



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 17-1121, Version: 1

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### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

REQUEST FOR CONTINUANCE TO DECEMBER 11, 2017

**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.

**TENTATIVE MAP** to merge two parcels into one parcel.

**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

#### **BACKGROUND**

This item was scheduled and advertised for the Planning Commission Public Hearing of November 27, 2017. Staff is requesting a continuance to the December 11, 2017 Planning Commission meeting to allow additional time to complete the report.

#### **PUBLIC CONTACT**

##### **Neighborhood Outreach Meeting:**

A neighborhood meeting was held on September 7, 2017. No members of the public attended the meeting.

As of the date of staff report preparation, staff has received no comments from the neighbors.

**Planning Commission Study Session:** A study session was held with the Planning Commission for this project on September 11, 2017. The study session included discussion about the architectural design and landscaping. Since this meeting, the applicant has provided additional details regarding the materials, which will be provided with the full report to the Planning Commission.

##### **Notice of Public Hearing, Staff Report and Agenda:**

- Published in the *Sun* newspaper
- Posted on the City of Sunnyvale's Web site
- Agenda made available at the Reference Section of the City of Sunnyvale's Public Library

- Agenda posted on the City's official notice bulletin board
- 104 notices were sent to property owners and tenants within 1,000 feet of the project site
- Email notice sent to the SNAIL neighborhood association
- A copy of the report was made available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website

The Planning Commission continuance to December 11, 2017 will serve as legal notification of the continuance of this item.

**STAFF RECOMMENDATION**

Continue to the Planning Commission Public Hearing of December 11, 2017.

Prepared by: Ryan Kuchenig, Senior Planner

Reviewed by: Amber Blizinski, Principal Planner

Approved by: Andrew Miner, Planning Officer