



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, February 26, 2018

5:30 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Special Meeting - Study Session - 5:30 PM | Special Meeting - Public Hearing 7 PM

5:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0203](#)

File #: 2017-7379

Location: 311 South Mathilda Ave. (APN: 165-13-050)

Zoning: DSP/15

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to redevelop commercial site (Denny's) into a five-story mixed-use building consisting of 5,000 square feet of restaurant floor area (Denny's) and 75 residential units (rental apartments) utilizing the State Density Bonus and City's Green Building Incentive for density bonus.

VESTING TENTATIVE MAP: to create 75 residential condominium units and 1 commercial condominium unit.

Applicant / Owner: Lane Partners (applicant)/ C B Development 5no Five Inc (owner)

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

B. [18-0205](#)

File #: 2017-7527

Location: 333 W Iowa Avenue (APN's: 209-34-020; 209-35-013; 209-35-024)

Zoning: DSP/18

Proposed Project: to review architectural modifications to the approved N-1 and T-1 residential buildings of the Sunnyvale Town Center project, which includes 19 of the total 94 multi-family residential units facing Iowa Avenue (Blocks 4 and 5).

Applicant / Owner: Sunnyvale Town Center (applicant)/ STC Venture

Block B LLC (owner)

Project Planner: Noren Caliva-Lepe, (408) 730-7659,
ncaliva-lepe@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

CONSENT CALENDAR

1.A [18-0206](#) Approve Planning Commission Meeting Minutes of February 12, 2018

Recommendation: Approve Planning Commission Meeting Minutes of February 12, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0149](#) **File #:** 2017-7959
Location: 1058 Lois Avenue (APN:198-34-003)
Zoning: R-0
Proposed Project: **DESIGN REVIEW** to allow a 108 square feet first-floor addition and changes to second-floor windows to an existing two-story single-family residence resulting in 3160 square feet (2670 square feet living area and 490 square feet garage) with 52.7 percent Floor Area Ratio (FAR).
Applicant / Owner: Juan Carlos Navarro (applicant) / Nelson Lui And Nellie Wong (owner)
Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Guidelines, Section 15301).
Project Planner: Mary Jeyaprakash, (408) 730-7449,

mjeyaprasak@sunnyvale.ca.gov

Recommendation: Recommend Alternative 1 to approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions of Approval in Attachment 4.

3. [18-0111](#)

File #: 2016-7521

Location: 1120 Innovation Way (APNs: 110-27-027, 110-27-038)

Zoning: Moffett Park General Industrial (MP-1)

Proposed Project: Consideration of an application on a 1.65-acre site.

MOFFETT PARK SPECIAL DEVELOPMENT PERMIT: to redevelop a former Fire Station site and portion of the Onizuka Air Force Station property into a 180-room, seven-story hotel with surface and underground parking.

Applicant / Owner: DES Architects/ Moffett Park LLC

Environmental Review: Mitigated/Negative Declaration

Project Planner: Margaret Netto, (408) 730-7628

mnetto@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the required Findings in Attachment 3 to adopt the Mitigated Negative Declaration. Approve the Moffett Park Special Development Permit subject to recommended conditions of approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT