



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, October 26, 2020

7:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15

Special Meeting - Study Session - Canceled | 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 October 26, 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 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 (28 CFR 35.160 (b) (1)).

STUDY SESSION CANCELED**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 the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning 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** [20-0912](#) Approve Planning Commission Meeting Minutes of October 12, 2020

Recommendation: Approve Planning Commission Meeting Minutes of October 12, 2020 as submitted.

- 1.B** [20-0909](#) CONTINUED FROM OCTOBER 12, 2020
REQUEST FOR CONTINUANCE TO A DATE UNCERTAIN
Proposed Project: General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Low Density Residential for the northwest portion of the site.
Location: 1689 S. Wolfe Road (APN: 309-51-028)
File #: 2020-7436

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

General Plan: Commercial

Applicant / Owner: PSR Development Inc. (applicant and owner)

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

Project Planner: Kelly Cha, (408) 730-7408,
kcha@sunnyvale.ca.gov

Recommendation: Continue the item to a date uncertain and re-advertise with a new hearing date when ready.

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. [20-0910](#) Proposed Project: Related application on a 5,617 square foot site:
DESIGN REVIEW to allow a 197 square foot first floor addition and 864 square foot second floor addition (1,061 square foot total) to an existing one-story single-family home, resulting in 2,818 square feet (2,434 square foot living and 384 square foot garage) and 50% floor area ratio.
Location: 1235 Pecos Way (APN:104-27-009)
File #: 2019-7599
Zoning: Low Density Residential (R-0)
Applicant / Owner: Dennis Schafer (applicant) / Kevin and Jeanna Lurie (owner)
Environmental Review: Projects which are disapproved are exempt from California Environmental Quality Act (CEQA) (CEQA Section 15270).
Project Planner: Cindy Hom, (408) 730-7411,
Chom@sunnyvale.ca.gov

Recommendation: Alternative 1: Deny the Design Review and provide direction to staff and the applicant where changes should be made.

3. [20-0763](#) Proposed Project: Peery Park Plan Review Permit to construct two five-story office/R&D buildings totaling 391,131 square

feet in floor area and 100% floor area ratio (FAR), and a six-level parking structure.

Location: 888 Ross Drive (APNs: 110-07-035, 036)

File #: 2019-7860

Zoning: Peery Park Specific Plan/Innovation Edge (PPSP/IE)

Applicant / Owner: Perry Hariri / STP Property LLC

Environmental Review: The project is exempt from CEQA review pursuant to CEQA Guidelines Section 15168 (c)(2) and Public Resources Code Section 21094 (c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigations are required.

Project Planner: Margaret Netto, (408) 730-7628,
mnetto@sunnyvale.ca.gov

Recommendation: Alternative 1: Recommend that the City Council make the required Findings to approve the California Environmental Quality Act determination that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15168 (c)(2) and Public Resources Code Section 21094 (c) as it is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 6 to the Report; make the Findings for the Peery Park Plan Review Permit and Sense of Place Fee in Attachment 4 to the Report; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the Report and recommended conditions of approval set forth in Attachment 5 to the Report.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

If you wish to speak to a potential study issue, please refer to the notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.

4. [20-0913](#) Potential Study Issue for 2021: Deemphasizing du/ac and Encouraging Missing Middle Housing

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. 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 notice at the beginning of this agenda.