



City of Sunnyvale

Excerpt Meeting Minutes - Draft

Planning Commission

Monday, December 12, 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

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Pursuant to Government Code Subdivision 54953(e), the meeting was conducted telephonically; pursuant to state law, the City Council made the necessary findings by adopting Resolution No. 1089-21, reaffirmed on November 29, 2022.

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

ROLL CALL

Present: 6 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla
Absent: 1 - Commissioner Carol Weiss

Commissioner Weiss' absence is excused.

PUBLIC HEARINGS/GENERAL BUSINESS

3. [22-0912](#) **Proposed Project:** Adopt a Resolution for a:
SPECIFIC PLAN AMENDMENT to modify Block 20 of the
Downtown Specific Plan to allow additional residential units and
office square footage, and associated modifications to design
guidelines and development standards; and
GENERAL PLAN AMENDMENT to reflect increases in
Projected Build-out in the Land Use and Transportation Element
(LUTE).
Location: 510 and 528 S. Mathilda Avenue (APNs:209-29-060 and

061), and 562 and 568 S. Mathilda Avenue (APNs:209-29-057 and 067)

File #: 2018-7585

Zoning: DSP (Block 20)

Applicant / Owner: Shawn Karimi, Karimi Shahriar Trustee, (applicant and owner 510 and 528 S. Mathilda Avenue, and Shawn Taheri, Sam Cloud Barn LLC (applicant and owner 562 and 568 S. Mathilda Avenue)

Environmental Review: Addendum to the Downtown Specific Plan Amendments Final Environmental Impact Report for the Block 20 Area Project.

Project Planner: Margaret Netto, (408) 730-1221,
mnetto@sunnyvale.ca.gov

Project Planner Margaret Netto presented the staff report with a slide presentation.

Commissioner Howe confirmed with Planning Officer Shaunn Mendrin and Project Planner Netto that the height of developments in Block 20 of the Downtown Specific Plan (DSP) will be less than that of the Minkoff office project on Mathilda Avenue and Olive Avenue.

Commissioner Serrone asked about amendments to the DSP that would update the high density residential and land use designations of certain parcels to mixed-use. Planning Officer Mendrin stated that developers may choose to build only residential developments in these mixed-use areas even if such areas also allow for commercial use.

Commissioner Serrone asked whether there are plans to establish a continuous bicycle lane from El Camino Real to Washington Avenue. Planning Officer Mendrin requested additional time to provide Commissioner Serrone with an answer.

At Commissioner Serrone's request, Planning Officer Mendrin explained how a building's height dimensions are calculated.

Commissioner Serrone discussed with Planning Officer Mendrin the reason why the land use designation for 584 South Mathilda Avenue will be commercial rather than residential.

Commissioner Serrone asked why the jobs-to-housing units ratio decreased from 1.73 to 1.55 since the adoption of the Land Use and Transportation Element (LUTE) in 2017. Planning Officer Mendrin explained why.

Commissioner Serrone noted that the Design Guidelines for Block 20 of the DSP

include objective language. Planning Officer Mendrin stated that this was done to update the general language to more specific language for Block 20. He added that the Objective Design Guidelines for residential developments will be applied to the DSP at a later time as well.

Chair Pyne opened the Public Hearing.

Anthony Ho, designer for the proposed project at 510 and 528 South Mathilda Avenue, presented information about the proposed project.

Shawn Taheri, applicant and owner of 562 and 568 South Mathilda Avenue, presented information about the proposed project.

Chair Pyne discussed with Mr. Taheri the height limitations on the proposed project and Mr. Taheri's concerns with meeting the allocated number of units for the proposed project due to these limitations.

Commissioner Shukla confirmed with Planning Officer Mendrin that while the Minkoff office project was subject to height limitations posed by the DSP, its height exceeds these limitations due to an approved Development Agreement and an allowance that was made for community benefit.

Commissioner Shukla confirmed with Project Planner Netto that the incorporation of retail into the proposed projects' design is permitted.

There were no public speakers for this agenda item.

Mr. Ho and Shawn Karimi, applicant and owner of 510 and 528 South Mathilda Avenue, presented additional information about the proposed project.

Mr. Taheri presented additional information about the proposed project.

At Commissioner Shukla's request, Planning Officer Mendrin provided the maximum allowable height of commercial and residential developments along El Camino Real.

Chair Pyne closed the Public Hearing.

Planning Officer Mendrin advised Commissioner Serrone that there are plans to remove parking on Mathilda Avenue and establish a continuous bicycle lane from El

Camino Real to Iowa Avenue, which is contained in the DSP.

Commissioner Serrone confirmed with Planning Officer Mendrin that a motion may be made to approve alternatives recommended by staff with a modification to increase developmental height limitations.

Commissioner Shukla received clarification from Project Planner Netto regarding the applicants' request for a greater setback at the rear of the proposed project.

Chair Pyne confirmed with Project Planner Netto that concessions and waivers resulting from the Density Bonus Law and Green Building program may make it possible for the applicants to bypass height requirements. Planning Officer Mendrin added that the Housing Accountability Act and the Special Development Permit that would be required for future developments on the proposed project sites would offer residential developers additional flexibility for setbacks and other design elements.

MOTION: Commissioner Howard moved and Commissioner Howe seconded the motion to recommend to City Council Alternatives 1 and 2: 1) Accept the Addendum to the previously certified 2020 DSP EIR Pursuant to CEQA Guidelines Section 1516 (Attachment 4 to the report); 2) Adopt a Resolution to amend the General Plan and Downtown Specific Plan (Attachment 5 to the report); Approve the DSP Amendments for Block 20 (Attachment 4, Appendix A, to the report); and Adopt a Resolution to amend Figure 3-2 in the Land Use and Transportation Element of the General Plan (Attachment 6 to the report).

Commissioner Howard spoke in support of the motion and commended City staff for finding a balance between City development standards, state development standards, and requests made by the applicants for the proposed projects.

Commissioner Shukla echoed comments made by Commissioner Howard and voiced her support of the motion.

Commissioner Serrone confirmed with Planning Officer Mendrin that allowances may be made for community benefits, per the DSP, if the parcel on 584 South Mathilda Avenue is redeveloped at a later time. These allowances may involve the addition of square footage or an increase in the height allowed for the development.

Chair Pyne spoke in favor of the motion and explained why.

The motion carried by the following vote:

Yes: 6 - Chair Pyne
Vice Chair Iglesias
Commissioner Howard
Commissioner Howe
Commissioner Serrone
Commissioner Shukla

No: 0

Absent: 1 - Commissioner Weiss

This recommendation will be forwarded to the City Council for consideration at the January 10, 2023 meeting.