



City of Sunnyvale

Meeting Minutes

Planning Commission

Monday, February 12, 2024

6:00 PM

Online and Bay Conference Room
(Room 145), City Hall,
456 W. Olive Ave.,
Sunnyvale, CA 94086

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

6 P.M. STUDY SESSION

Call to Order

Commissioner Howard called the meeting to order at 6:00 PM.

Roll Call

Present: 4 - Commissioner Galen Kim Davis
Commissioner Daniel Howard
Commissioner Michael Serrone
Commissioner Neela Shukla

Absent: 3 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner John Howe

Chair Pyne arrived at 6:10 PM.

The absences of Commissioner Howe and Vice Chair Iglesias are excused.

Study Session

- A.** [24-0271](#) **Proposed Project:**
SPECIAL DEVELOPMENT PERMIT: Redevelop a 0.62-acre commercial property. Demolish the existing gas station canopy and auto service building and construct a new 4,400 square foot gas station canopy and a 3,614 square foot one-story commercial building comprising a 2,396 square foot convenience store, and a 1,218 square foot takeout restaurant and resulting in 34% floor area ratio (FAR).
Location: 898 East Fremont Avenue (APN: 309-10-015)
File #: 2016-7978
Zoning: C-1/PD (Neighborhood Business/ Planned Development)

combining district)

Applicant / Owner: Petroleum Investments, LLC (applicant) / MI Architects, Inc. (owner)

Environmental Review: No additional review required pursuant to California Environmental Quality Act (CEQA) Guidelines 15162 and 15168(c)(2) and (4) - environmental impacts of the project are addressed in the 2016 Land Use and Transportation Element (LUTE) Environmental Impact Report (EIR - State Clearinghouse No. 2012032003).

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

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Pyne called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Chair Pyne led the salute to the flag.

ROLL CALL

- Present:** 5 - Chair Martin Pyne
Commissioner Galen Kim Davis
Commissioner Daniel Howard
Commissioner Michael Serrone
Commissioner Neela Shukla
- Absent:** 2 - Vice Chair Nathan Iglesias
Commissioner John Howe

The absences of Commissioner Howe and Vice Chair Iglesias are excused.

ORAL COMMUNICATIONS

Stephen Meier provided comments on the lawsuit between San Francisco Baykeeper and the City of Sunnyvale.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Howard moved and Commissioner Davis seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 5 - Chair Pyne
Commissioner Davis
Commissioner Howard
Commissioner Serrone
Commissioner Shukla

No: 0

Absent: 2 - Vice Chair Iglesias
Commissioner Howe

This decision, as it applies to Agenda Item 1.B, is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, February 27, 2024.

1.A [24-0279](#) Approve Planning Commission Meeting Minutes of January 22, 2024
Approve Planning Commission Meeting Minutes of January 22, 2024 as submitted.

1.B [24-0207](#) **Proposed Project:**
 DESIGN REVIEW: Construct a first-story addition of 222 square feet to an existing one-story duplex, resulting in 4,104 square feet (2,440 square feet living area, 595 square feet garage, and 847 covered patio) and 42% Floor Area Ratio (FAR).
Location: 560-562 Crawford Drive (APN:201-330-48)
File #: PLNG-2023-0699
Zoning: R-0 (Low Density Residential)
Applicant / Owner: Zijun (Jackey) Yan
Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Shila Bagley, (408) 730-7418, sbagley@sunnyvale.ca.gov

Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

PUBLIC HEARINGS/GENERAL BUSINESS

None.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

None.

ADJOURNMENT

Chair Pyne adjourned the meeting at 7:10 PM.