Sunnyvale

247 and 295 Commercial Street 2020-7478

Cindy Hom

Planning Commission, September 27, 2021

Background

- The Applicant requested a continuance to review and respond to a public comment letter received from LIUNA on June 14, 2021, which cited issues with the CEQA analysis.

- Staff conducted a further review of the environmental analysis and determined the project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3.

- A subsequent letter from LIUNA was received on August 30, 2001, which indicated the applicant was able to address the comments and concerns.

Application

Use Permit

- Two new six-story hotel buildings that provide a total of 274 rooms
- Shared underground parking with Valet and Mechanical Parking
- Related site improvements

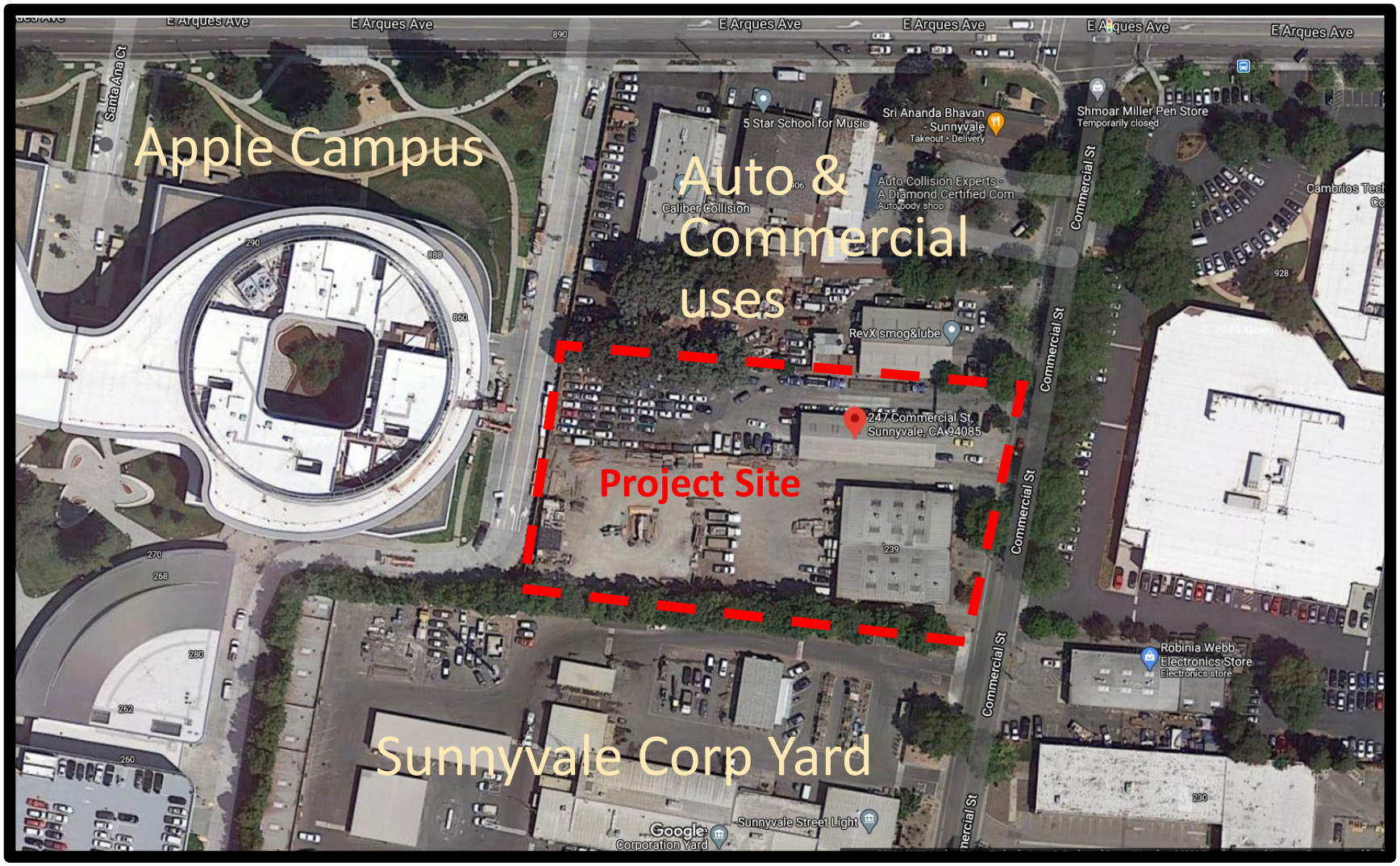
Tentative Parcel Map

- Lot Merger for Condominium Purposes resulting in two units and common area

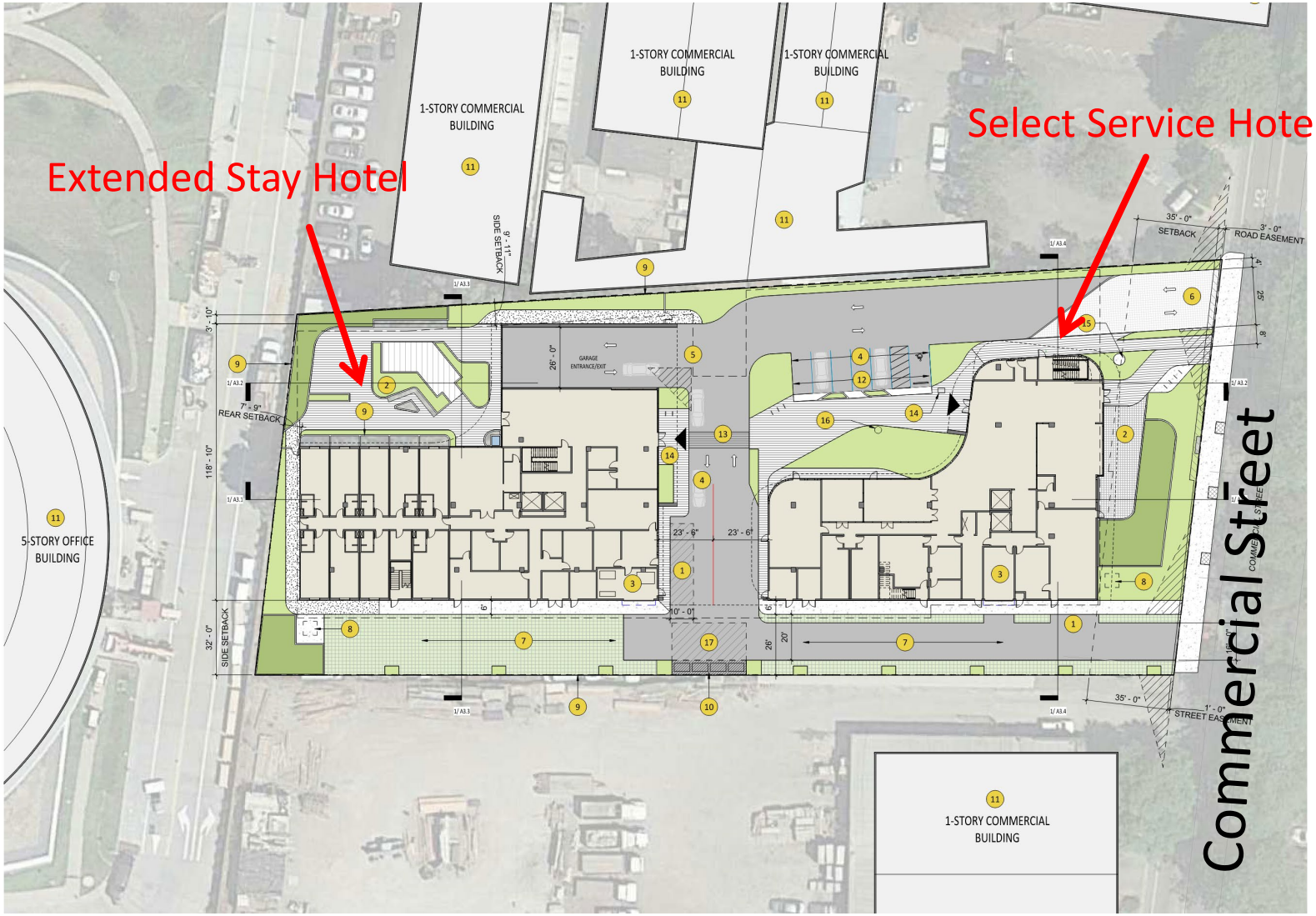
Green Building Program Incentive

- Project achieves LEED gold with USGBC Certification and utilizes an all-electric building design, which allows an additional 10 feet in height.

