



City of Sunnyvale

Notice and Agenda - Revised Planning Commission

Monday, October 10, 2016

6:00 PM

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

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

6 P.M. STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

A [16-0963](#)

File #: 2013-7608

Locations: 696 N. Mathilda Ave. (APN: 204-01-003) and 380
San Aleso Ave. (APN: 204-01-004)

Zoning: MS/PD-70

Proposed Project:

PERRY PARK CONDITIONAL USE PERMIT to combine two
parcels, demolish existing structures and construct a new
4,387 square foot restaurant with drive-thru.

Environmental Review:

Applicant / Owner: J.P. DiNapoli Companies, Inc. / Sequoia
Del Ray LLC

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

B [16-0964](#) File #: 2015-7624
Location: 767 N. Mathilda Ave. (APN: 165-43-021)
Zoning: MS/FAR100
Proposed Project:
SPECIAL DEVELOPMENT PERMIT to redevelop an industrial site to a 6-story, 238-room hotel with surface parking.
Proposed hotel Hilton Garden Inn.
Environmental Review: Mitigated Negative Declaration
Applicant / Owner: Architectural Dimensions /Sinogap LLC
Project Planner: Margaret Netto, (408) 730-7628,
mnetto@sunnyvale.ca.gov

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

7 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 [16-0961](#) Approve Planning Commission Meeting Minutes of September 26, 2016

Recommendation: Approve Planning Commission Meeting Minutes of September 26, 2016 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [16-0959](#) Proposed Project: Public Comments on the Draft Environmental Impact Report for the Land Use and Transportation Element Update.
File #: 2016-7708
Location: Citywide
Applicant: City of Sunnyvale
Project Planners: Jeff Henderson and Trudi Ryan, (408) 730-7462, Horizon2035@sunnyvale.ca.gov

3 [16-0548](#)

Proposed Project: Related General Plan Amendment and
Rezoning applications:

GENERAL PLAN AMENDMENT:

- To change the land use designation from Residential High Density to Residential Low-Medium Density (Sunnytrees townhomes complex), a 5.05-acre site; and
- To change the land use designation from Residential Low Density to Residential Low-Medium Density (838 Azure Street), a 0.34-acre site

REZONE: Introduction of an Ordinance to rezone the 838 Azure Street site from Low Density Residential (R-0) to Low-Medium Density Residential with a Planned Development combining district (R-2/PD), 0.34-acre site.

File #: 2016-7078

Location: 838 Azure Street/842 Sunnyvale-Saratoga Road (APN: 211-18-030) and Sunnytrees townhomes complex [821-836 Azure Street (APNs: 211-41-013 through 211-41-032), 103-180 Brahms Way (APNs: 211-41-001 through 211-41-059), and 817-827 Cezanne Drive (APNs: 211-41-050 through 211-41-055)]

Zoning: R-0 (838 Azure Street) / R-2/PD (Sunnytrees townhomes complex)

Applicant / Owner: Xin Lu (838 Azure Street), City of Sunnyvale/Multiple property owners (Sunnytrees townhomes complex)

Environmental Review: Mitigated Negative Declaration

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

Recommendation: Recommend to City Council Alternatives 1, 2 and 3: 1) Make the findings required by CEQA (in Attachment 3 of the report) and adopt the Mitigated Negative Declaration, 2) Adopt a resolution amending the General Plan land use designation from Residential Low Density to Residential Low-Medium Density for 838 Azure Street and from Residential High Density to Residential Low-Medium Density for Sunnytrees; and 3) Make the finding that the zoning amendment (rezoning) is deemed to be in the public interest in (Attachment 3 in the report) and introduce an ordinance to rezone 838 Azure Street from R-0 to R-2/PD.

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)