



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

---

Monday, January 14, 2019

7:00 PM

Council Chambers and West Conference  
Room, 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 [18-1096](#) Approve Planning Commission Meeting Minutes of November 26, 2018

**Recommendation:** Approve Planning Commission Meeting Minutes of November 26, 2018 as submitted.

1. B [19-0022](#) Approve Planning Commission Meeting Minutes of December 10, 2018

**Recommendation:** Approve Planning Commission Meeting Minutes of December 10, 2018 as submitted.

1. C [19-0073](#)

REQUEST FOR CONTINUANCE TO JANUARY 28, 2019

**Proposed Project:** Related applications on a 3.54-acre site:

**PEERY PARK PLAN REVIEW PERMIT AND TENTATIVE**

**PARCEL MAP:** to redevelop three sites into an office development consisting of a new 121,719 square foot, four-story office building with a 4.5-level parking structure and associated site work and landscaping. The project will result in 80% FAR.

**File #:** 2018-7432

**Location:** 275 N Mathilda Ave (APN: 165-27-007 165-27-008 165-27-009)

**Applicant/Owner:** Irvine Company

**Environmental Review:** No additional review required as per CEQA Guidelines 15168(c)(2) and (4) - Peery Park Specific Plan Program Environmental Impact Report (EIR).

**Staff Contact:** Margaret Netto, (408) 730-7628, [mnetto@sunnyvale.ca.gov](mailto:mnetto@sunnyvale.ca.gov)

**Recommendation:** Continue to the Planning Commission Public Hearing of January 28, 2019.

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. [18-0724](#)

Consideration of Useable Open Space in Required Front Yards: Forward a Recommendation to the City Council to Introduce an Ordinance to Amend Section 19.37.100 (Usable Open Space Design Requirements) of Chapter 19.37 (Landscaping, Irrigation and Useable Open Space) and Section 19.12.160 ("O") of Chapter 19.12 (Definitions) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b) (3). (Study Issue)

**Recommendation:** Recommend to City Council Alternative 1: Introduce an Ordinance to Amend Chapter 19.37 (Landscaping, Irrigation and Useable Open Space), including but not limited to (a) Medium, high and very high density multi-family residential zoning districts (R-3, R-4 and R-5), (b) Up to 50% of the required front yard may be counted toward the useable open space requirement, (c) Useable open space in the required front yard would not be a permitted use for a project with a front yard setback deviation or Variance, and Section 19.12.160 ("O") of Chapter 19.12 (Definitions) of the Sunnyvale Municipal Code (Attachment 3 to this report), and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

## **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))*