



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, June 10, 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 - 7:30 PM

6:00 PM STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

- A. [19-0631](#) **Proposed Project:** Related applications on a 5.47-acre lot;
USE PERMIT: to demolish a 130-unit apartment complex (The Landmark) and construct 117 condominium units (net loss of 13 units);
TENTATIVE MAP: to subdivide one lot into 19 parcels.
Location: 925 South Wolfe Road (APN: 211-14-034)
File #: 2019-7142
Zoning: R3 - Medium Density Residential
Applicant / Owner: SummerHill Homes
Environmental Review: Mitigated Negative Declaration
Project Planner: Momoko Ishijima, 408-730-7532, mishijima@sunnyvale.ca.gov
- B. [19-0632](#) **Proposed Project:** Three story office building totaling 69,102 square feet with underground parking. Related to the proposed Downtown Specific Plan Amendments and EIR.
Location: 111 W. Evelyn Avenue (APN: 209-06-083)
File #: 2017-8047
Zoning: DSP (Downtown Specific Plan)
Applicant / Owner: Giurland, Inc
Environmental Review: Environmental Impact Report
Project Planner: Michelle King, 408-730-7463, mking@sunnyvale.ca.gov
David Hogan, 408-730-7440, dhogan@sunnyvale.ca.gov
- C. [19-0633](#) Study Issue Process Overview

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

7:30 PM 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 [19-0597](#) Approve Planning Commission Meeting Minutes of April 8, 2019

Recommendation: Approve Planning Commission Meeting Minutes of April 8, 2019 as submitted.

1.B [19-0598](#) Approve Planning Commission Meeting Minutes of May 13, 2019

Recommendation: Approve Planning Commission Meeting Minutes of May 13, 2019 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [19-0543](#) Proposed Project:

DESIGN REVIEW: To demolish an existing home and construct a new two-story single-family home, resulting in 5,672 square feet (5,182 square feet living area and 490 square feet garage) and

45% floor area ratio (FAR).

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

File #: 2019-7191

Zoning: R-1 (Low Density Residential)

Applicant / Owner: Bekom Design, Inc. (applicant) / Hila and Alon Matas (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: Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

3. [19-0617](#) Review Planning Program Budget and Fees for FY 2019/20

Recommendation: Provide comments to the City Council or make a formal recommendation to the City Council on the Recommended FY 2019/20 budget.

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))