



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, July 25, 2016

7:00 PM

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

7 P.M. STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

[16-0768](#)

Lawrence Station Area Plan - Overview of the Incentive Zoning
Program

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

8 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

- 1.A 16-0770** Approve Planning Commission Meeting Minutes of July 11, 2016
- 1.B 16-0675** File #: 2015-7686
Location: 830 E. El Camino Real (APN: 211-25-046)
Zoning: Highway Business with the El Camino Precise Plan
Combining District (C-2-ECR)
Proposed Project: Related applications on a 1.49-acre site:
SPECIAL DEVELOPMENT PERMIT: To allow the demolition of an existing one-story restaurant (previously Crazy Buffet) and construct a new 131-room, four story hotel over one level of underground parking, including associated site improvements.
VARIANCE: to reduce solar access to adjacent structures.
Applicant / Owner: Sunnyvale HHG Hotel Development, LP (applicant)/ Tara Kumar Trustee (owner)
Environmental Review: Mitigated/Negative Declaration
Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

PUBLIC HEARINGS/GENERAL BUSINESS

2 [16-0708](#)**File #:** 2015-8135**Location:** 523 Carroll Street (APN: 209-31- 007)**Zoning:** R-0**Proposed Project:**

DESIGN REVIEW: For a new two-story single-family home of 3,157 square feet (2,755 square foot living area and 402 square foot garage) and 49.9 percent Floor Area Ratio (FAR). The existing 1,704 square foot one-story single-family home and detached garage will be demolished.

Applicant / Owner: SC Design Group (applicant) / Wei Man Vivien Cheung (owner)

Environmental Review: Categorical Class 3 Exemption for construction of small structures that include a single-family residence.

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

3 [16-0745](#)**File #:** 2016-7240**Location:** 1094 Lily Avenue (APN: 213-29-049)**Zoning:** R0**Proposed Project:**

DESIGN REVIEW: To allow construction of a new 5,812 square foot, two-story single-family home (4,874sq. ft. living area; 597 sq. ft. garage; 456 sq. ft. of front & rear yard porches) at 49.6% FAR. The proposal also includes a 1,219 square foot basement. The existing house will be demolished.

Applicant / Owner: Perspectives Design, Inc. / Surjit Singh Bedi Trustee & Et Al

Environmental Review: A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions include construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303).

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

4 [16-0742](#)

File #: 2016-7388

Location: 1339 Norman Dr. (APN: 313-12-002)

Zoning: R-1 (Low Density Residential)

Proposed Project:

DESIGN REVIEW: To allow a 707 square foot one-story addition to an existing single-family home, resulting in 4,133 square feet (3,143 square foot living area; 171 front porch; 112 square foot balcony; 707 square foot garage and utility room) and 42.6% Floor Area Ratio (FAR). Project also includes the conversion of an existing two-car garage into habitable space and removal of a protected tree.

Applicant / Owner: George and Sue Harrison

Environmental Review: Class I Categorical Exemption

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

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

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.

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's website at 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.*

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)