



# City of Sunnyvale

## Meeting Minutes

### Planning Commission

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Monday, February 12, 2024

6:00 PM

Online and Bay Conference Room  
(Room 145), City Hall,  
456 W. Olive Ave.,  
Sunnyvale, CA 94086

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

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

##### **Call to Order**

Commissioner Howard called the meeting to order at 6:00 PM.

##### **Roll Call**

**Present:** 4 - Commissioner Galen Kim Davis  
Commissioner Daniel Howard  
Commissioner Michael Serrone  
Commissioner Neela Shukla

**Absent:** 3 - Chair Martin Pyne  
Vice Chair Nathan Iglesias  
Commissioner John Howe

Chair Pyne arrived at 6:10 PM.

The absences of Commissioner Howe and Vice Chair Iglesias are excused.

##### **Study Session**

- A.**      [24-0271](#)      **Proposed Project:**  
**SPECIAL DEVELOPMENT PERMIT:** Redevelop a 0.62-acre commercial property. Demolish the existing gas station canopy and auto service building and construct a new 4,400 square foot gas station canopy and a 3,614 square foot one-story commercial building comprising a 2,396 square foot convenience store, and a 1,218 square foot takeout restaurant and resulting in 34% floor area ratio (FAR).  
**Location:** 898 East Fremont Avenue (APN: 309-10-015)  
**File #:** 2016-7978  
**Zoning:** C-1/PD (Neighborhood Business/ Planned Development)

combining district)

**Applicant / Owner:** Petroleum Investments, LLC (applicant) / MI Architects, Inc. (owner)

**Environmental Review:** No additional review required pursuant to California Environmental Quality Act (CEQA) Guidelines 15162 and 15168(c)(2) and (4) - environmental impacts of the project are addressed in the 2016 Land Use and Transportation Element (LUTE) Environmental Impact Report (EIR - State Clearinghouse No. 2012032003).

**Project Planner:** Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

## **Adjourn Study Session**

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

#### **CALL TO ORDER**

Chair Pyne called the meeting to order at 7:00 PM.

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

Chair Pyne led the salute to the flag.

#### **ROLL CALL**

**Present:** 5 - Chair Martin Pyne  
Commissioner Galen Kim Davis  
Commissioner Daniel Howard  
Commissioner Michael Serrone  
Commissioner Neela Shukla

**Absent:** 2 - Vice Chair Nathan Iglesias  
Commissioner John Howe

The absences of Commissioner Howe and Vice Chair Iglesias are excused.

#### **ORAL COMMUNICATIONS**

Stephen Meier provided comments on the lawsuit between San Francisco Baykeeper and the City of Sunnyvale.

#### **CONSENT CALENDAR**

There were no public speakers for this agenda item.

MOTION: Commissioner Howard moved and Commissioner Davis seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

**Yes:** 5 - Chair Pyne  
Commissioner Davis  
Commissioner Howard  
Commissioner Serrone  
Commissioner Shukla

**No:** 0

**Absent:** 2 - Vice Chair Iglesias  
Commissioner Howe

This decision, as it applies to Agenda Item 1.B, is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, February 27, 2024.

**1.A**     [24-0279](#)     Approve Planning Commission Meeting Minutes of January 22, 2024  
Approve Planning Commission Meeting Minutes of January 22, 2024 as submitted.

**1.B**     [24-0207](#)     **Proposed Project:**  
                 **DESIGN REVIEW:** Construct a first-story addition of 222 square feet to an existing one-story duplex, resulting in 4,104 square feet (2,440 square feet living area, 595 square feet garage, and 847 covered patio) and 42% Floor Area Ratio (FAR).  
                 **Location:** 560-562 Crawford Drive (APN:201-330-48)  
                 **File #:** PLNG-2023-0699  
                 **Zoning:** R-0 (Low Density Residential)  
                 **Applicant / Owner:** Zijun (Jackey) Yan  
                 **Environmental Review:** A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.  
                 **Project Planner:** Shila Bagley, (408) 730-7418, sbagley@sunnyvale.ca.gov

Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

**PUBLIC HEARINGS/GENERAL BUSINESS**

None.

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

None.

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

None.

**-Staff Comments**

None.

**ADJOURNMENT**

Chair Pyne adjourned the meeting at 7:10 PM.