

Katia Kamangar, with SummerHill Homes representing the applicant, discussed the project. She introduced **Kevin Ebrahimi**, with SummerHill Homes. Mr. Ebrahimi discussed the project and that they have tried to design the third-story residential portion of the project away from the existing residential and have included a buffer of evergreen trees. He showed different views of the site plans discussing the connectivity of the project and said the proposal is consistent with Grand Boulevard Initiative and the Precise Plan for El Camino Real. He discussed the

pedestrian pathway, parking stalls, useable open space, the varying widths of the pathways, the color scheme, the early California style of the architecture, and that the trash enclosures would be managed through the Homeowners Association. **Greg LeBon**, with T2 Development, the hotel developer, discussed relocating the trash enclosures, and that the hotel, Courtyard By Marriott, would operate the café which would be open to public. **Jim Allred**, with TAAG Architects, discussed staff's recommendation of glass on the east elevation, colors for the project, and the relocation of trash enclosures.

Vice Chair Larsson discussed with Mr. Ebrahimi the preferred locations for future pedestrian access, access points going through to Allegheny Drive, and cross-connection points and sidewalks related to future neighboring developments.

Comm. Kolchak discussed with Mr. Ebrahimi the pedestrian access being near a trash enclosure, sidewalks, and overflow parking and pedestrian access into the residential area.

Comm. Sulser disclosed that he met with the applicant. Comm. Sulser discussed the hotel and the café with the applicant saying he wants to make sure the café is included. Mr. LeBon explained that the café is not optional as Courtyard By Marriott requires that there be a café component.

Vice Chair Larsson discussed with Mr. LeBon the café entrance. Vice Chair Larsson asked about the parking study for hotel, with Mr. LeBon describing peak times and a typical week for parking. Mr. LeBon said this particular hotel does not have a lot of meeting space, so most of guests would be business travelers.

Chair Hendricks discussed with Mr. Ebrahimi soil testing and the work being done by the environmental consultants. Chair Hendricks asked staff about the Allegheny Dr. access and what kind of public outreach was done for this project. Mr. Kuchenig said there have been two outreach meetings. Chair Hendricks discussed with Mr. Ebrahimi the main access to ECR. Chair Hendricks discussed with Mr. Ebrahimi the café entrance, landscaping and a water feature further into the project. Chair Hendricks discussed with Mr. Ebrahimi pedestrian access on private property with public access and no gates. Ms. Ryan said that it was not intended for this area to be a connection for the general public and that the applicant could work with staff on the walkway and whether it should be gated. **Kathryn Berry**, Senior Assistant City Attorney, added that the City would be seeing more easements on ECR for access across private property. Ms. Berry said these are declarations of private access, and they are not public, as the City will not maintain these areas. She said these would be private easements, which is a newer concept, but the areas are always private.

Comm. Dohadwala asked staff further about public and private access portions of the project. Ms. Berry said pedestrians could go between the properties without having to go out to ECR. Comm. Dohadwala discussed with staff access points and pedestrian access portions of the project. Staff said there would be details to work out with adjacent property owners. Comm. Dohadwala asked about the residential areas behind the project with Ms. Ryan saying that staff did not think the public would be able to walk through to ECR.

Glenis Koehne, a Sunnyvale resident and neighbor, expressed her concern about the hours of construction, noise on Saturdays and air pollution. She said she would like the Commission to consider restrictions on construction hours, and said that ideally she would prefer no construction on Saturdays and construction hours on weekdays to be from 8 a.m. to 4 p.m.

Martin Landzaat, a Sunnyvale resident, asked about park dedication, in lieu fees, the Parks of the Future study related to this project and asked why the City is not taking the land. Ms. Ryan discussed the Parks of the Future study and said generally this site is too small to require park land dedication. Chair Hendricks commented that that this is private property, and Ms. Ryan further discussed park related policy. Mr. Landzaat commented if City does not want a park at this site that it would seem advantageous for the City to take the land, as there is not much land to buy.

Vice Chair Larsson discussed with staff an acre of land that was recently designated for a park from a residential project that was joined with a smaller piece of land.

Mr. Ebrahimi addressed questions and said they are very excited and anticipate breaking ground this year and building next year. He said in respect to parks that this site is close to a large park. Mr. Ebrahimi addressed the hours of construction concern and said if they work six days a week it will reduce the length of construction.

Vice Chair Larsson discussed with Mr. Ebrahimi that the project would take about 1 1/2 years beginning in 2013 and be built in different phases.

Chair Hendricks discussed with Mr. Ebrahimi, which part of the project, would probably be built first. Mr. Ebrahimi said if there are problems regarding construction that the neighbors could contact either the director of site work or the superintendent for the site.

Chair Hendricks closed the public hearing.

Ms. Ryan discussed the amount of park area that would be needed for 103 residential units.

Vice Chair Larsson moved for Alternative 1, to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with attached conditions. Comm. Chang seconded the motion.

Vice Chair Larsson said he was able to make the findings. He said the shape of the property requires the residential portion be on the back of the site. He said he is glad that this now meets the 20% commercial requirement and that the hotel site is close to the two-acre goal. He said the pedestrian access is good for the residents, and discussed other improved features. He discussed the parking study and said the hotel provides an attractive frontage and that this is a creative solution to a challenging piece of property.

Comm. Chang said he was able make the findings, commended everyone for working together and creating a project that is what was envisioned in the Precise Plan. He said the location is a showcase and the challenges have been met. He said he is happy to see a project that meets

all the requirements and the Grand Boulevard Initiative for rapid transit. He said he likes the relocated trash enclosures, the driveway, the green elements, the traffic flow, and both pedestrian and auto traffic. He discussed a couple of concerns regarding parking and trash enclosures, however he said he is looking forward to seeing this project completed.

Comm. Sulser said he would be supporting the motion. He said he worked on the Planning Commission when the Precise Plan for El Camino Real was adopted however, this is a first real attempt for this node. He said he struggled whether this is the right project for the location. He said this is a great site and he can make the findings. He said he thinks this project is a lot better than the previous proposal for the site. He said he likes the commercial component a lot better and feels his concerns have been met.

Comm. Dohadwala said she would be supporting this motion and she is glad this meets the Precise Plan requirements. She said she finds the mixed use creative. She said she likes having the residential homes closer to public access, and does not like the noise pollution associated with traffic, which is why she likes the residential in the back of the site. She said likes the way the pedestrian and auto access worked out and commended everyone for finding solutions for this project.

Comm. Kolchak said he was able to make findings and likes that the developers worked with the layout of the land. He said this project is better than the previous proposal, and meets the requirements. He said the addition of the hotel and cafe would activate the community property, and he is looking forward to seeing the project develop a partnership with the community.

Chair Hendricks thanked the members of the public who spoke. He commented that there were two study sessions with the Planning Commission prior to this version of this complex project. He said this is not an ideal project, yet improvements were made. He said he would love to see a wider walkway, and commented that the residential driveway is long. He said he is not comfortable with the possible overflow parking, however the hotel operator feels the parking is workable. He said he is a little concerned about the Allegheny access. He said overall this is better than what is there.

Vice Chair Larsson commented as a side note, that he participated in Leadership Sunnyvale a couple of years ago, was given this property as a quick planning exercise and said his group did not do well, so it is interesting to see what the applicant proposed.

ACTION: Vice Chair Larsson made a motion on 2012-7170 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with attached conditions. Comm. Chang seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than May 29, 2012.