



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, July 12, 2021

6:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

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

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

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 July 12, 2021, will take place by teleconference, as allowed by Governor Gavin Newsom’s Executive Order N-29-20 and N-08-21.

- *Watch the Planning Commission meeting on television over Comcast Channel 15 and AT&T Channel 99, or 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)).

6 P.M. STUDY SESSION

Call to Order via Teleconference

Roll Call

Study Session

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.

- A.** [21-0676](#) **Proposed Project:** Related applications on a 0.17-acre site:
 DESIGN REVIEW to construct two new two-story, single-family residences with an overall floor area ratio (FAR) of 54.2%,
 USE PERMIT to allow reduced lot area and lot width for a small lot subdivision; and,
 TENTATIVE PARCEL MAP to subdivide one lot into two lots.
Location: 664 West McKinley Avenue (APN: 165-12-057)
File #: 2020-7440
Zoning: R-2 (Low Medium Density Residential)
Applicant / Owner: LEL Design, Inc. (Applicant) / Rong Zeng (Owner)
Environmental Review: A Class 3 Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.
Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov
- B.** [21-0744](#) **Proposed Project:** Redevelop a 1.26-acre industrial property within the Lawrence Station Area Plan (LSAP). Demolish an existing 19,440 sq. ft. one-story industrial building and construct 177 apartment units (175 affordable units and two managers' units) with a density of 141 du/acre. The project consists of one seven-story building, including two levels of an above-ground podium parking structure.
- Location:** 1178 Sonora Court (APN: 205-50-013)
File #: 2020-7393
Zoning: MXD1 (Flexible Mixed-Use I)
Applicant / Owner: MP Sonora Court Associates, L.P. (Applicant) City of Sunnyvale (Owner)
Environmental Review: A Class 32 Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Margaret Netto, Project Planner

Adjourn Study Session

7 P.M. 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. [21-0741](#) Approve Planning Commission Meeting Minutes of June 28, 2021

Recommendation: Approve Planning Commission Meeting Minutes of June 28, 2021 as submitted.

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. [21-0715](#) **Proposed Project:** Related applications on a 2.77-acre site:
SPECIAL DEVELOPMENT PERMIT to redevelop a portion

(easterly portion) of an existing shopping center (Fremont Corners) into a mixed-use development with 8,094 square feet of commercial space and 50, 4-story townhome-style condominiums with associated parking and site improvements including common open space.

TENTATIVE MAP to subdivide the lot into 6 lots and 50 condominiums.

Location: 166 E. Fremont Ave. (APN: 309-01-006)

File #: 2020-7525

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

Applicant/Owner: The True Life Companies/Fremont Corners Inc et al (applicant/owner)

Environmental Review: Class 32 Categorical Exemption (Infill Development)

Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Recommendation: Alternative 1: 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 5 to the report, and approve the Special Development Permit, and Tentative Map subject to the findings in Attachment 3 to the report and recommended Conditions of Approval in Attachment 4 to the report.

3. [21-0754](#) Selection of Chair
4. [21-0755](#) Selection of Vice Chair
5. [21-0757](#) Selection of Seats

INFORMATION ONLY REPORTS/ITEMS

6. [21-0740](#) Planning Commission Proposed Study Issues, Calendar Year: 2022 (Information Only)

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. 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.