



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, November 26, 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

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 [18-1041](#) Approve the revised Planning Commission Meeting Minutes of October 22, 2018

Recommendation: Approve the revised Planning Commission Meeting Minutes of October 22, 2018 as submitted.

1. B [18-1040](#) Approve Planning Commission Meeting Minutes of November 12, 2018

Recommendation: Approve Planning Commission Meeting Minutes of November 12, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-1035](#)

Proposed Project:

PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

for a residential project on a 34.7-acre site consisting of up to 1,074 residential units including 944 apartment dwelling units and 130 townhome-style dwellings units, dedication of a 6.5-acre public park and the eastward extension of Indian Wells Avenue to connect with the Duane Avenue/Stewart Drive Intersection.

Location: 1 AMD Place and 975 Stewart Drive

File #: 2016-8035

Zoning: Industrial Service/Industrial-to-Residential High Density Zoning District (MS/ITRR4) Zoning District and Industrial Service/Industrial-to-Residential Medium Density Zoning District (MS/ITRR3)

Applicant/Owner: Irvine Company/1090 East Duane Avenue LLC

Project Planner: Gerri Caruso, (408) 730-7591, gcaruso@sunnyvale.ca.gov

3. [18-0889](#)

Proposed Project:

DESIGN REVIEW: to allow a 1,330-square foot addition (631 square feet at first floor and 699 square feet at second floor) to an existing one-story single-family home, resulting in a total gross floor area of 4,132 square feet (3,282 square feet of living area and 855 square feet 3-car garage) and 38% Floor Area Ratio (FAR).

VARIANCE: to allow a reduced front yard setback (14'-9") for a portion of the first floor where a minimum of 20 feet is required.

Location: 1498 Norman Drive (APNs: 313-14-049)

File #: 2018-7568

Zoning: R-1

Applicant / Owner: Juan Carlos Navarro (applicant) / Bino Jacob (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 Guidelines, Section 15301).

Project Planner: Shila Behzadiaria, (408) 730-7456, sbehzadiaria@sunnyvale.ca.gov

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

4. [18-1034](#)

Proposed Project:

TENTATIVE PARCEL MAP to subdivide one lot into two lots;
USE PERMIT to allow reduced lot area and lot width for a small lot subdivision; and
DESIGN REVIEW to construct two single-family homes on each lot with floor area ratio (FAR) of approximately 55%.

Location: 718 East Homestead Road (APN: 309-46-053)

File #: 2017-7950

Zoning: R-2

Applicant / Owner: Shawn Ghandchi (applicant) / 12561 Paseo Cerro Group (owner)

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) (Section 15303(a)).

Project Planner: Noren Caliva-Lepe, (408) 730-7659,
ncaliva-lepe@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Tentative Parcel Map, Use Permit and Design Review subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4.

5. [18-0891](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: for the demolition of one existing single family residence and the construction of five new single family residences, and;

TENTATIVE MAP: to subdivide a 0.8-acre lot into five lots.

Location: 18771 East Homestead Road (APNs: 313-41-070 and 313-41-071)

File #: 2017-7816

Zoning: R-0/PD - Low Density Residential / Planned Development

Applicant / Owner: Dutchints Development, LLC (applicant) / 18771 Homestead Road, LLC (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 Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

6. [18-1045](#) Potential Study Issue: Evaluate Increased Density or Additional Units in Single-Family Zoning Districts
7. [18-1044](#) Potential Study Issue: Promoting Workforce Housing for City Employees
8. [18-1043](#) Potential Study Issue: Incentivize Accessory Dwelling Units by Reducing/Removing Development Standards

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))