



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, April 8, 2019

6:00 PM

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

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

### **6:00 PM STUDY SESSION**

Call to Order in the West Conference Room

Roll Call

Study Session

A [19-0452](#)

**Proposed Project:** CityLine Block 6  
**Project Planner:** Dave Hogan, 408-730-7440,  
dhogan@sunnyvale.ca.gov

B [19-0451](#)

**Proposed Project:** Construct 4 new mini warehouse storage buildings  
totaling 317,392 s.f. and demolish 7 existing buildings.  
**Location:** 1060 Stewart Drive (APN: 205-23-019)  
**File #:** 2017-7912  
**Project Planner:** Shetal Divatia, 408-730-7637,  
sdivatia@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 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**    [19-0407](#)            Approve Planning Commission Meeting Minutes of March 11, 2019
- 1.B**    [19-0450](#)            Approve Planning Commission Meeting Minutes of March 25, 2019
- 1.C**    [19-0351](#)            **Proposed Project:** Application on a 0.25-acre site:  
                                                 **DESIGN REVIEW:** to allow construction of a solid roof over an accessory structure (gazebo) to the rear of an existing one-story single family home, resulting in 4,766 square feet (4,359 square feet existing home unchanged and 407 square feet accessory structure) and 43.4% floor area ratio (FAR).  
**Location:** 1630 Manitoba Dr. (APN: 323-22-044)  
**File #:** 2018-8016  
**Zoning:** R-1 (Low Density Residential)  
**Applicant / Owner:** Kikuchi + Kankel Design Group (applicant) / Kenneth and Donna Okumura (owner)  
**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(e) Categorical Exemption includes construction of accessory structures and installation of small new equipment and facilities in small structures.  
**Project Planner:** Mary Jeyaprakash, (408) 730-7449, mjejaprakash@sunnyvale.ca.gov

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

- 2**        [18-1118](#)            **CONTINUED FROM MARCH 25, 2019 Proposed Project:** Related applications on a 34.7-acre site:  
                                                 **REZONE:** the site from M-S/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/Medium Density Residential/Planned Development) and M-S/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/High Density Residential/Planned Development) **TO** R-3/PD (Medium Density

Residential/Planned Development) R-4/PD (High Density Residential Planned Development) and P-F (Public Facilities).  
**SPECIAL DEVELOPMENT PERMIT:** Demolish existing industrial/office buildings (formerly AMD campus) and construct 1,051 residential units, including 944 units in three to five-story apartment buildings and 107 units in three-story townhome style buildings. The unit count includes 45 apartment units for very low-income households and 13 below market rate townhome units. Public improvements include the dedication of a 6.5-acre public park, extension of Indian Wells Avenue to the east to connect with the Duane Avenue/Stewart Drive intersection, and associated public improvements. Requested deviations include reduced private useable open space and front setbacks on Indian Wells Avenue and Stewart Drive.

**VESTING TENTATIVE MAP:** Lot line adjustment between two existing lots and subdivide one lot into six lots, to create a total of seven lots.

**Location:** 1 AMD Place (APNs: 205-22-024, 205-22-025), 975 Stewart Drive (205-22-028)

**File #:** 2016-8035

**Zoning:** Industrial Service/Industrial-to-Residential/Medium Density/Planned Development Zoning District (MS/ITR/R-3/PD) and Industrial Service/Industrial-to-Residential High Density Zoning District (MS/ITR/R-4/PD) Zoning District

**Applicant / Owner:** Irvine Company (applicant /owner)

**Environmental Review:** Adopt a resolution to make findings required by CEQA, certify the Environmental Impact Report (EIR), and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

**Project Planner:** Gerri Caruso/Margaret Netto, (408) 730-7440, mnetto@sunnyvale.ca.gov

**3**      [19-0350](#)

**Proposed Project:** Application on a 0.38-acre site:

**DESIGN REVIEW:** to allow construction of a new one-story single-family home resulting in 5,641 square feet (4,701 square feet living area, 760 square feet garage, and 180 square feet covered patio) and 42.9% floor area ratio (FAR). The existing home will be demolished.

**Location:** 1150 S. Bernardo Ave. (APN: 202-34-030)

**File #:** 2018-7952

**Zoning:** R-1 (Low Density Residential)

**Applicant / Owner:** LHC Design, Inc. (applicant) / Kaili Kan and Qing Fan (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemption includes construction of one

single-family residence in a residential zoning district.  
**Project Planner:** Mary Jeyaprakash, (408) 730-7449,  
mjeyaprakash@sunnyvale.ca.gov

## **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 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))*