



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, September 28, 2015

6:45 PM

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

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### **6:45 P.M. PLANNING COMMISSION - STUDY SESSION - WEST CONFERENCE ROOM**

1      [15-0898](#)

**File #:** 2014-7990

**Location:** 1500 Partridge Avenue (APN: 313-24-031)

**Zoning:** P-F (Public Facility)

**Proposed Project:**

Overview of **DRAFT ENVIRONMENTAL IMPACT REPORT** for a change of use for a private school (Stratford School) at the former Raynor Activity Center.

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

2      [15-0894](#)

**File #:** 2015-7262

**Location:** 1080 Stewart Drive (APN: 205-23-018)

**Zoning:** M-S/POA (Industrial and Service/Places of Assembly)

**Proposed Project:**

**USE PERMIT** for redevelopment of a hotel site (Residence Inn) resulting in 357 guest rooms. The new 7-story building will contain 133 guest rooms (24 of the 248 existing guest rooms are to be demolished, resulting in 109 net new rooms).

**Applicant / Owner:** Marriott Residence Inn

**Environmental Review:** Mitigated Negative Declaration

**Project Planner:** Margaret Netto, (408) 730-7628,  
mnetto@sunnyvale.ca.gov

**3 Public Comment on Study Session Agenda Items**

**4 Comments from the Chair**

**5 Adjourn Study Session**

*Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.*

## **8:00 P.M. PLANNING COMMISSION - PUBLIC HEARING - COUNCIL CHAMBERS**

### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **PUBLIC ANNOUNCEMENTS/PUBLIC COMMENTS**

*Speakers are limited to 3 minutes for announcements of related commission events, programs, resignations, recognitions, acknowledgments.*

### **Upcoming Board and Commission Application Deadline**

### **CONSENT CALENDAR**

- 1.A**    [15-0893](#)            Approval of the Draft Minutes of the Planning Commission Meeting of September 14, 2015
- 1.B**    [15-0815](#)            **File #:** 2015-7653  
**Location:** 835 Rubis Drive (APN: 201-24-039)  
**Zoning:** R0  
**Proposed Project:**  
          **DESIGN REVIEW:** For a 114 sq. ft. one-story addition to an existing 2,773 sq. ft. two-story single-family home resulting in 2,887 sq. ft. (2,411 sq. ft. living area and 476 sq. ft. garage) and 49% FAR.  
**Applicant / Owner:** RH Associates, Architects/Govind and Elizabeth Gupta  
**Environmental Review:** Categorical Exemption, Class 1  
**Project Planner:** George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

### **PUBLIC HEARINGS/GENERAL BUSINESS**

**2**      [15-0873](#)**File #:** 2015-7343**Location:** 619 Dunholme Way (APN: 309-16-006)**Zoning:** R0**Proposed Project:**

**DESIGN REVIEW** for a new two-story single-family home with a total of 4,761 sq. ft. (4,201 sq. ft. living area, 560 sq. ft. garage) with a 49% Floor Area Ratio (FAR).

**Applicant / Owner:** Lazari Designs (applicant) / Philip Rothenberg (owner)

**Environmental Review:** A Class 3a Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Project Planner:** Shétal Divatia, (408) 730-7637,  
sdivatia@sunnyvale.ca.gov

**3**      [15-0356](#)**File #:** 2015-7028

**Location:** Las Palmas townhome development (under construction) behind 660 W. El Camino Real (APNs: 201-40-043 through 078)

**Zoning:** C-2/PD**Proposed Project:** Modification to approved **Special Development**

**Permit #2012-7170** (mixed use development with 103 townhomes and 145-room hotel) to remove the requirement for a planned pedestrian connection from the Las Palmas townhome development to Cherry Glen Plaza.

**Applicant / Owner:** SummerHill 660 W. El Camino Real LLC (applicant) / (owner)

**Environmental Review:** Categorically Exempt Class 1

**Project Planner:** Ryan Kuchenig, (408) 730-7431,  
rkuchenig@sunnyvale.ca.gov

4      [15-0829](#)

**File #:** 2015-7358

**Location:** 1549 Norland Drive (APN: 323-28-068)

**Zoning:** R2

**Proposed Project:** Related applications on a 0.25 acre lot:

**TENTATIVE PARCEL MAP:** To allow the subdivision of an existing lot into two lots.

**USE PERMIT:** To allow two new single-family homes (one on each proposed lot) where the proposed lot areas and widths are less than the minimum required in the R2 zoning district.

**DESIGN REVIEW:** For two new, two-story single-family homes with gross floor areas of 2,722 sq. ft. and 50% FAR (Lot 1); and 2,699 sq. ft. and 49% FAR (Lot 2).

**Applicant / Owner:** SC Design Group/Mark Caragio

**Environmental Review:** Categorical Exemption, Class 15

**Project Planner:** George Schroeder, (408) 730-7443,  
gschroeder@sunnyvale.ca.gov

5      [15-0189](#)

**FILE #:** 2015-7636

**Location:** 838 Azure Street and 842 Sunnyvale-Saratoga Road  
(APN: 211-18-030)

**Proposed Project:**

**General Plan Amendment Initiation** request to study changing the General Plan from Low Density Residential to Low Medium Density Residential.

**Applicant/Owner:** Xin Lu (owner)

**Project Planner:** Gerri Caruso, (408) 730-7591,  
gcaruso@sunnyvale.ca.gov

**Environmental Review:** Not required to initiate a General Plan study. The potential General Plan change and future projects will be subject to the provisions of the California Environmental Quality Act (CEQA).

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

### **NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

**-Staff Comments**

### **INFORMATION ONLY ITEMS**

**ADJOURNMENT**

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*Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's web site at [sunnyvale.ca.gov](http://sunnyvale.ca.gov) or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.*

*Planning a presentation for a Planning Commission meeting?  
To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available at [Presentations.inSunnyvale.com](http://Presentations.inSunnyvale.com).*

*PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.*

*PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.106 ADA Title II)*