



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, April 24, 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. [17-0481](#) Planning Commissioner Training: Further Discussion of Public Interest
and Planning Commission's Discretion

Public Comment on Study Session Agenda Items

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 [17-0459](#) Approve Planning Commission Meeting Minutes of April 10, 2017

Recommendation: Approve Planning Commission Meeting Minutes of April 10, 2017 as submitted.

1. B [17-0468](#) Approve the 2017 Planning Commission Annual Work Plan

Recommendation: Approve the 2017 Planning Commission Annual Work Plan as submitted.

1.C [17-0496](#)**File #:** 2016-7293**Location:** 1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03-013)**Proposed Project:**

REZONE: Introduction of an Ordinance to rezone the property at 1314-1320 Poplar Ave. (APN 313-03-013) from R-1/ECR (Low Density Residential/Precise Plan for El Camino Real) to C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real); and

SPECIAL DEVELOPMENT PERMIT: Construct 108 residential units (rental apartment complex) on a 2.05-acre site, where 20% of units will be affordable to very low income households. The complex will consist of one five-story building facing El Camino Real (four stories above ground floor amenities and parking plus one underground level of parking) and one three-story building facing Poplar Ave. The project includes deviation requests from the required minimum distance between buildings on the same lot, maximum building height, minimum parking spaces and maximum lot coverage. The project site comprises a closed mobile home park (Conversion Impact Report certified and closure approved in January 2016) and a duplex property.

VESTING TENTATIVE PARCEL MAP: Combine two lots into one lot.

Applicant / Owner: St. Anton Communities / Sunnyvale Park LLC; Alhambra Apartments LP

Environmental Review: Mitigated Negative Declaration

Project Planner: Rosemarie Zulueta, (408) 730-7437, rzulueta@sunnyvale.ca.gov

Applicant requests continuance to June 12, 2017.

Recommendation: Staff recommends continuance to the June 12, 2017 Planning Commission hearing.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0340](#)**File #:** 2016-7779**Location:** 635 Toyon Avenue (APN:213-10-028)**Zoning:** R-0

Proposed Project: Design Review to allow a new second-story addition of 1,584 square feet to an existing one-story single-family home resulting in a 3,285-square foot home (2,613 square feet living area, 251 square feet of covered balcony, and 421 square foot garage) at 53.4% Floor Area Ratio (FAR). Existing unpermitted carport in the rear will be removed and the unpermitted garage conversion to living area will be reverted.

Variance from SMC 19.34.045 and 19.34.080 to allow reduced second story front (19 feet six inches where 25 feet is required) and side yard (5 feet 6 inches where 7 feet is required) setbacks.

Applicant / Owner: Future Vision Remodeling / Abhay Gangadharan

Environmental Review: Categorical Exemption, Class 1, Section 15301.

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

Recommendation: Alternative 1 to deny the Design Review and the Variance based on the Findings in Attachment 3.

3. [17-0252](#)

Tentative Map applications, for condominium purposes, for Ranchero Mobile Estates and Thunderbird Mobile Estates (mobilehome parks) to convert the ownership structure from rental mobilehome park to resident-owned mobilehome park in accordance with Government Code Section 66427.5.

File #: 2015-7707

Location: 900 Henderson Avenue (APN:213-38-008) Ranchero Mobilehome Park

Proposed Project: Tentative Map for a subdivision of 112 mobilehome spaces for condominium purposes.

File #: 2015-7706

Location: 954 Henderson Avenue (APN: 213-38-005) Thunderbird Mobilehome park

Proposed Project: Tentative Map for a subdivision of 166 mobilehome spaces for condominium purposes.

Environmental Review: If the Planning Commission denies the Tentative Map, the action would be exempt under the California Environmental Quality Act ("CEQA") as pursuant to CEQA Guidelines Section 15270 CEQA does not apply to a project that a public agency rejects or disapproves. If the Planning Commission approves the Tentative Map, the action is exempt from CEQA review under CEQA Guidelines Sections 15061(b)(3) and 15301(k). The project proposes to subdivide existing mobilehome parks into a common interest development, but no other changes are proposed. Accordingly, there will be no physical change, no change in use and no change to the intensity of the use as part of the ownership structure changes resulting from this subdivision map. Therefore, no further environmental review is required.

Applicant / Owner: Sid Goldstein/Alex MacDonell

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

Recommendation: Alternative 2: Find the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15270, deny the Tentative Map as the applicant has failed to meet the requirements for resident-ownership conversion as required by the Subdivision Map Act because the results of the surveys required by Gov. Code Section 66427.5 do not demonstrate the support of at least a majority of the park's homeowners.

4. [17-0423](#)**File #:** 2016-7898**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: Special Development Permit: To allow demolition of an existing single story restaurant (formerly Crazy Buffet) and construction of a new 127-room, four-story hotel with underground parking garage and associated site improvements on a 1.49-acre parcel.

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 based on the Findings in Attachment 3 and with the recommended Conditions in Attachment 4.

Staff can support the revised project design with the emphasis on reducing the visual and massing impacts to the neighboring residential properties. Changes to the design and reduction in rooms have provided a project in better scale with the neighbors. Inclusion of additional landscaping and trees further reduce the effect on the neighbors.

The proposed project is consistent with the goals and objectives of the Sunnyvale General Plan and El Camino Real Precise Plan in terms of land use, design standards, and adds to the economic vitality to the city.

Prepared by: Cindy Hom, Assistant Planner

Reviewed by: Gerri Caruso, Principal Planner

Approved by: Andrew Miner, Planning Officer

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings for CEQA and SDP
4. Recommended Conditions of Approval
5. Mitigated Negative Declaration
6. Site and Architectural Plans
7. Solar Shade Analysis

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 Katherine Hall 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. (28 CFR 35.160 (b) (1))