



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, October 22, 2018

6:15 PM

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

Special Meeting - Study Session - 6:15 PM | Special Meeting - Public Hearing 7 PM

6:15 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0913](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT:

To redevelop a 16.82-acre property - demolish existing commercial and industrial buildings and construct a new mixed-use project. Project consists of a three-to-five-story apartment/commercial building with a wrapped above-grade parking structure; (2) two-to-seven-story condominium buildings above podium parking structures; and (20) two-to-three-story townhome buildings with individual unit garages.

Residential: 741 total units (412 rental /329 ownership).

Commercial: 1,500 sq. ft. on the ground floor of the apartment building.

Publicly-Accessible, Privately-Owned Open Space: 2.2 acres

TENTATIVE MAP: Create two lots for condominium purposes, one lot for the apartments and associated common area lots.

Location: 1155-1175 Aster Avenue (APN's: 213-01-032; 213-01-033; 213-01-034)

File #: 2018-7513

Zoning: MXD-III

Applicant / Owner: Olympic Residential Group/ JJ & W LLC

Project Planner: George Schroeder, (408) 730-7443,
gschroeder@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 [18-0914](#) Approve Planning Commission Meeting Minutes of October 8, 2018

Recommendation: Approve Planning Commission Meeting Minutes of October 8, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0779](#) **Proposed Project:** General Plan Amendment Initiation request to study changing the General Plan designation for a portion of the site from Public Facility (P-F) to Medium Density Residential.
Location: 1050 West Remington Drive (APN: 202-26-007)
File #: 2018-7569
Zoning: P-F
Applicant / Owner: Catalyst Development Partners LLC (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 1: Initiate the GPA study to analyze changing the land use designation for a half of the site from Public Facilities to Medium Density Residential and retaining the other half as Public Facilities, as requested by the applicant.

3. [18-0787](#)

Proposed Project: General Plan Amendment Initiation to consider an amendment to the Peery Park Specific Plan (PPSP) to increase the office/industrial development capacity and allow housing on the 10 parcels in the PPSP-Industrial Edge (IE) zoning district totaling 29.3 acres.

Locations: 400-840 W. California Avenue (165-26-009, 010, 011, 012, 013, 014, 016, 018, 019, 020)

File #: 2018-7576

Applicant / Owner: Skidmore, Owings, & Merrill LLP (applicant) / Steelwave LLC (owner)

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

Project Planner: Amber Blizinski, 408-730-2723,
ablizinski@sunnyvale.ca.gov

Recommendation: Alternative 1: Recommend that the City Council do not initiate a General Plan Amendment study to consider an amendment to the Peery Park Specific Plan to increase the office/industrial development capacity and allow housing on the 10 parcels in the PPSP-IE zoning district totaling 29.3 acres.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

4. [18-0923](#) Potential Study Issue: Flexibility on Transportation Demand Management (TDM) Requirements for Smaller Industrial Development Projects
5. [18-0927](#) Potential Study Issue: Incorporating Cost Effective ADA Measures into Development Projects
6. [18-0928](#) Potential Study Issue: Planning Commission Floor Area Ratio (FAR) Threshold Related to Accessory Dwelling Units (ADU's)
7. [18-0929](#) Potential Study Issue: Place Of Assembly Public Facilities (PF) Zoning

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))

