



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, December 9, 2019

6:30 PM

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

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**Special Meeting - Study Session - 6:30 PM | Public Hearing - 7:00 PM**

### **6:30 PM STUDY SESSION**

**1 Call to Order in the West Conference Room**

**2 Roll Call**

**3 Study Session**

- A. [19-1141](#)**      **Proposed Project:** Add 158 units in 3 new buildings to an existing 766-unit apartment complex.  
**Location:** 655 S. Fair Oaks Avenue  
**File #:** 2019-7418  
**Zoning:** R-4/PD (High-Density Residential/Planned Development)  
**Applicant / Owner:** Prometheus Real Estate Group (applicant) / 655 S. Fair Oaks et al. (owner)  
**Project Planner:** Margaret Netto, 408-730-7628, [mnetto@sunnyvale.ca.gov](mailto:mnetto@sunnyvale.ca.gov)

**4 Public Comment on Study Session Agenda Items**

**5 Adjourn Study Session**

### **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 [19-1261](#) Approve Planning Commission Meeting Minutes of November 25, 2019

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

- 1.B [19-1263](#) Annual Review of the Code of Ethics and Conduct for Elected and Appointed Officials

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. [19-0989](#) **Proposed Project:** Related applications on a 2.3-acre site:  
**USE PERMIT** to demolish two existing religious institution buildings (Trinity United Methodist Church) and construct a two to three-story assisted living facility for elderly with 120 beds.  
**VARIANCE** to allow a truck loading space within the required 10-foot landscape buffer, and an 8-foot tall perimeter wood fence in lieu of a masonry wall.  
**Location:** 581-583 Fremont Avenue (APNs: 211-31-018 and 211-31-019)  
**File #:** 2019-7214  
**Zoning:** Public Facility (PF)  
**Applicant / Owner:** Sunrise Senior Living (applicant) / St Johns Evangelical Lutheran and Trinity United Methodist Church (owners)  
**Environmental Review:** A Class 32 Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.  
**Project Planner:** Shila Bagley, 408-730-7456, sbagley@sunnyvale.ca.gov

**Recommendation:** 1. Alternative 1: Approve the Use Permit and Variance subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4.

3.     [19-1209](#)     **Proposed Project:**     Appeal of a decision by the Zoning Administrator to approve a Special Development Permit to allow a childcare center providing preschool for 120 children within an existing 6,920 square foot building.  
                          **Location:** 755 S. Bernardo Avenue (APN:198-16-006)  
                          **File #:** 2019-7502  
                          **Zoning:** C-2/PD  
                          **Applicant / Owner:** JY International Education LLC (applicant) / Atul S and Kusum A Sheth Trustee (owner)  
                          **Environmental Review:** The Class 1, 3, and 32 Categorical Exemptions relieves this project from the requirements of CEQA.  
                          **Project Planner:** Cindy Hom, 408-730-7411, chom@sunnyvale.ca.gov

**Recommendation:** Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 6 subject to the recommended findings in Attachment 5.

#### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

4.     [19-1262](#)     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](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))*