Combining District (PD)

Applicant / Owner: Deepa's Daycare (applicant) / Deepa Darshaukumar (owner)

Environmental Review: A statutory exemption relieves this project from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15274 (Large Family Day Care Homes).

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

Recommendation: Alternative 1: Approve the Special Development Permit in accordance with the Findings found in Attachment 3 and Conditions of Approval in Attachment 4.

3. [18-0351](#)

Proposed Project:

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

VESTING TENTATIVE MAP: to subdivide one lot into 62 lots and three common lots.

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

File #: 2017-7217

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

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

Recommendation: Alternative 1: Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration, and approve the Special Development Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

4. [18-0316](#)

Proposed Project: Appeal of a decision by the Director of Community Development approving the following:

Miscellaneous Plan Permit: To allow installation of a wireless telecommunications small cell network facility to a new pole that replaces an existing utility pole in the public right-of-way.

Location: PG&E utility pole in the public right-of-way, near 214

Commercial Street

File #: 2017-7973

Zoning: MS

Applicant: Verizon Wireless C/O The CBR Group

Appellant: Amanda Guillard, property and business owner of Seville Landscape Construction at 214 Commercial Street

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).

Project Planner: Mary Jeyaprakash, (408) 730-7449,
mjeyaprakash@sunnyvale.ca.gov

Recommendation: Alternative 1: Deny the appeal and affirm the Director of Community Development's determination to approve the MPP, subject to Conditions of Approval (Attachment 1).

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT