



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, October 8, 2018

6:00 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. [18-0867](#)**

**Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT** to construct 58 single family homes and associated improvements on 6.1 acres of the 8.8-acre site (agricultural land known as the Corn Palace).

**TENTATIVE MAP** to subdivide the 8.8-acre site into 60 lots, including a 2-acre public park lot, a private street and 58 single family home lots.

**Location:** 1142 Dahlia Court (APN's: 213-12-001)

**File #:** 2017-7451

**Zoning:** R-1.5/PD

**Applicant / Owner:** Trumark Homes/ Gabriel Francia Trustee

**Project Planner:** Shetal Divatia, (408) 730-7628,  
sdivatia@sunnyvale.ca.gov

**B. [18-0866](#)**

**Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT** to allow the expansion and renovation of an existing 173-room hotel with the removal of 85 rooms, renovation of 88 rooms and construction of 270 new rooms that results in a 358-room hotel (net new of 185 rooms). The proposed project also includes 18,021 s.f. for meeting areas, 7,313 s.f. for food and beverage services and 8,241 s.f. for spa use, for a total gross floor area of 256,180 s.f. The project would be served by 296 parking spaces (203 spaces in a new 3-level

parking structure) and associated site improvements.

**Location:** 1100 N. Mathilda Avenue (APN's: 110-27-025)

**File #:** 2017-8044

**Zoning:** MPC

**Applicant / Owner:** DoveHill Capital Mgmt LLC/ Sof-X Sunnyvale  
Owner

**Project Planner:** Shetal Divatia, (408) 730-7628,  
sdivatia@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    [18-0868](#)    Approve Planning Commission Meeting Minutes of September 24, 2018

**Recommendation:** Approve Planning Commission Meeting Minutes of September 24, 2018 as submitted.

**PUBLIC HEARINGS/GENERAL BUSINESS**

2.     [18-0813](#)     **Proposed Project: DESIGN REVIEW** to allow a Verizon wireless telecommunications facility on an existing utility pole located in the public right-of-way.  
**Location:** In the public right-of-way on south side 1055 Dunford Way (APN 313-10-004) southwest of the intersection at Quail Avenue and Dunford Way and adjacent to the Raynor Park baseball diamond.  
**File #:** 2018-7412  
**Zoning:** PF (Public Facility)  
**Applicant / Owner:** Verizon Wireless C/O The CBR Group / City of Sunnyvale  
**Environmental Review:** Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).  
**Project Planner:** Cindy Hom, (408) 730-7411, [chom@sunnyvale.ca.gov](mailto:chom@sunnyvale.ca.gov)

**Recommendation:** Recommend Alternative 1 to approve the Design Review based on the Recommended Findings in Attachment 2 and the Recommended Conditions of Approval in Attachment 3.

3.     [18-0869](#)     **Proposed Project:**  
          **DESIGN REVIEW** - Allow a 505-sq. ft. second-story addition and a 151-sq. ft. first-story addition on an existing 2,062 sq. ft. single-story, single-family home resulting in 2,718 sq. ft. (2,174 sq. ft. living area, 431 sq. ft. garage, and 113 sq. ft. covered portion of patio) and 48% FAR.  
          **USE PERMIT** for a 7'5" fence along the reducible front yard property line (along Margaret Ct.);  
          **VARIANCE** to allow: 9'3" setback for patio columns when 10' is required and 4'11" setback for an AC unit in the reducible front yard when 9' is required.  
**Location:** 902 W. Cardinal Drive (198-11-036)  
**File #:** 2018-7675  
**Zoning:** R-0 (Low Density Residential)  
**Applicant/Owner:** M. Designs Architects, Alpheus Jessup/ Ray and Sinead Murphy  
**Environmental Review:**
  - Design Review and Variance for Air Conditioner: Categorically Exempt Class 1(e). 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.

- Use Permit (fence) Variance (patio): Categorical Exemption Class 3 relieves this project from California Environmental Quality Act (CEQA). Class 3 Categorical Exemptions includes construction of new accessory structures (patio) including fences (CEQA Section 15303 (e)).

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

**Recommendation:** Alternative 1: Approve the Design Review, Use Permit and Variances based on the Recommended Findings and Justifications in Attachment 3 and 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**

*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](http://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))*