



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, May 22, 2017

7:00 PM

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

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Study Session Cancelled | Special Meeting - Public Hearing 7 PM

### 6 P.M. STUDY SESSION CANCELLED

### 7 P.M. PLANNING COMMISSION MEETING

#### CALL TO ORDER

#### SALUTE TO THE FLAG

#### ROLL CALL

#### ORAL COMMUNICATIONS

#### CONSENT CALENDAR

1. A [17-0566](#) Approve Planning Commission Meeting Minutes of May 8, 2017

**Recommendation:** Approve Planning Commission Meeting Minutes of May 8, 2017 as submitted.

#### PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0431](#) **File #:** 2017-7095  
**Location:** 1103-1129 Royal Ann Court (APNs:202-10-022 through 202-10-035), 1104-1125 North Sage Court (APNs:202-10-011 through 202-10-021), 1104-1136 Hollenbeck avenue (APNs:202-10-038 through 202-10-044), 602-696 West Remington Drive (APNs:202-10-045 through 202-10-063), 611-699 Sheraton Drive (APNs:202-10-002 through 202-10-005, 202-10-036 and 202-10-037), 1115-1123 Smyrna Court (APNs:202-10-006 through 202-10-010) and 1103 Spinosa Drive (APN: 202-10-001).  
**Zoning:** R-1  
**Proposed Project:** Introduce an Ordinance to **REZONE** 63 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

**Applicant / Owner:** Howard Meuller (plus multiple owners)

**Environmental Review:** The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

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

**Recommendation:** Recommend to City Council: Alternatives 1 and 2: 1) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3); and 2) Introduce an Ordinance (Attachment 6 of the report) to Rezone 63 contiguous single family home lots from R-1 (Low Density Residential) to R- 1/S (Low Density Residential/Single-Story).

3. [17-0349](#)

**File #:** 2014-7659

**Location:** 590 W. El Camino Real (APNs: 201-22-006)

**Zoning:** C-2 (Highway Business Commercial/Precise Plan for El Camino Real)

**Proposed Project:** Related applications on a 0.55-acre site:  
**SPECIAL DEVELOPMENT PERMIT:** to redevelop a vacated site with an existing 2,675-square foot commercial building to a five-story hotel with 85 guest rooms with underground parking.

**Applicant / Owner:** Degan Development

**Environmental Review:** Mitigated Negative Declaration

**Project Planner:** Margaret Netto, (408) 730-1221,  
mnetto@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Make the required Findings to adopt the Mitigated/Negative Declaration. Approve the Special Development Permit subject to recommended conditions of approval in Attachment 4.

4. [17-0552](#)

**Review Planning Program Budget and Fees for FY 2017-18**

**Recommendation:** Provide comments to the City Council or make a formal recommendation to the City Council on the Recommended FY 2017-2018 budget for the Planning Program.

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

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

**-Staff Comments**

**ADJOURNMENT**