



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, February 11, 2019

7:00 PM

Council Chambers, City Hall, 456 W. Olive  
Ave., Sunnyvale, CA 94086

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**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 [19-0197](#) Approve Planning Commission Meeting Minutes of January 28, 2019

**Recommendation:** Approve Planning Commission Meeting Minutes of January 28, 2019 as submitted.

#### **PUBLIC HEARINGS/GENERAL BUSINESS**

2. [18-0984](#) **Proposed Project:** Related applications on a 16.82-acre site:

**SPECIAL DEVELOPMENT PERMIT:** Demolish seven existing industrial buildings, two commercial buildings, and construct a new mixed-use project. Project consists of a three-to-five-story apartment/commercial building with a wrapped seven-level parking structure (including one underground level); two two-to-seven-story condominium buildings above podium parking structures; and 20 two-to-three-story townhome buildings with individual garages.

Residential: 741 total units (412 rental /329 ownership) at a density of 44 du/ac.

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

Publicly-Accessible, Privately-Owned Open Space: 2.3 acres

**VESTING TENTATIVE MAP:** Create two lots for condominium purposes (and associated common areas) and one lot for the apartments/commercial space.

**Location:** 1155-1175 Aster Avenue (APNs: 213-01-032; 213-01-033; 213-01-034)

**File #:** 2018-7513

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

**Environmental Review:** No additional review required as per CEQA Guidelines 15168(c)(2) and (4) - environmental impacts of the project are addressed in the Lawrence Station Area Plan (LSAP) Program Environmental Impact Report (EIR).

**Project Planner:** George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Make the required Findings to approve the CEQA determination that the environmental impacts of the project are addressed in the Lawrence Station Area Plan Program (LSAP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Special Development Permit with Sunnyvale Municipal Code (SMC) deviations for building height and distance between main buildings, and Vesting Tentative Map subject to the recommended conditions of approval and LSAP Mitigation Monitoring and Reporting Program (MMRP) in Attachment 4.

3. [19-0173](#)

**Proposed Project:** Related applications on a 0.29-acre site:

**DESIGN REVIEW:** to allow demolition of the existing home and construct a new two-story single-family home resulting in 5,667 square feet (5,173 square feet living area and 494 square feet garage) and 47.6% floor area ratio (FAR). Project includes a new pool and spa.

**Location:** 1019 Edmonds Court (APN: 320-12-008)

**File #:** 2018-7655

**Zoning:** Low Density Residential (R-1)

**Applicant / Owner:** Bekom Design, Inc. (applicant) / Alon Matas and Hila Matas-Magen (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemption includes construction of one single-family residence in a residential zoning district.

**Project Planner:** Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

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

## **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))*