



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

---

Monday, August 10, 2020

6:30 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15

---

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

### 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 August 10, 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 <https://Sunnyvale.ca.gov/YouTubeMeetings> or <https://Sunnyvaleca.Legistar.com/Calendar.aspx>*
- *Submit written comments to the Planning Commission up to 4 hours prior to the meeting 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)).*

**6:30 PM STUDY SESSION****Call to Order via Teleconference****Roll Call****Study Session**

- A. [20-0732](#)**      **Proposed Project:** Related applications on a 0.58-acre site (two lots):  
                                 **SPECIAL DEVELOPMENT PERMIT:** to allow 16 condominium dwelling units in two, three-story buildings. Project is utilizing State Density Bonus Law concession to deviate from setback requirement. Existing structures to be demolished.  
                                 **TENTATIVE MAP:** to merge the two lots and create 16 condominiums.  
**Location:** 220, 228 Carroll Avenue (APNs: 209-10-052 and 209-10-051)  
**File #:** 2019-7233  
**Zoning:** DSP-6  
**Applicant / Owner:** Samir Sharma/220 Carroll LLC (applicant/owner)  
**Project Planner:** Aastha Vashist, 408-730-7458, avashist@sunnyvale.ca.gov

**Public Comment on Study Session Agenda Items**

*The public may provide comments regarding the Study Session item(s). If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda.*

**Adjourn Study Session****7:00 PM PLANNING COMMISSION MEETING****CALL TO ORDER**

*Call to Order via teleconference.*

**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 refer to the 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 notice at the beginning of this agenda.*

**1.A**    [20-0739](#)            Approve Planning Commission Meeting Minutes of July 27, 2020

**Recommendation:** Approve Planning Commission Meeting Minutes of July 27, 2020 as submitted.

**1.B**    [20-0746](#)

#### **REQUEST FOR CONTINUANCE TO AUGUST 24, 2020**

**Proposed Project:** General Plan Amendment Initiation request to study amending the General Plan designation from Low Density Residential to Low-Medium Density Residential on a 0.94 acre site

**Location:** 640 Lakehaven Drive (APN: 110-16-040)

**File #:** 2020-7030

**Zoning:** R-0/PD (Low Density Residential/Planned Development)

**General Plan:** Low Density Residential

**Applicant / Owner:** GSJ & 2 LLC

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

**Project Planner:** Aastha Vashist, (408) 730-7458,  
avashist@sunnyvale.ca.gov

**Recommendation:** Continue to the Planning Commission hearing date of August 24, 2020.

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

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

**2.**        [20-0738](#)            **Proposed Project:** Related applications on a 0.72-acre site (two lots):  
                              **SPECIAL DEVELOPMENT PERMIT** to demolish existing  
                              structures and construct 24 condominium dwelling units within

two, four-story buildings. Project utilizes State Density Bonus Law waivers to deviate from side-yard setbacks and useable open space requirements.

**TENTATIVE MAP** to merge two lots and create 24 condominiums.

**Location:** 210 & 214 Ahwanee Ave. (APNs: 204-03-002, 204-03-003)

**File #:** 2018-7006

**Zoning:** R-4/PD (High Density Residential/Planned Development)

**Applicant / Owner:** Tapti LLC (applicant and 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.

**Project Planner:** Shetal Divatia, 408-730-7637, [sdivatia@sunnyvale.ca.gov](mailto:sdivatia@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 Special Development Permit and Vesting Tentative Map based on the findings in Attachment 3, and recommended Conditions of Approval in Attachment 4.

3. [20-0276](#)

**Proposed Project:** General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Medium Density Residential on two sites totaling 1.2-acres.

**Location:** 1313 S. Wolfe Road (APN: 309-10-026 and 309-10-027)

**File #:** 2020-7031

**Zoning:** C-1 (Neighborhood Business)/PD (Planned Development)

**General Plan:** Commercial

**Applicant / Owner:** 4Terra Investments (applicant) / Desmond Family Real Estate Limited Partner (owner)

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

**Project Planner:** Mary Jeyaprakash, (408) 730-7449, [mjeyaprakash@sunnyvale.ca.gov](mailto:mjeyaprakash@sunnyvale.ca.gov)

**Recommendation:** Recommend to the City Council: Alternative 2: Deny the General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Medium Density Residential to allow mixed use residential and commercial and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15378(a).

## **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](http://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 Office of the City Clerk 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 1094.5.*