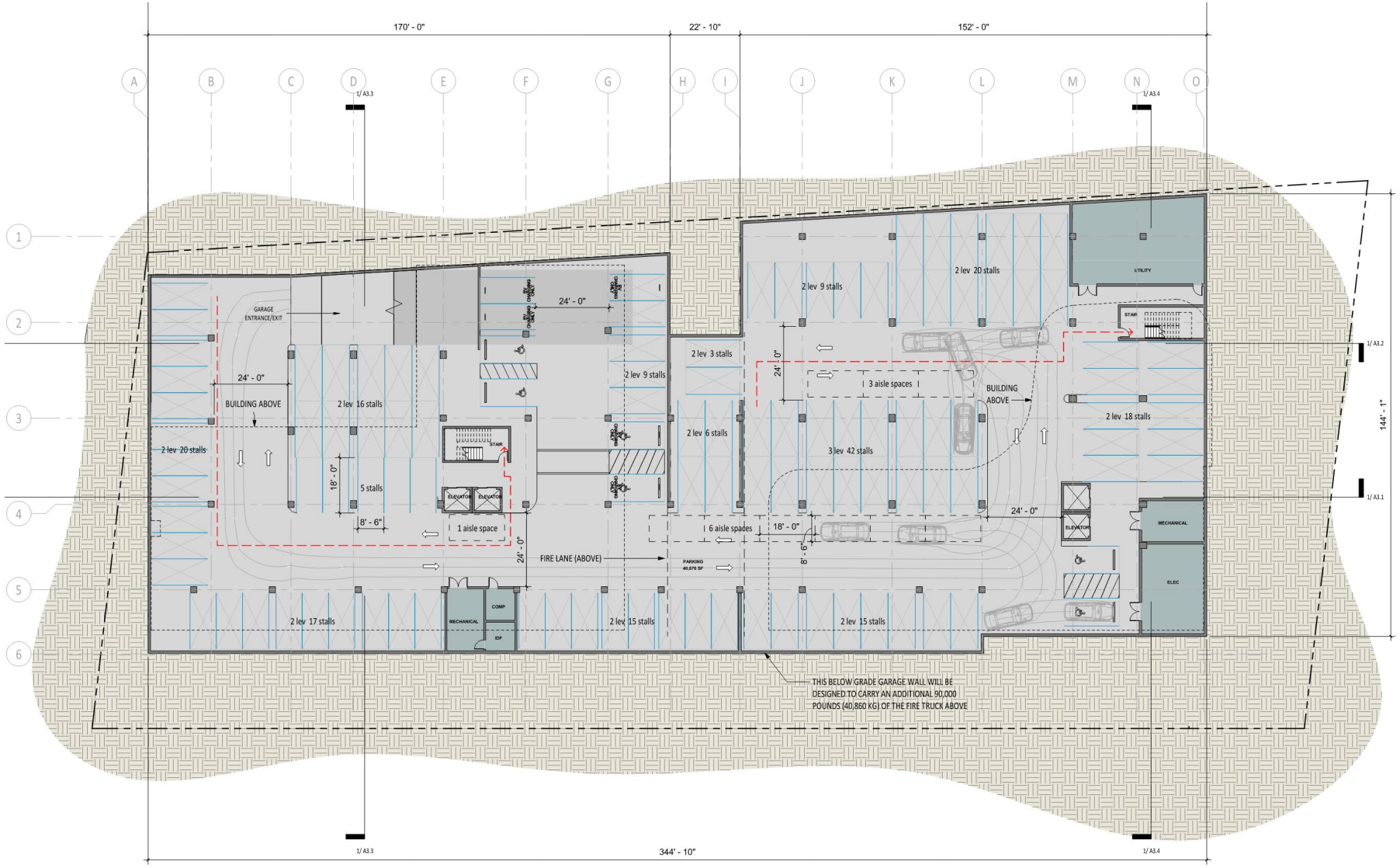
Site Context



Site Plan


Extended Stay Hotel
Select Service Hotel
1-STORY COMMERCIAL BUILDING
1-STORY COMMERCIAL BUILDING
1-STORY COMMERCIAL BUILDING
1-STORY COMMERCIAL BUILDING
5-STORY OFFICE BUILDING
Commercial Street
SIDE SETBACK
9' - 11"
7' - 9"
REAR SETBACK
3' - 10"
118' - 10"
32' - 0"
SIDE SETBACK
GARAGE ENTRANCE/EXIT
26' - 0"
23' - 6"
23' - 6"
10' - 0"
35' - 0"
SETBACK
3' - 0"
ROAD EASEMENT
35' - 0"
1' - 0"
STREET EASEMENT

