



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, October 14, 2019

7:00 PM

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

Study Session Canceled | Public Hearing - 7:00 PM

STUDY SESSION CANCELED

7:00 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 [19-1081](#)

APPLICATION WITHDRAWN

Proposed Project: Appeal of a decision by the Director of Community Development denying a Tree Removal Permit for a Coast Redwood tree in the front yard.

Location: 965 West Maude Avenue (APNs: 165-39-001)

File #: 2019-7582

Zoning: PPSP-IE (Peery Park Specific Plan-Innovative Edge)

Applicant / Owner: Medallion Landscape (applicant) / Mozart-McKee

Limited Partnership (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines

Project Planner: Shila Bagley, 408-730-7456,
sbagley@sunnyvale.ca.gov

PUBLIC HEARINGS/GENERAL BUSINESS

2. [19-0968](#)

Proposed Project: Related applications on a 5.35-acre site:

USE PERMIT: to allow demolition of 130 apartment units and the construction of 128 condominium units (net loss of two units);

VESTING TENTATIVE MAP: to subdivide one parcel into 19 parcels.

Location: 925 South Wolfe Road (APN: 211-14-034)

File #: 2019-7142

Zoning: R-3 - Medium Density Residential

Applicant / Owner: SummerHill Homes (applicant) / Peppertree Square LLC (owner)

Environmental Review: The project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3.

Project Planner: Momoko Ishijima, 408-730-7532,
mishijima@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the findings required to approve the CEQA determination that the project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required as noted in the checklist in Attachment 5, and approve the Use Permit and Vesting Tentative Map based on the findings in Attachment 3, and recommended Conditions of Approval in Attachment 4.

The project meets all development standards and maximizes the number of residential units allowed under the density, and provides homeownership opportunities. Staff is concerned by the loss of smaller rental units (likely relatively affordable), but current state law requires the project to be reviewed against existing standards and not in regards to the loss of units or the redevelopment from smaller rental apartments to mostly market rate townhomes.

The project does meet the relevant development standards, and it is compatible with the surrounding neighborhood, and the proposed architectural style and scale relates to the multi-family developments to the south along both street frontages. The buildings adjacent to single-family homes have been reduced in height to two-stories. Existing large trees are being either preserved or moved on site and privacy impacts are further reduced with perimeter trees being planted.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

3. [19-1073](#) Planning Commission Proposed Study Issues, Calendar Year: 2020

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))