



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, August 14, 2017

7:00 PM

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

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**Special Meeting - Study Session - 6:00 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.     [17-0790](#)**

**File #:** 2016-7521

**Location:** 1120 Innovation Way (APN: 110-27-027)

**Zoning:** MPI

**Proposed Project:**

**MOFFETT PARK MAJOR SPECIAL DEVELOPMENT**

**PERMIT:** For the redevelopment of a former fire station site to a new 7-story, 113,550-sf hotel with 180 rooms including a 4,500 sf restaurant area.

**Applicant / Owner:** DES Architects + Engineers/Moffett Place LLC

**Environmental Review:** Initial Study/Mitigated Negative Declaration

**Project Planner:** Margaret Netto, (408) 730-7628,  
mnetto@sunnyvale.ca.gov

**B.     [17-0791](#)**

**File #:** 2016-7607

**Location:** 445 N. Mary Avenue (APN: 165-32-015)

**Zoning:** PPSP/IE

**Proposed Project:**

**USE PERMIT AND ENVIRONMENTAL ASSESSMENT:** To develop a new 6-story office building, 5-level parking structure and associated site work and landscaping to an existing campus consisting of 2 4-story office buildings and one 2-level parking deck. The project will result in 100% FAR.

**Applicant / Owner:** Jay Paul/Tp Spe LLC

**Project Planner:** Margaret Netto, (408) 730-7628,  
mnetto@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 [17-0776](#) Approve Planning Commission Meeting Minutes of July 24, 2017

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

#### PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0703](#) Split Zoning: Forward a Recommendation to the City Council to Introduce an Ordinance to Create Section 19.16.025 (Split-Zoned Parcels) of Chapter 19.16 (Precise Zoning Plans - Zoning Districts-Zoning Maps) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3).  
**Project Planner:** Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov
- Recommendation:** Alternative 1: Introduce an Ordinance to Create Section 19.16.025 (Split-Zoned Parcels) of Chapter 19.16 (Precise Zoning Plans - Zoning Districts-Zoning Maps) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15061(b)(3).
3. [17-0816](#) REQUEST FOR CONTINUANCE TO AUGUST 28, 2017  
Single-Story Combining District Buffer Study: Forward a Recommendation to the City Council to Introduce an Ordinance to Rezone a portion of 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S), and Find that the Action is Exempt from

CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b) (3).

**Project Planner:** Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

**Recommendation:** Continue the public hearing for this item to the Planning Commission hearing on August 28, 2017.

4. [17-0705](#)

**File #:** 2017-7430

**Location:** 1225 Vienna Drive, Space 251 (APN: 110-31-001)

**Zoning:** Residential Mobile Home (RMH)

**Proposed Project:** **USE PERMIT** for a Large Family Child Care home (LFCCH) in a mobile home.

**Applicant / Owner:** Happy Hearts Childcare (applicant) / Plaza Del Rey Owner LLC (owner)

**Environmental Review:** A statutory exemption relieves this project from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15274 (large family day care homes).

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

**Recommendation:** Alternative 1: Approve the Use Permit in accordance with the Findings found in Attachment 3 and Conditions of Approval in Attachment 4.

5. [17-0570](#)

**File #:** 2016-8065

**Location:** 1139 Karlstad Drive (APN: 110-14-197)

**Zoning:** R-4/PD

**Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT:** To demolish an existing 100,517 sq. ft. one-story industrial building and construct a four-story, 250-unit residential apartment building above a podium parking structure. The project proposes a State affordable housing and green building density bonus and includes 20 very low-income units.

**Applicant / Owner:** The Sobrato Organization (applicant/owner)

**Environmental Review:** Mitigated Negative Declaration

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

**Recommendation:** Alternative 1: Make the findings required by CEQA in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Special Development Permit with the State Density Bonus concessions for individual lockable storage and useable open space and Sunnyvale Municipal Code deviation for trash enclosure distance with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

**6. [17-0641](#)****File #:** 2017-7157**Location:** 840 and 850 E El Camino Real (APN: 211-25-030, 211-25-031)**Proposed Project:** Related applications on a 1.05-acre site:**SPECIAL DEVELOPMENT PERMIT:** To demolish three commercial buildings and construct a 10,350-square foot single-story multi-tenant commercial building and associated site improvements. The project includes a deviation request from the front yard setback to accommodate an architectural feature and parking adjustment from minimum required parking; and**VESTING TENTATIVE PARCEL MAP:** To combine two lots into one lot.**Applicant / Owner:** Steinberg Architects/ PVGP Second El Camino Properties L P**Environmental Review:** Mitigated Negative Declaration**Project Planner:** Cindy Hom, (408) 730-7411, [chom@sunnyvale.ca.gov](mailto:chom@sunnyvale.ca.gov)

**Recommendation:** Alternative 1: Make the findings required by the California Environmental Quality Act (CEQA) in Attachment 3, Adopt the Mitigated Negative Declaration in Attachment 5 and, approve the Special Development Permit and Vesting Tentative Parcel Map with the recommended conditions of approval in Attachment 4.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES****NON-AGENDA ITEMS AND COMMENTS****-Commissioner Comments****-Staff Comments****ADJOURNMENT**