Parking Plan



1st Floor Plan – Extended Stay Hotel

KEY NOTES

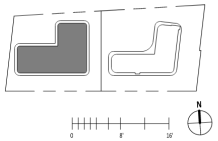
1. OUTDOOR SEATING
2. GLAZING/ STOREFRONT
3. WALL/ FENCING
4. SIDEWALK/ PAVING
5. LINE OF CANOPY ABOVE
6. VEHICULAR RAMP
7. PRIVATE OUTDOOR PATIO
8. FIRE RISER
9. VALET STATION; CBC 118- 209.4
10. BUILDING OUTLINE ABOVE
11. OUTLINE OF BASEMENT BELOW

LEGEND

Egress Path

COLOR LEGEND

- LOBBY
- AMENITY
- CIRCULATION
- KING ROOM
- KING ROOM - ADA
- STAFF
- BACK OF HOUSE
- UTILITY
- PLANTING



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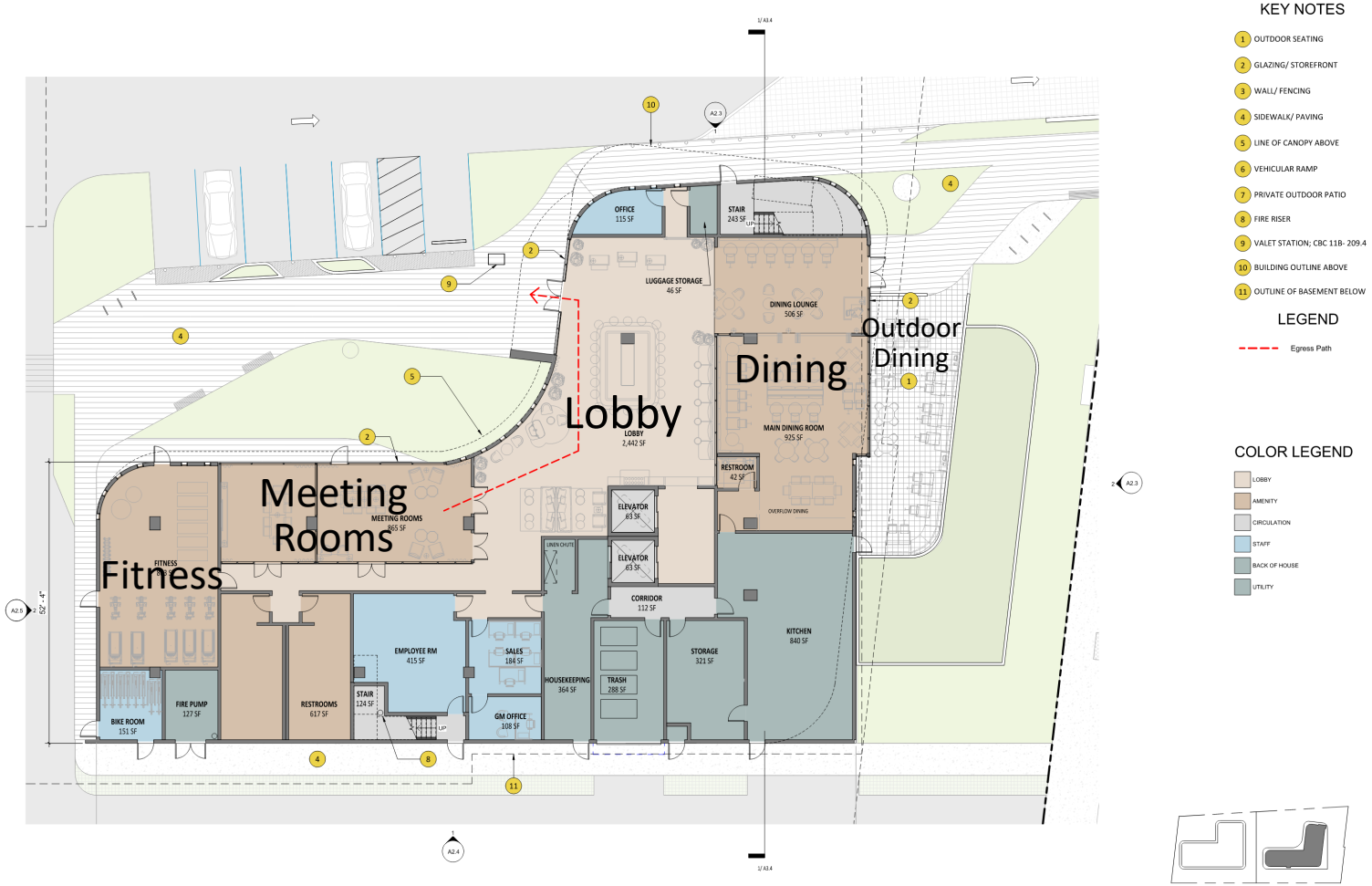
EXTENDED STAY LEVEL 1 PLAN A1.E1

