



City of Sunnyvale

Notice and Agenda

Zoning Administrator Hearing

Wednesday, December 12, 2018

3:00 PM

Lobby Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

PUBLIC HEARINGS

- 1 [18-1117](#) **REQUEST FOR CONTINUANCE TO JANUARY 16, 2018**
File #: 2018-7598
Location: 1135 E. Arques Ave. (APN: 205-24-009)
Proposed Project:
 USE PERMIT: To allow an interactive team training facility (Escape Room) within an existing industrial building and installation of associated site improvements.
Reason for Permit: A Use Permit is required for recreation and enrichment uses in the M-S/POA Zoning District.
Applicant / Owner: Kurious Design Solutions / Chen Family LP
Environmental Review: Class 3 Categorical Exemption
Staff Contact: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov
- 2 [18-0999](#) **File #:** 2018-7452
Location: 893-909 Kifer Road (APN 205-42-011), 917 Kifer Road (APN 205-42-008), 133-135 Commercial Street and 919-921 Kifer Road (APN 205-42-007), 155 Commercial Street (APN 205-42-006), 165 Commercial Street (APN 205-42-010), 167- 171 Commercial Street (APN 205-42-012), 181 Commercial Street (APN 205-42-003), 183 Commercial Street (APN 205-42-004), 193 Commercial Street (APN 205-42-002), No address (APN 205-42-001)
Applicant / Owner: Sares Regis (applicant) / Fortinet, Inc. (owner)
Proposed Project:
 DESIGN REVIEW to redevelop nine industrial properties totaling 6.88 acres. Demolish nine existing industrial/office/R&D buildings (totaling 117,812 square feet) and construct a new four-story, office/R&D building totaling 172,740 square feet and 45% floor area ratio (FAR). The existing 161,800 square foot office/R&D building at 899 Kifer Road will remain.
 VESTING TENTATIVE PARCEL MAP to merge ten existing lots into one.
Environmental Review: The project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no

additional environmental review is required pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3.

Reason for Permit: A Design Review permit is required for new construction of a permitted land use. A Vesting Parcel Map is required to merge the existing lots.

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

Issues: Traffic

Recommendation: Approve with conditions

3 [18-1087](#)

File #: 2018-7479

Location: 904 Caribbean Drive (APN: 110-37-001)

Applicant / Owner: Cepheid (applicant) / Terreno Caribbean Llc (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to add a canopy to the recycling and trash facility, resulting in 46.6% lot coverage, where 45% is the maximum allowed. A deviation is also requested from the parking requirement with 259 spaces are provided, where a minimum 278 spaces are required.

Reason for Permit: A minor Special Development Permit (SDP) is required for a deviation from the minimum lot coverage requirement.

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

Issues: Compatibility

Recommendation: Approve with conditions

4 [18-1083](#)

File #: 2018-7784

Location: 1233 Reamwood Ave (APN: 104-58-008)

Applicant / Owner: India Heritage Foundation / Tasman Drive LLC

Proposed Project:

USE PERMIT to allow the expansion of a religious and cultural place of assembly (India Heritage Foundation), located at 1235 Reamwood Avenue, into an adjacent tenant space.

Reason for Permit: A Use Permit is required for the expansion of a previously approved place of assembly use.

Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Issues: Use Permit Compliance, Parking

Recommendation: Approve with conditions

5 [18-1091](#)

File #: 2018-7810

Location: 1260 N Mathilda Avenue (APN: 110-25-051)

Applicant / Owner: Bloomenergy (applicant) / JSR Micro Inc (owner)

Proposed Project:

VARIANCE to allow installation of mechanical equipment (Bloomenergy servers and other ancillary equipment) between the face of the building and the street.

Reason for Permit: A Variance is required for mechanical equipment proposed to be located between the face of the building and the street, per Sunnyvale Municipal Code Section 19.48.100 (Mechanical equipment - Setback requirements).

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

Recommendation: Approve the Variance with Conditions of Approval.

ADJOURNMENT

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

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))