



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, August 13, 2018

6:00 PM

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

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. [18-0701](#)

Proposed Project:

USE PERMIT: consideration of the location of a high school for 400 students (Summit School). Project includes interior and exterior improvements of an existing industrial building for an educational use, and the installation of a tri-level mechanical lift parking structure in the rear (22 parking spaces). Project is within the Peery Park Specific Plan Neighborhood Transition Subdistrict.

Location: 824 San Aleso Avenue (APN: 204-02-006)

File #: 2017-7986

Zoning: PPSP/NT

Applicant / Owner: Artik Art & Architecture/824 San Aleso LLC

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

B. [18-0702](#)

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT: to construct two 4-story R&D office buildings of approximately 162,000 s.f. each and a 5-level parking structure in Phase 2 of the W. Maude Avenue Campus project. An existing approximately 58,188 s.f. building is to be retained. A total of approximately 382,188 s.f. will be developed and 85% FAR is requested.

Location: 810 W. Maude Avenue (APN's: 165-30-001; 165-30-011;

165-30-012)

File #: 2017-7066

Zoning: PPSP/IE & PPSP/MIC

Applicant / Owner: Simeon Commercial Properties/870 Maude LLC

Project Planner: Ryan Kuchenig, (408) 730-7431,
rkuchenig@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

1. A [18-0700](#) Approve Planning Commission Meeting Minutes of July 23, 2018

Recommendation: Approve Planning Commission Meeting Minutes of July 23, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0648](#)

CONTINUED FROM THE JULY 9, 2018 PUBLIC HEARING

Proposed Project: Related applications on a .34-acre site:**SPECIAL DEVELOPMENT PERMIT and VESTING****TENTATIVE MAP** to allow a three-story six-unit townhouse development.**Location:** 669 & 673 Old San Francisco Rd. (APNs 209-17-050 & 209-17-051)**File #:** 2018-7048**Zoning:** R-3/PD**Applicant / Owner:** Innovative Concepts / George Nejat**Environmental Review:** Mitigated Negative Declaration**Project Planner:** Ryan Kuchenig, (408) 730-7431,
rkuchenig@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the findings required by CEQA in Attachment 3, adopt the Negative Declaration; approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 3 to the report and with the recommended conditions of approval in Attachment 4 to the report.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**NON-AGENDA ITEMS AND COMMENTS****-Commissioner Comments****-Staff Comments****ADJOURNMENT***Notice to the Public:*

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.

Agenda information is available by contacting Katherine Hall at (408) 730-7440.

Agendas and associated reports are also available at sunnyvaleca.legistar.com or at the Sunnyvale Public Library, 665 W. Olive Ave., 72 hours before the meeting.

Planning a presentation for a Planning Commission meeting?

To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))