



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, August 8, 2016

7:00 PM

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

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### **7 P.M. STUDY SESSION**

#### **1 Call to Order in the West Conference Room**

#### **2 Roll Call**

#### **3 Study Session**

[16-0756](#)

File #: 2015-7576

Location: 1250 Lakeside Drive (APNs: 216-43-035 and -036)

Zoning: LSP

Proposed Project: Study Session for related applications on  
an 8.83-acre site:

SPECIFIC PLAN AMENDMENT: to the Lakeside Specific Plan  
to revise the land use configuration, increase the height  
allowance, and make other miscellaneous updates.

SPECIAL DEVELOPMENT PERMIT: for development of an  
existing vacant site with two new buildings and associated site  
improvements - a six-story, 263-room hotel with an attached  
3,000 sq. ft. restaurant and an attached three-level above  
grade parking structure; and a five-story, 250-unit apartment  
building over a two-level, above-grade podium parking garage

PARCEL MAP: to create two lots for each land use.

Applicant / Owner: Sunnyvale Partners, Ltd (applicant) /  
Aircoa Equity Interests, Inc (owner)

[16-0782](#)

File #: 2016-7439

Location: 1122 Aster Ave. (APNs: 213-65-005 through -020)

Zoning: M-S/ITR/R-3

Proposed Project:       Redevelopment of a 1.66-acre site into 34 three-story townhomes. Project includes a parking deviation and a Vesting Tentative Map to subdivide the site into 34 lots and one common lot.

Applicant / Owner: Classic Communities (applicant) / Franz And Kathaleen Mortensen Et Al (owner)

**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****PRESENTATION****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. [16-0791](#) Approve Planning Commission Meeting Minutes of July 25, 2016

**Recommendation:** Approve Planning Commission Meeting Minutes of July 25, 2016 as submitted.

- 1.B. [16-0773](#) File #: 2016-7085  
Location: 430 Vine Ave. (APN: 209-23-030)  
Zoning: R0 (Low Density Residential)  
Proposed Project:  
DESIGN REVIEW: To allow construction of a 544 sq. ft. accessory living unit in the rear of a property with an existing 3,168 square foot single family residence resulting in 4,112 s. f. (3,712 square feet living area and 400 square feet garage) and (33.2%) floor area ratio.  
Applicant / Owner: LHC Design Inc. (applicant) / Russell Ewell (owner)  
Environmental Review: Class 3 Categorical Exemption for New Construction or Conversion of Small Structures  
Project Planner: Momoko Ishijima, (408) 730-7532, [mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov)

**Recommendation:** Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

## **PUBLIC HEARINGS/GENERAL BUSINESS**

**2.     [16-0798](#)**

File #: 2015-7686

Location: 830 E. El Camino Real (APN: 211-25-046)

Zoning: Highway Business/ Precise Plan for El Camino Real  
(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 vacant restaurant (previously Crazy  
Buffet) and construction of a new 131-room, four story hotel  
over one level of underground parking, including associated  
site improvements.

VARIANCE: To allow shading of an adjacent roof by more  
than 10%

Applicant / Owner: Sunnyvale HHG Hotel Development, LP  
(applicant)/ Tara Kumar Trustee (owner)

Environmental Review: Mitigated Negative Declaration

**Recommendation:** Alternative 1 to Adopt the Mitigated Negative Declaration,  
approve the Special Development Permit, and deny the  
Variance based on the Findings in Attachment 3 and with the  
recommended Conditions in Attachment 4.

**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](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)*