



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, June 22, 2020

6:00 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15

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

### SPECIAL TELECONFERENCE NOTICE

*Because of the COVID-19 emergency and the “shelter in place” orders issued by Santa Clara County and the State of California, the meeting of the Sunnyvale Planning Commission on June 22, 2020, will take place by teleconference, as allowed by Governor Gavin Newsom’s Executive Order N-29-20.*

- *Watch the Planning Commission meeting on television over Comcast Channel 15, at [www.Sunnyvale.ca.gov/YouTubeMeetings](http://www.Sunnyvale.ca.gov/YouTubeMeetings) or <https://Sunnyvaleca.Legistar.com/Calendar.aspx>*
- *Submit written comments to the Planning Commission to [planningcommission@sunnyvale.ca.gov](mailto:planningcommission@sunnyvale.ca.gov) or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (\*9 on a telephone):*

*Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>*

*Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357*

*Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment, contact the City at least 2 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. For other special assistance, please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be reached at 408-730-7440 or at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov) (28 CFR 35.160 (b) (1)).*

**6:00 PM STUDY SESSION****Call to Order**

*Call to Order via teleconference.*

**Roll Call****Study Session****A. [20-0435](#)**

**Proposed Project:** Related applications on a 32.4-acre site:

**SPECIAL DEVELOPMENT PERMIT:** Redevelop three industrial properties. Demolish two existing industrial/office/R&D buildings and three accessory structures and construct two new three-story office/R&D/manufacturing buildings totaling 1.211 million square feet (including 113,000 square feet of R&D basement space, 17,000 square feet of manufacturing basement space, and 13,000 square feet of office basement space); an 11,000 square foot freestanding amenity building; and two central utility plants totaling 19,000 square feet for a total combined floor area ratio (FAR) of 78%. The project also includes a five-level, above ground parking structure.

**VESTING TENTATIVE PARCEL MAP:** to merge four parcels into two parcels.

**Location:** 932 Kifer Road (APN: 205-49-005); 950 Kifer Road (APN: 205-49-012); and 945-955 Kifer Road (APNs: 205-40-002 and 205-40-001)

**File #:** 2019-7557

**Zoning:** M-3 (932 and 950 Kifer Road) and M-S (945-955 Kifer Road)

**Applicant / Owner:** Foster + Partners (applicant) / Intuitive Inc. (owner)

**Environmental Review:** Subsequent Environmental Impact Report (Lawrence Station Area Plan)

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

**Public Comment on Study Session Agenda Items****Adjourn Study Session****7:00 PM PLANNING COMMISSION MEETING****CALL TO ORDER**

*Call to Order via teleconference.*

**ROLL CALL****PRESENTATION**

1. [20-0033](#) PRESENTATION - Recognition of Service

**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 refer to the Special Teleconference Notice at the beginning of this agenda. Individuals are limited to one appearance during this section.*

**CONSENT CALENDAR**

*All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the Special Teleconference Notice at the beginning of this agenda.*

- 2.A [20-0524](#) Forward Recommendations to City Council to Approve Changes to the Civic Center Modernization Project as Described in the Addendum to the Civic Center Environmental Impact Report

**Recommendation:** Recommend City Council Approve Changes to the Civic Center Modernization Project as Described in the Addendum to the Civic Center Environmental Impact Report.

- 2.B [20-0504](#)

**Proposed Project:**

**DESIGN REVIEW:** to allow a first story addition of 110 square feet to an existing two-story single-family home resulting in 2,941 square feet (2,519 square feet living area and 422 square feet garage) and 47% floor area ratio.

**Location:** 442 Palo Verde Dr (APN: 213-03-030)

**File #:** 2020-7129

**Zoning:** Low Density Residential (R-0)

**Applicant / Owner:** Dennis Hayes & Associates (applicant) / Bernadette Tapella (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Cindy Hom, (408) 730-7411,  
chom@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

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

*If you wish to speak to a public hearing/general business item, please refer to the Special Teleconference Notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.*

3. [20-0353](#)

**Proposed Project:** Related applications on a 0.82-acre site:

**REZONE:** Introduce an Ordinance to extend the PD Combining District boundary to include the 585 and 595 Columbia Avenue parcels.

**SPECIAL DEVELOPMENT PERMIT:** To allow demolition of existing residential structures and construction of 18-unit residential subdivision consisting of three-story townhomes with associated site improvements and deviations from minimum rear setback, maximum distance between main buildings and maximum distance to a trash enclosure, and

**VESTING TENTATIVE MAP:** To create 18 residential lots and one common area lot.

**Location:** 475 N. Fair Oaks and 585 & 595 Columbia Ave.

**File #:** 2019-7415

**Zoning:** R-3/PD and R-3

**Applicant / Owner:** ADL 11 LLC (applicant) / Henry E Shepherd Trustee and Chung Tai Intl Chan Buddhist Assn (owner)

**Environmental Review:** Class 32 Categorical Exemption (Infill Development)

**Project Planner:** Cindy Hom, 408-730-7411, chom@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Recommend that the City Council make the required Findings to approve the California Environmental Quality Act (CEQA) determination that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 as noted in Attachment 6 to the report, and Introduce an ordinance to Rezone part of the site to include the Planning Development combining district, and approve the Rezone, and Approve the Special Development Permit and Vesting Tentative Map subject to the findings in Attachment 4 to the report and recommended Conditions of Approval in Attachment 5 to the report.

4. [20-0475](#) Forward a Recommendation to the City Council to Adopt a Resolution Establishing Vehicle Miles Traveled (VMT) as the Threshold of Significance for Analysis under the California Environmental Quality Act (CEQA), Adopt a Council Policy for Transportation Impact Analysis, and Find that the Action is Exempt from CEQA

**Recommendation:** Alternative 1: Forward a Recommendation to the City Council to Adopt a Resolution Establishing Vehicle Miles Traveled (VMT) as the Threshold of Significance for Analysis under the California Environmental Quality Act (CEQA), Adopt a Council Policy for Transportation Impact Analysis, and Find that the Action is Exempt from CEQA.

Staff recommends forwarding a recommendation for adopting a Resolution and a new Council Policy, which includes the following:

- \* Establish the Countywide VMT average for both residential and employment as baseline, with a VMT reduction threshold at 15%.
- \* Approve VMT exemptions for projects as detailed in the Policy.
- \* Adopt a Local Transportation Analysis requirement, which includes LOS analysis to meet the CMP requirements, as well as other transportation operations evaluation.

Staff believes that the use of the countywide VMT averages will provide the consistency with existing policies and the resources to be successful in reducing VMT. Furthermore, it is a conservative approach to implement the transition from LOS to VMT until more information is available to measure the effectiveness of the policy in Sunnyvale.

## **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 on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov). Agendas and associated reports are also available at*

*sunnyvaleca.legistar.com/calendar.aspx 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 (ADA), if you need special assistance in this meeting, please see the Special Teleconference Notice at the beginning of this agenda.*