COMMERCIAL STREET HOTELS - 05/11/2021

1st Floor Plan – Select Service Hotel



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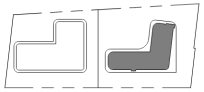

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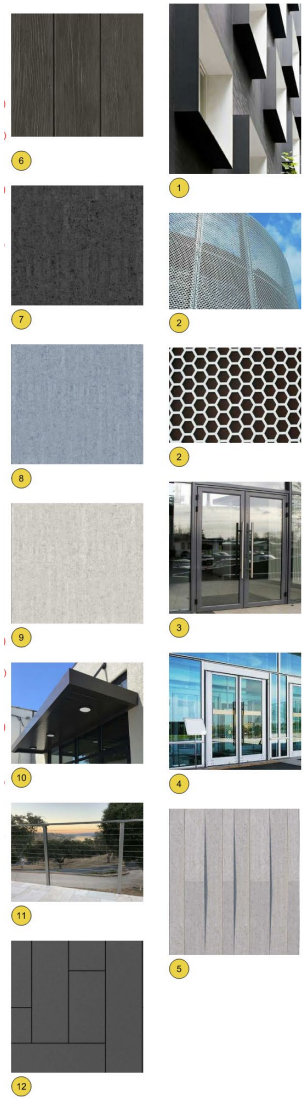
SELECT SERVICE LEVEL 1 PLAN A1.S1

COMMERCIAL STREET HOTELS - 05/11/2021

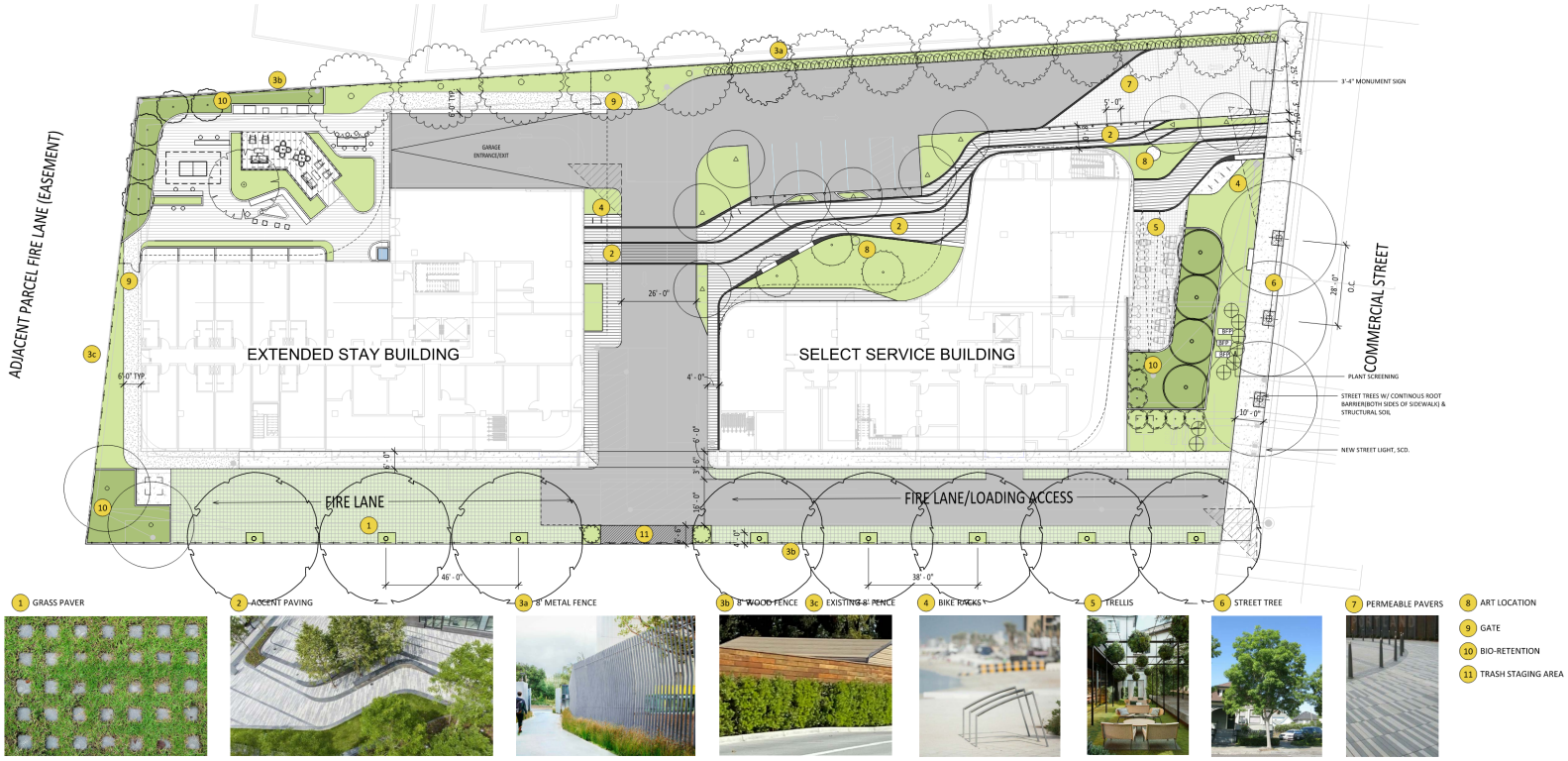
Architectural Elevations – Extended Stay Hotel

