



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, December 10, 2018

6:30 PM

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

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**Special Meeting - Study Session - 6:30 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. [18-1086](#)**

**Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT:** to demolish two existing one-story residential units and construct two new two-story detached single family homes and associated improvements. Each home results in a gross floor area of 2,281 square feet (1,863 square feet of living area and 418 square feet garage) and 58% FAR on a 4,074-square foot lot.

**TENTATIVE MAP:** to subdivide an existing 8,147 sq. ft. lot to two lots.

**Location:** 421 East Washington Avenue (APN's: 209-04-034)

**File #:** 2017-8019

**Zoning:** R-2/PD

**Applicant / Owner:** LADC Consulting Inc. / Silver Maple Investments LLC

**Project Planner:** Cynthia Hom, (408) 730-7411,  
[chom@sunnyvale.ca.gov](mailto:chom@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    [18-1042](#)            Approve the 2019 Planning Commission Annual Work Plan

**Recommendation:** Approve the 2019 Planning Commission Annual Work Plan as submitted.

1. B    [18-1100](#)            Annual Review of the Code of Ethics and Conduct for Elected and Appointed Officials

**PUBLIC HEARINGS/GENERAL BUSINESS**

2.       [18-0988](#)            **Proposed Project**  
                                 **PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT** for the Corn Palace residential project on an 8.8-acre site consisting of 58 single-family homes and a 2-acre public park. The proposed project requires a Tentative Subdivision Map for 60 lots (58 homes, one private street and a public park), and a Special Development Permit to construct the single-family homes.  
**Location:** 1142 Dahlia Avenue (APN: 213-12-001)  
**File #:** 2017-7451  
**Zoning:** R-1.5/PD  
**Applicant:** Trumark Homes

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

3. [18-0887](#)

**Proposed Project:**

**PEERY PARK SPECIFIC PLAN CONDITIONAL USE**

**PERMIT:** to consider a high school for 400 students (Summit School). The project includes interior and exterior improvements of an existing industrial building for an educational use, the installation of a tri-level mechanical lift parking structure in the rear serving 22 parking spaces, and a request for adjustment to the minimum parking requirements.

**File #:** 2017-7986

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

**Applicant / Owner:** Artik Art & Architecture (applicant) / 824 San Aleso, LLC (owner)

**Environmental Review:** The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094(c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.

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

**Recommendation:** Alternative 4: Deny the Peery Park Specific Plan Conditional Use Permit.

4. [18-0993](#)

**Proposed Project:**

**DESIGN REVIEW** Install one (1) new canister antenna mounted on a replacement pole with associated equipment between 7'0" and 18'0" A.G.L. on the pole. Within 300 ft. of a public park (Braly Park).

**Location:** On a replacement utility pole in the public right-of-way on the south side of Iris Ave. near 701 Jackpine Ct.

**File #:** 2018-7871

**Zoning:** R-0

**Applicant:** Verizon Wireless C/O The CBR Group

**Owner:** City of Sunnyvale Right-of-Way

**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:** Teresa Zarrin, (408) 730-7429,  
tzarrin@sunnyvale.ca.gov

**Recommendation:** Recommend Alternative 1 to approve the Design Review based on the Recommended Findings in Attachment 2 and the Recommended Conditions of Approval in Attachment 3.

5. [18-0852](#)

**Proposed Project:** Amend Sunnyvale Municipal Code Chapter 19.44 to add sign code provisions for theaters on the second floor.

**Location:** Citywide

**File #:** 2018-7131

**Applicant / Owner:** STC Venture LLC

**Environmental Review:** The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a).

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

**Recommendation:** Alternatives 1 and 2: Recommend that the City Council make the finding that the action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a); and Introduce an Ordinance Amending Chapter 19.44 (Signs) of Title 19 (Zoning) of the Sunnyvale Municipal Code (Attachment 5 to this 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](http://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))*