



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, July 23, 2018

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. [18-0664](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to develop five new single family homes on a 0.80-acre lot.

TENTATIVE MAP: to subdivide a 0.80-acre lot into five lots.

Location: 18771 E Homestead Road (APN: 313-41-070)

File #: 2017-7816

Zoning: R-0/PD

Applicant / Owner: Dutchints Development LLC/18771 Homestead Road LLC

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

B. [18-0649](#)

Project Description: Consideration of Usable Open Space in Required Front Yards (Study Issue)

Locations: Citywide

File #: 2018-7191

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

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 [18-0666](#) Approve Planning Commission Meeting Minutes of July 9, 2018

Recommendation: Approve Planning Commission Meeting Minutes of July 9, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0602](#) **Proposed Project:** **DESIGN REVIEW** to allow a new two-story, single-family home resulting in 5,480 square feet (3,957 square feet living area, 825 square feet garage, and a 698 square feet attached ADU) and (59%) floor area ratio. The FAR without the ADU is 51%. Existing home to be demolished.
Location: 1441 Norman Drive (APN: 313-14-041)
File #: 2018-7190
Zoning: R-1 (Low Density Residential)
Applicant / Owner: Team2 Architecture + Design, Shilpa Pathare (applicant) / Nirmal Sharma Trustee & et al (owner)
Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single

family residence in a residential zone.

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

Recommendation: Recommend Alternative 1 to approve the Design Review based on the Findings in Attachment 6 and the recommended Conditions of Approval in Attachment 7.

3. [18-0623](#)

Proposed Project: DESIGN REVIEW to allow a 498-square foot second-story addition to an existing 2,465-square foot two-story single-family home resulting in 2,963 square feet (2,603 square feet living area plus 360-square foot garage) and 58.6% FAR. Project includes removing a shed in the rear yard and in the side yard to meet the 40% lot coverage requirement.

Location: 863 San Pablo Ave. (APN: 205-04-040)

File #: 2017-7797

Zoning: R0

Applicant / Owner: Megan Miner Design (applicant) / Gursharanjit (Jit) Jagait

Environmental Review: A Class 1 (e) (1) Categorical Exemption relieves this project from the California Environmental Quality Act provisions. Class 1 (e) (1) Categorical Exemptions, Section 15301(e) include additions to existing structures resulting in no more than a 50% increase in floor area.

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

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

4. [18-0645](#)

Proposed Project:

DESIGN REVIEW to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence resulting in 3,849.3 square feet of floor area (3,443.5 square feet living area and 405.8 square feet garage) and 42.8% floor area ratio (FAR). The project also proposes to remove the existing pool and construct a 647-square foot basement and a 512-square foot attached Accessory Dwelling Unit on the first floor.

Location: 982 Yorktown Drive (APN: 202-24-002)

File #: 2018-7197

Zoning: R-1 (Low Density Residential)

Applicant / Owner: LELDesign / Spencer Shiou Pen Tsai and Chih Lan Kung Trustee

Environmental Review: Class 3 Categorical Exemption relieves this

project from the California Environmental Quality Act (CEQA) provisions that include construction of one-single family residence in a residential zoning district (CEQA Section 15303).

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.

5. [18-0488](#)

Proposed Project: Rezone - Change the zoning from R-1 (Low Density Residential) to R-0 (Low Density Residential) for two lots.

File #: 2018-7309

Location: 932 Eleanor Way and 1358 Hampton Drive (APNs: 313-01-033, 313-01-034)

Zoning: R-1

Applicant / Owner: Cyrus Fakhari (applicant and owner)

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

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

Recommendation: Recommend to City Council, Alternative 2: Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and Deny the Rezone for the two parcels from R-1 (Low Density Residential) to R-0 (Low Density Residential).

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

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 at sunnyvaleca.legistar.com or at the Sunnyvale Public Library, 665 W. Olive Ave., 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 on the City website.

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))