Architectural Elevations – Select Service Hotel



2 EXTERIOR ELEVATION - SELECT SERVICE HOTEL RESTAURANT PATIO (EAST)
3/32" = 1'-0"

Landscaping Plan



MATERIAL LEGEND

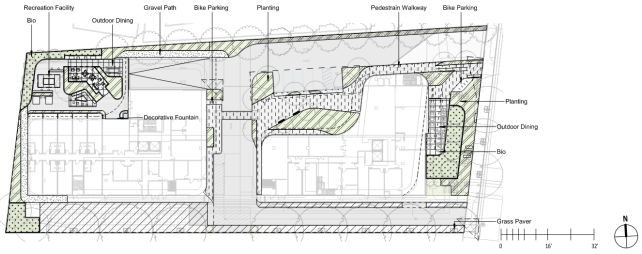
- GRASS PAVER
- ACCENT PAVING
- CONCRETE PAVING
- PERMEABLE PAVERS
- GRAVEL PAVING
- VEHICULAR CONCRETE PAVING
- WOOD DECKING
- BENCH
- BIKE RACK
- PLANTING AREA
- BIORETENTION

LANDSCAPE AREA CALCULATION

	OTHER LANDSCAPED AREA (SF)	PARKING LOT LANDSCAPED AREA (SF)	
Gravel Path	1,234		
Planting	5,760	640	
Bio	2,341		
50% Grasspaver	2,998		
Outdoor Eating	1,953		
Pedestrain walkway	4,667		
Bike Parking	160		
Recreation facilities	209		
Decorative Fountain	48		
Total	**19,370 SF**	**640**	**20,010 SF**
PARKING LOT		**2,280 SF**	
BUILDING AREA	**146,355 SF**		
LOT AREA			**65,395 SF**
	13.2%	28.1%	30.6%

TOTAL LANDSCAPE AREA: 20,010 SF (30.6%)

50 NEW TREES ON SITE



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GROUND LEVEL LANDSCAPE PLAN

COMMERCIAL STREET HOTELS - 3/19/2021

L1.0

Renderings – View of Select Service Hotel

Rendering of Street Frontage Activation

Rendering of Interior Plaza

Rendering – View of Entry Plaza

Recommendation

Alternatives

Alternative 1:

- Make the findings for the California Environmental Quality Act (CEQA) determination that the project is exempt pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3 and approve the Use Permit and Tentative Map with conditions of approval

Alternative 2:

- Same as Alternative 1, with modified Conditions of Approval.

Alternative 3:

- Do not make the finding and direct staff with changes.

Alternative 4:

- Deny the project.

Staff Recommendation

Alternative 1: Approve the Use Permit and Tentative Map