



City of Sunnyvale

Notice and Agenda - Revised Planning Commission

Monday, February 27, 2017

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

Call to Order in the West Conference Room

Roll Call

Study Session

A. [17-0256](#)

File #: 2016-7898

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

Zoning: C2-ECR

Proposed Project: Related applications on a 2.56-acre site:

SPECIAL DEVELOPMENT PERMIT AND ENVIRONMENTAL ASSESSMENT: to allow demolition of an existing single story restaurant (Crazy Buffet) and construction a new 127-unit, four-story hotel with underground parking garage and associated site improvements.

Applicant / Owner: Sunnyvale HHG Hotel Development, LP

Environmental Review: Mitigated/Negative Declaration

Project Planner: Cindy Hom, Assistant Planner (408) 730-7411, chom@sunnyvale.ca.gov

B. [17-0255](#)

File #: 2015-8059

Location: 669-673 Old San Francisco Road (APNs: 209-17-050 & 051)

Zoning: R-0 (Low Density Residential)

Proposed Project:

REZONE from R-0 to R-3/PD,
SPECIAL DEVELOPMENT PERMIT for the construction of six three-story attached townhouse units, and
VESTING TENTATIVE MAP to subdivide two lots into six townhouse lots and one common lot.

Applicant / Owner: Innovative Concepts / George Nejat

Environmental Review: Mitigated Negative Declaration

Project Planner: Ryan Kuchenig, (408) 730-7431,

rkuchenig@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 [17-0213](#) Approve Planning Commission Meeting Minutes of January 23, 2017

Recommendation: Approve Planning Commission Meeting Minutes of January 23, 2017 as submitted.

1. B [17-0127](#)

File #: 2016-7977

Location: 813 Ladis Court (APN: 213-22-054)

Zoning: R-0 Low Density Residential

Proposed Project:

DESIGN REVIEW: To allow a 109 square foot addition and 52 square foot front porch entry to a previously approved two-story home resulting in 4,099 square feet and 39% FAR (Floor Area ratio).

Applicant / Owner: LPMD Architects (applicant) / Otto Lee (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Project Planner: Cindy Hom, (408) 730-7411,
chom@sunnyvale.ca.gov

Due to lack of a quorum of the Planning Commission on February 13, 2017, this item was rescheduled to the Planning Commission hearing of February 27th, 2017.

Recommendation: Recommend Alternative 1 to approve the Design Review based on the Finding in Attachment 4 and with the recommended Conditions in Attachment 5.

1. C [17-0248](#)

Requested continuation to March 6, 2017 regarding a

recommendation to the City Council to adopt an Ordinance to Amend Section 19.38.040 and Section 19.12.130 ("L") of Chapter 19.12 (Definition), of the Sunnyvale Municipal Code related to Individual Lockable Storage Requirements for Multi-Family Housing Study Issue (2016-1128), and Find that the Action is Exempt from CEQA.

Recommendation: Staff recommends this item be continued to the Planning Commission hearing on March 6, 2017 to better balance the agenda.

1. D [17-0249](#) Requested continuation to March 6, 2017 regarding a **PEERY PARK PLAN REVIEW PERMIT** to construct a 207,620-square foot, four-story corporate/research and development (R&D) office building and a 7-level, partially underground parking structure with attached ground floor retail of up to 4,000 square feet on a 4.4-acre site located at 520 Almanor Avenue (APNs 165-43-016, -017 and -018) resulting in a total of 110% FAR.

Recommendation: Staff recommends this item be continued to the Planning Commission hearing on March 6, 2017 to better balance the agenda.

1. E 17-0098 Amend the Action Taken on the Planning Commission Meeting Minutes of December 5, 2016 to Correct a Clerical Error

Recommendation: Amend the action taken on the Planning Commission Minutes of December 5, 2016.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0143](#) **File #:** 2016-7384
Location: 1092 Rembrandt Drive (APN:211-29-010)
Zoning: R-0
Proposed Project:
DESIGN REVIEW: To allow an addition of 1,129 square feet (276 s.f. at first floor and a new 853 s.f. second story) to an existing 2,129 square foot one-story single family home resulting in a total of a 3,258-square foot two-story home (2,782 s.f. living area, 443 s.f. garage and 33 s.f. front porch) resulting in 54% FAR (Floor Area Ratio).
Applicant / Owner: GP Residential Designs / Madhusudan Kashyap
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

Due to lack of a quorum of the Planning Commission on February 13, 2017, this item was rescheduled to the Planning Commission hearing of February 27th, 2017.

Recommendation: Alternative 1: Approve the Design Review subject to recommended conditions of approval in Attachment 4.

3. [17-0058](#)

File #: 2016-7685

Location: 484 East Duane Avenue (APN: 204-15-015)

Zoning: R-0

Proposed Project: **APPEAL** by the applicant of the Zoning Administrator's decision to deny a Variance for 5 feet 8-inch fence where a maximum 3 feet 6-inch high fence is allowed within the corner and driveway vision triangle areas.

Applicant / Owner: Treeium Inc (applicant) / Ernst and Lucy Mahnel (owner)

Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA). Class 3 Categorical Exemptions includes construction of new accessory structures including fences (CEQA Section 15303 (e)).

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

Recommendation: Alternative 1: Find that the action is exempt from CEQA pursuant to CEQA Guidelines 15303, deny the appeal and deny the Variance.

4. [17-0144](#)

File #: 2015-7807

Location: 345 Carroll Street (APN: 209-25-016)

Zoning: DSP 8b

Proposed Project:

DESIGN REVIEW: To allow construction of a new 4,188 square foot, two-story single-family home (2,207 sq. ft. first level; 1,418 sq. ft. second level; 424 sq. ft. garage; 139 sq. ft. covered front porch) resulting in 52.2% FAR. The proposal also includes a 2,240-square foot basement. The existing house will be demolished and existing detached Accessory Structure (1,100 s.f.) that contains an Accessory Dwelling Unit (700 s.f.) and a two-car garage (400 s.f.) will continue to remain.

Applicant / Owner: Jenny Kwong / Jenny Kwong

Environmental Review: **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

Due to lack of a quorum of the Planning Commission on February 13, 2017, this item was rescheduled to the Planning Commission hearing of February 27, 2017.

Recommendation: Alternative 1: Make the Findings and approve the Design Review 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