

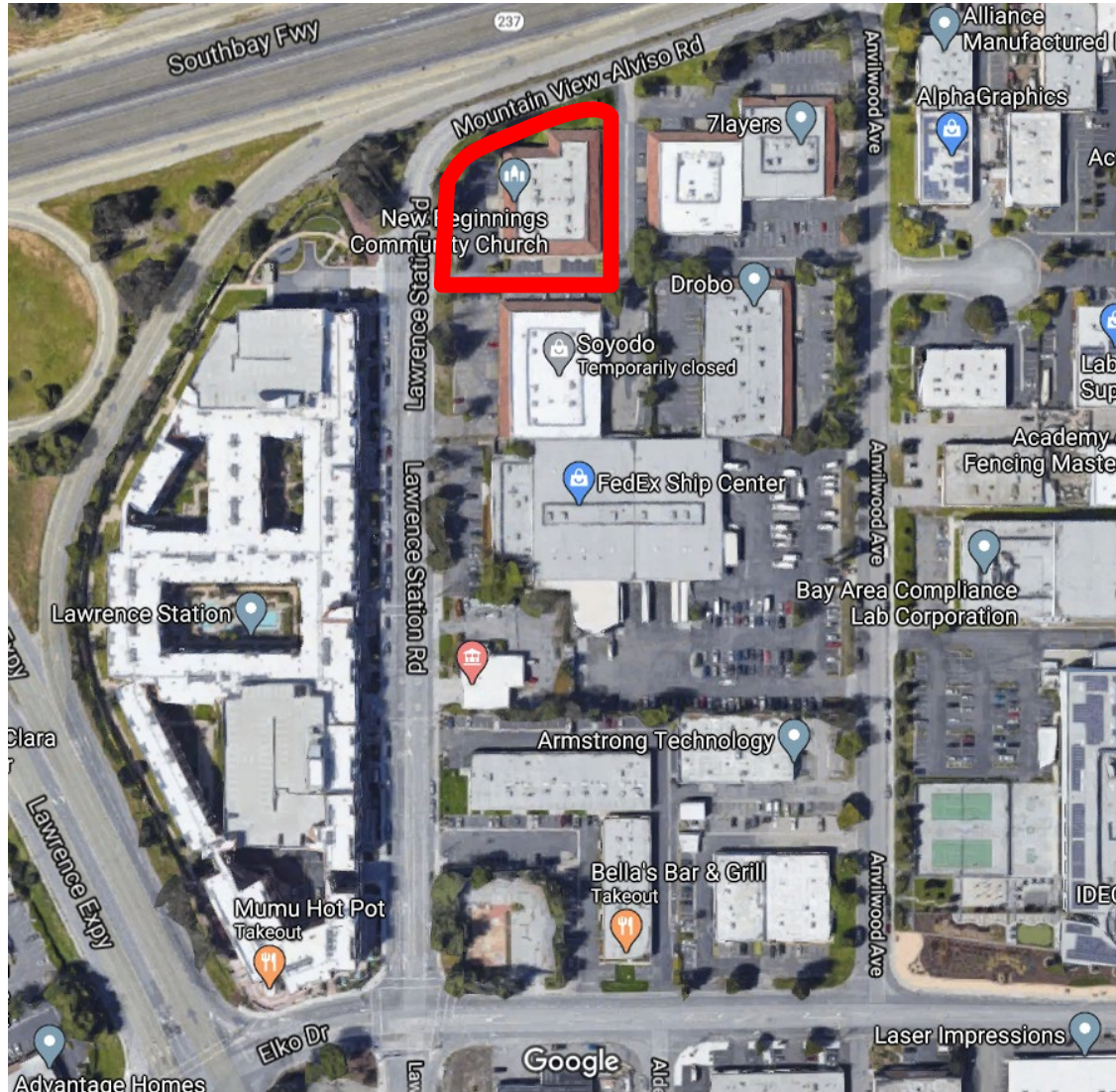


Sunnyvale

Appeal:  
1296 Lawrence Station Road  
2017-8060

City Council, August 25, 2020

# Existing Site



# Proposed Site Plan



# Proposed Elevation



View from Lawrence Station Road

# Project Rendering



View from Lawrence Station Road

# Project Rendering



View from street corner

# Project Details

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- Green Building Incentive
  - ◆ Allow 10 feet additional height
    - 75 feet **limit**
    - 82 feet **proposed**
- Deviation
  - ◆ Parking
    - 0.8 space/room minimum **required**
    - 0.6 space/room **proposed**

# Planning Commission – June 16, 2020

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- Approved with modified conditions:
  - ◆ Secured bike parking
  - ◆ Security camera system for bike parking
  - ◆ Additional trees closer to the hotel



# Appeal Issues

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1. LUTE EIR not available for review
2. CEQA Section 15183 does not exempt Project
3. Formaldehyde impacts on indoor air
4. Bird strikes from building and windows

# Staff Responses

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1. EIR Provided before PC hearing
2. CEQA Section 15183 does apply
3. LUTE EIR mitigation measures reduce impacts
4. Project complies with Bird Safe Guidelines

# Recommendation

## Staff Recommendation

- Deny the appeal
- Affirm the Planning Commission's decision
  - Approve Use Permit with modified conditions