



# City of Sunnyvale

## Meeting Minutes - Final Planning Commission

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Monday, October 17, 2016

6:00 PM

Council Chambers, 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 PM**

### **6 P.M. STUDY SESSION**

#### **1 Call to Order in the West Conference Room**

#### **2 Roll Call**

#### **3 Study Session**

##### **A. [16-0987](#)**

**File #:** 2016-7293

**Location:** 1008 E. El Camino Real (313-03-011) and 1314-1320 Poplar Ave. (313-03-013)

**Proposed Project:** Related applications on a 2.05-acre site:

**Rezone** 1314 Poplar Ave (313-03-013) from R-1/ECR (Low Density Residential/Precise Plan for El Camino Real) to C-2/ECR (Highway Business/Precise Plan for El Camino Real);

**Special Development Permit** to redevelop a project site consisting of a former mobile home park (Conversion Impact Report certified and closure approved in January 2016) and duplex property into a 108-unit, 5-story mixed income (20% of units will be affordable to very low income households) rental housing complex with associated site improvements.

**Applicant / Owner:** St. Anton Communities / Sunnyvale Park LLC

**Environmental Review:** Mitigated Negative Declaration

**Project Planner:** Rosemarie Zulueta, (408) 730-7437,  
rzulueta@sunnyvale.ca.gov

##### **B. [16-0989](#)**

**File #:** 2015-7256

**Location:** 520 Almanor Ave. (APN: 165-43-016, -017 & -018)

**Proposed Project:** Peery Park Plan Review Permit to construct a 207,620-square foot, four-story corporate/research and development office building with a freestanding parking structure (partially below grade) and up to 4,000 square feet of retail for a total of 110% FAR, and includes onsite and right-of-way improvements..

**Applicant / Owner:** Lane Partners, LLC / Lane Partners, LLC

**Environmental Review:** No additional review required as per CEQA Guidelines section 15168(c)(2) and (4) - Peery Park Specific Plan Program EIR.

**Project Planner:** Rosemarie Zulueta, (408) 730-7437,  
rzulueta@sunnyvale.ca.gov

#### **4 Public Comment on Study Session Agenda Items**

#### **5 Adjourn Study Session**

#### **7 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

Chair Harrison called the meeting to order in Council Chambers.

#### **SALUTE TO THE FLAG**

Chair Harrison led the salute to the flag.

#### **ROLL CALL**

**Present:** 6 - Chair Sue Harrison  
Vice Chair Ken Rheume  
Commissioner Russell Melton  
Commissioner Ken Olevson  
Commissioner David Simons  
Commissioner Carol Weiss

#### **ORAL COMMUNICATIONS**

None.

#### **CONSENT CALENDAR**

Commissioner Simons requested removal of 'it assumed' on page 4 of the Draft Minutes and to indicate that there are existing bike facilities that are separate from roadways. He also requested removal of 'have the tools' and the redundant word 'now' in the same sentence on page 9.

MOTION: Commissioner Simons moved and Vice Chair Rheume seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

**Yes:** 5 - Vice Chair Rheume  
Commissioner Melton  
Commissioner Olevson  
Commissioner Simons  
Commissioner Weiss

**No: 0**

**Abstained: 1 -** Chair Harrison

**1.A.**     [16-0990](#)     Approve Planning Commission Meeting Minutes of October 10, 2016

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2.**     [16-0980](#)     Request continuance to November 14, 2016 regarding:  
Forward Recommendations related to the **LAWRENCE STATION  
AREA PLAN AND ENVIRONMENTAL IMPACT REPORT**  
(2013-7653) to the City Council to:
- 1. Adopt a Resolution to:**
    - Certify the EIR; Make the Findings Required by the California Environmental Quality Act; Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
    - Adopt the Water Supply Assessment
    - Amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation; and Update the General Plan Map to Reflect the Lawrence Station Area Plan Area;
    - Adopt the Lawrence Station Area Plan, with Modifications;
    - Adopt the Lawrence Station Area Plan Incentive Zoning Table.
  - 2. Introduce an ordinance to:**
    - Amend Sunnyvale Municipal Code (SMC) Section 19.16.020 (Zoning Districts - Creation); Add SMC Section 19.27.040 (Lawrence Station Area Plan District);
    - Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan District.

Commissioner Simons confirmed with Planning Officer Andrew Miner that he should submit typo corrections for the Lawrence Station Area Plan and Environmental Impact Report in writing.

Planning Officer Miner announced that this item is proposed to return to the Planning Commission on November 14.

MOTION: Commissioner Simons moved and Vice Chair Rheaume seconded the motion to continue this item to the Planning Commission meeting of November 14.

The motion carried by the following vote:

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

**No: 0**

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

Chair Harrison verified with Planning Officer Miner that any Study Issues suggested would be placed on the 2017 list.

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

None.

**-Staff Comments**

Planning Officer Miner noted that staff will be adding a Special Planning Commission meeting on November 7, and announced that he would not be present at the next meeting as he will be attending a conference. He also said he would be sending out information about the Planning Commissioners Academy.

**ADJOURNMENT**

Chair Harrison adjourned the meeting at 7:18 p.m.