

**Yes:** 6 - Chair Rheaume  
Vice Chair Weiss  
Commissioner Harrison  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons

**No:** 0

**Absent:** 1 - Commissioner Howard

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

5. [17-1067](#) **File #:** 2016-7573  
**Location:** 623-625 N. Pastoria Avenue (APNs:165-41-029 & 165-41-030)  
**Proposed Project:** Related applications on a 1.35-acre site on N. Pastoria Avenue:  
**PEERY PARK PLAN REVIEW PERMIT** to construct a 52,755-square foot, three-story corporate/research and development (R&D) office building and a 1-level underground parking structure resulting in a total of 89% FAR. The project includes a restaurant on the first floor.  
**Applicant / Owner:** Arc Tec, Inc. / George And Josefa Yagmourian Trustee  
**Environmental Review:** The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4) 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 mitigation measures are required.  
**Project Planner:** Ryan Kuchenig (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Senior Planner Ryan Kuchenig presented the staff report.

Chair Rheaume opened the Public Hearing.

John Duquette, representing Arc Tec Inc., presented images and information about the proposed project.

Commissioner Simons confirmed with Mr. Duquette that the updated tile is stone tile

and that aluminum panels will be used on the roof.

Chair Rheame closed the Public Hearing.

MOTION: Commissioner Harrison moved and Commissioner Howe seconded the motion for Alternative 1 – Make the required Findings to approve the CEQA determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 4; make the Findings for the Peery Park Plan Review Permit, Sense of Place Fee and Water Infrastructure fee in Attachment 4; and approve the Peery Park Plan Review Permit subject to the PPSP Mitigation Monitoring and Reporting Program in Attachment 7 and recommended conditions of approval noted in Attachment 5.

Commissioner Harrison stated that she can make the findings. Commissioner Harrison noted her appreciation of the architectural details, retention of existing trees, community benefits and USGBC certification. Commissioner Harrison commented that this project will be a big improvement for the site and neighborhood.

Commissioner Howe thanked staff and the applicant for their work on this wonderful project for the area. Commissioner Howe stated that he can make the findings.

Vice Chair Weiss noted her appreciation of the retention of trees, improved entryways, updated stone tile and different building surface planes. Vice Chair Weiss stated that she can make the findings.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment that the landscaping selection use native, large species trees as appropriate for the site. Commissioner Harrison and Commissioner Howe accepted the friendly amendment.

Commissioner Simons stated that he will be supporting the motion. Commissioner Simons commented the project has significant aesthetic improvements from the study session.

Commissioner Olevson stated that he will be supporting the motion and can make the findings that the project is within the scope of the PPSP EIR and that no additional environment review is required. Commissioner Olevson stated that the Peery Park Plan Review Permit is consistent with the requirements. Commissioner

Olevson commented that the project has a nice design and will be an improvement for this area.

Chair Rheume stated that he will be supporting the motion and can make the findings in regards to the PPSP and the General Plan. Chair Rheume commented that the project will be a great improvement for the area and commended staff for their assistance in retaining the redwood trees.

The motion carried by the following vote:

**Yes:** 6 - Chair Rheume  
Vice Chair Weiss  
Commissioner Harrison  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons

**No:** 0

**Absent:** 1 - Commissioner Howard

Planning Officer Miner advised that this item goes to the City Council on January 23rd, 2018.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

Commissioner Simons commented that Commissioners could previously meet with applicants at City facilities but that this is currently not permitted. Commissioner Simons asked staff to analyze this change and provide information once available.

Commissioner Harrison provided an update regarding the December 5th, 2017 meeting of the El Camino Real Plan Advisory Committee (ECRPAC).

Commissioner Harrison provided an update regarding the Climate Action Plan 2.0 Advisory Committee.

Commissioner Howe noted his appreciation of the Information Only item, confirmed that this was the original intent of the motion and thanked staff.