



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, March 11, 2019

6:00 PM

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

Special Meeting - Study Session - 6:00 PM | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

- A. [19-0368](#) Overview of Block 18 CityLine Project (Macy's Building)
Project Planner:
David Hogan, (408) 730-7444, dhogan@sunnyvale.ca.gov

Public Comment on Study Session Agenda Item

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 [19-0341](#) Approve Planning Commission Meeting Minutes of February 11, 2019

Recommendation: Approve Planning Commission Meeting Minutes of February 11, 2019 as submitted.

1.B [19-0342](#) Approve Planning Commission Meeting Minutes of February 25, 2019

Recommendation: Approve Planning Commission Meeting Minutes of February 25, 2019 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-1055](#) **Proposed Project:** Related applications on an 8.8-acre site:
SPECIAL DEVELOPMENT PERMIT: To construct 58 single-family homes, including requests to deviate from setback and FAR requirements/standards.
TENTATIVE MAP: To subdivide one parcel into 61 lots including 58 single family lots, a private street, a remainder common lot, and lot for a 2-acre public park.
Location: 1142 Dahlia Court (commonly referred to as the Corn Palace)
- bound by Dahlia Drive, Toyon Avenue, Lily Avenue and Lawrence Expressway.
(APN: 213-12-001)
File #: 2017-7451
Zoning: R-1.5/PD
Applicant / Owner: Trumark Homes/Francia Family Living Trust, Gabriel Francia, Trustee (applicant /owner)
Environmental Review: Adopt a resolution to make findings required by CEQA, certify the Environmental Impact Report (EIR), and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program
Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Recommendation: Alternatives 1 and 3: 1) Adopt a Resolution to Certify the Environmental Impact Report including the Errata in Attachment 7; make the Findings required by the California Environmental Quality Act; and adopt the Statement of Overriding Consideration and Mitigation Monitoring Report Program (included in Attachment 3 to the report); and, 3) Make the Findings for the Special Development Permit and Vesting Tentative Map, Deny the requested deviations for reduced setbacks and FAR, and Approve the Special Development Permit and Vesting Tentative Map (included in Attachment 4 to the report), subject to recommended Conditions of Approval in Attachment 5 of the report, which include a condition that the house plans and architecture be modified to eliminate or reduce lot coverage, setback and floor area ratio deviations, and to require that the modified house plans and architecture be approved by Planning Commission, and to require that the modified house plans and architecture be approved by Planning Commission.

3. [18-1052](#)

Proposed Project: APPEAL by the applicant of a decision by the Zoning Administrator to deny:

USE PERMIT to allow modification to a previously approved Use Permit (2012-7479 - Condition of Approval AT-1 and AT-7) to allow extended hours of operation (11:30 AM - 6:30 PM during school days and 8:30 AM-6:30 PM when students are on break) and outdoor play areas for the after-school educational enrichment facility, which with the proposed extended hours of operation would be considered a daycare use.

Location: 1025 The Dalles (APN:320-11-010)

File #: 2018-7519

Zoning: PF (Public Facility)

Applicant / Owner: Sunny Chinese Learning Center (applicant) / St. Luke Lutheran Church of Sunnyvale (owner)

Environmental Review: Class 1 CEQA Exemption (CEQA Guidelines Section 15301, Existing Facilities)

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

Recommendation: Alternative 1: Deny the Appeal and uphold the decision of the Zoning Administrator to deny the Use Permit

4. [19-0217](#)

Moffett Park Specific Plan Update Work Plan and Guiding Principles
Project Planner:

Michelle King, 408-730-7463, mking@sunnyvale.ca.gov

Recommendation: Recommend to City Council Alternative 1: Approve the Guiding Principles, outlined in the staff report and the Work Plan (Attachment 7 to the report) for the update of the Moffett Park Specific Plan and direct staff to proceed with the understanding that the budget for the plan is funded by initial applicant and/or other parties interested in the completion of the plan update.

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 Bonnie Filipovic 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))