



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, May 8, 2017

6:30 PM

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

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**Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing 7 PM**

### **6:30 P.M. STUDY SESSION**

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

**Roll Call**

**Study Session**

**A. [17-0513](#)**

**File #:** 2016-7830

**Location:** 1190 Borregas Avenue (APN:110-34-007)

**Applicant / Owner:** Arc Tec, Inc. (applicant) / Moffett Park Drive  
Owner, LLC (owner)

**Proposed Project:**

**Major Moffett Park Special Development Permit:** to allow a new 65,240 sq. ft. 3-story office building with a new parking lot and site landscaping, resulting in 61% FAR. The project also request to utilize square footage from the development reserve and green building incentives.

**Project Planner:** Cindy Hom, Assistant Planner, (408) 730-7411,  
chom@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 [17-0518](#) Approve Planning Commission Meeting Minutes of April 24, 2017

**Recommendation:** Approve Planning Commission Meeting Minutes of April 24, 2017 as submitted.

1. B [17-0391](#)

**File #:** 2017-7155

**Location:** 1377 Bluebird Court (APN: 309-19-004)

**Zoning:** R0 (Low Density Residential) Zoning District

**Proposed Project:**

**DESIGN REVIEW:** To allow the addition of an 887-square foot hobby room to the first floor of an existing two-story, single-family residence resulting in a total floor area of 3,717 sq. ft. (including a 461-square foot garage) and 33% Floor Area Ratio (FAR).

**Applicant / Owner:** Flury Bryant Design Group (applicant) / Jerome and Marilee Lazar (owners)

**Environmental Review:** Categorically Exempt Class 1

**Project Planner:** Momoko Ishijima, (408) 730-7532, 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. [17-0520](#)

**File #:** 2017-7012

**Location:** 1467 Dartshire Court (APN: 309-117-075)

**Applicant / Owner:** Moe Jalili (applicant) / Mohan Akella (owner)

**Proposed Project:**

**DESIGN REVIEW PERMIT:** to allow a 333-square foot one and two-story addition to an existing two-story home resulting in a 50% FAR (2,715 square foot of living area and 418 square feet garage) on a 6,322-square foot lot.

**Environmental Review:** Categorically exempt from CEQA pursuant to Section Class 1, 15301(Existing Facilities) and Class 3, Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA).

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

**Recommendation:** Alternative 1: Approve the Design Review subject to the recommended findings (Attachment 3) and Conditions of Approval (Attachment 4).

3. [17-0510](#)

**File #:** 2017-7198

**Location:** 1490 Hampton Drive (APN: 313-13-015)

**Zoning:** R-0

**Proposed Project:**

**DESIGN REVIEW:** Allow construction of a new two-story residence totaling 3,702 sq. ft. (2,583 sq. ft. living area, a 490 sq. ft. garage and a 629 sq. ft. covered patio) resulting in 52% FAR. The existing one-story residence will be demolished.

**Applicant / Owner:** Mission City Construction Inc. (applicant) / Christopher Kassel (owner)

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

**Project Planner:** Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

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

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**NON-AGENDA ITEMS AND COMMENTS**

-Commissioner Comments

-Staff Comments

**ADJOURNMENT**