



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, September 26, 2022

6:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Special Teleconference Notice

Because of the COVID-19 emergency and the health orders issued by Santa Clara County and the State of California, this meeting of the Sunnyvale Planning Commission will take place by teleconference, as allowed by Government Code Subdivision 54953(e) and Resolution No. 1089-21 (reaffirmed August 30, 2022).

Public Participation

- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

*Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357
(*9 to request to speak | *6 to unmute/mute)*

- *Watch the Planning Commission meeting at <http://youtube.com/SunnyvaleMeetings> or on television over Comcast Channel 15, AT&T Channel 99*
- *Submit written comments to the Planning Commission no later than 4 hours prior to the meeting start to planningcommission@sunnyvale.ca.gov or by mail to: Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707*
- *Review recordings of this meeting and past meetings at <https://sunnyvaleca.legistar.com/calendar.aspx> or <http://youtube.com/SunnyvaleMeetings>*

Accessibility/Americans with Disability Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be reached at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

6 P.M. STUDY SESSION

Call to Order

Call to Order via teleconference.

Roll Call

Study Session

The public may provide comments regarding the Study Session item(s). If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda.

- A.** [22-0959](#) **Proposed Project:** Demolish an existing one-story commercial building of 5,515 square feet and construct one new 6-story hotel building with 152 hotel rooms, totaling 91,845 square feet and 43.5% lot coverage, with 93 parking spaces.
Location: 1220 Oakmead Parkway (APN: 216-44-048)
File #: 2022-7080
Zoning: Industrial and Service (M-S)
Applicant / Owner: Arris Studio Architects (Applicant)/ BPR Properties (Owner)
Project Planner: Kelly Cha, Associate Planner

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order via teleconference.

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the

Planning 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 the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.

1.A [22-0945](#) Approve Planning Commission Meeting Minutes of September 12, 2022

Recommendation: Approve Planning Commission Meeting Minutes of September 12, 2022 as submitted.

1.B [22-0946](#)

Proposed Project:

DESIGN REVIEW to allow a 245-square-foot, first-floor sunroom addition to an existing two-story home, resulting in 3,147 square feet gross floor area (2,699 square feet living area and 448 square foot garage) and 50.75% Floor Area Ratio (FAR).

Location: 1612 Vireo Drive (APN: 313-42-030)

File #: 2022-7266

Zoning: R-0

Applicant / Owner: GDM Construction + Design Inc. (applicant) / Danny Chiu (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

PUBLIC HEARINGS/GENERAL BUSINESS

If you wish to speak to a public hearing/general business item, please refer to notice at the beginning of this agenda. Each speaker is limited to a maximum of

three minutes. For land-use items, applicants are limited to a maximum of 10 minutes for opening comments and 5 minutes for closing comments.

2. [22-0962](#) **REQUEST FOR CONTINUANCE TO DATE UNCERTAIN**
Consider a Tenant Protection and Right to Lease Ordinance (Study Issue)

Recommendation: Continue this item to a date uncertain.

3. [22-0891](#) **Proposed Project:** Appeal of a decision by the Director of Community Development denying a Tree Removal Permit to consider removal of a protected tree (Deodar Cedar) in the front yard with an arborist report.
Location: 1571 Heron Avenue (APN: 309-33-020)
File #: 2022-7258
Zoning: R-0
Applicant / Owner: Monster Tree Service of West Valley / Sunil and Shilpa Mannikar
Environmental Review: A Class 4 Categorical Exemption relieves this project from California Quality Act provisions and City Guidelines.
Project Planner: Drew Taplin, (408) 730-7407, dtaplin@sunnyvale.ca.gov

Recommendation: Alternative 1: Deny the appeal and uphold the decision of the Director of Community Development to deny the Tree Removal Permit for the Cedar tree.

4. [22-0787](#) **Proposed Project:**
DESIGN REVIEW: To allow construction of a 390 square-foot first-floor addition and a 285 square-foot second-floor addition to an existing two-story single-family home, resulting in 2,717 square feet gross floor area (2,129 square-foot living area, 511 square-foot garage, and 77 square-foot covered balcony), and 52.3% Floor Area Ratio (FAR).
Location: 388 Stowell Avenue (APN: 204-34-061)
File #: 2021-7415
Zoning: R-0
Applicant / Owner: Raumfabrik Architecture + Interiors (applicant) / John Julian Chocholak and Margarita Novosyad (owner)
Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review with the 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 on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov. Agendas and associated reports are also available at sunnyvaleca.legistar.com/calendar.aspx 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.