



City of Sunnyvale

Excerpt Meeting Minutes - Final

Planning Commission

Monday, October 9, 2023

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

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Pyne called the meeting to order at 7:05 PM.

ROLL CALL

Present: 7 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner Galen Kim Davis
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla

PUBLIC HEARINGS/GENERAL BUSINESS

2. [23-0837](#) **Forward Recommendation to the City Council:**
Proposed Project: **General Plan Amendment Initiation** to consider amending the General Plan land use designation from Low Density Residential to Low-Medium Density Residential
Location: 781 S. Wolfe Road (APN: 211-05-009)
File #: PLNG-2023-0521
Zoning: R-0 (Low Density Residential)
Applicant/Owner: California Communities, LLC (applicant) / Yamaoka Larry K Trustee (owner)
Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a)
Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

Associate Planner Kelly Cha presented the staff report with a slide presentation.

Vice Chair Iglesias confirmed with Associate Planner Cha that environmental and traffic studies will be conducted upon approval of the initiation of a General Plan Amendment study to analyze amending the General Plan land use designation from Low Density Residential to Low-Medium Density Residential at 781 S. Wolfe Road.

At Vice Chair Iglesias' request, Associate Planner Cha explained the outcome if the Planning Commission recommends Alternative 1 to the City Council.

Commissioner Serrone received clarification from Associate Planner Cha about why the alteration of the land use designation for the proposed project site is not considered spot zoning.

Commissioner Serrone confirmed with Associate Planner Cha that a lower density designation was requested for the Firethorn Terrace development to allow for the establishment of single-family homes.

Commissioner Serrone and Associate Planner Cha discussed the possibility of including accessory dwelling units (ADU) and junior accessory dwelling units (JADU) on the single-family properties that will be permitted if the land use designation for the proposed project site becomes Low-Medium Density Residential.

Commissioner Serrone confirmed with Associate Planner Cha that privacy mitigation measures may be considered for the proposed project site once detailed plans are provided after the modification of the land use designation for the proposed project site is approved.

Commissioner Serrone was informed by Associate Planner Cha that the concept plans for the proposed project includes a two-car garage and a two-car driveway for each single-family property. Associate Planner Cha added that the provision of guest parking is not a requirement for single-family developments.

At Commissioner Howard's request, Associate Planner Cha explained the distinction between a General Plan Amendment Initiation and a General Plan Amendment. She also elaborated on the processes associated with each.

Commissioner Howard proposed the inclusion of a pedestrian passageway from Lusterleaf Drive to Wolfe Road. He also suggested that the proposed project site include single-family homes with a central parking area and driveway like the ones approved for 838 Azure Street.

Commissioner Davis confirmed with Associate Planner Cha that the minimum lot size for developments in R-0 and R-2 zoning is 6,000 square feet while the minimum lot size for developments in R-1 zoning is 8,000 square feet. For this reason, a Special Development Permit would be required for proposed developments that deviate from the minimum lot size and width requirements.

Commissioner Davis and Associate Planner Cha discussed the parking requirements, permitted dwelling units, and size requirements for developments depending upon their zoning designation.

Chair Pyne asked whether the General Plan Amendment study would involve a parking analysis for the proposed project site's surrounding area. Principal Planner George Schroeder answered that while it would not, the Planning Commission may recommend that it does. Principal Planner Schroeder added that the Planning Commission may also recommend the examination of safe routes to school as they apply to the proposed project site.

Chair Pyne confirmed with Associate Planner Cha that decisions regarding connecting developments on the proposed project site to Wolfe Road or Lusterleaf Drive may be made after the completion of the General Plan Amendment study and during the development application review process.

Chair Pyne opened the Public Hearing.

Forrest Mozart, applicant, presented information about the proposed project.

Commissioner Davis confirmed that the applicant did not reside in the existing property on the proposed project site.

Neelambari Paradkar, Sunnyvale resident, shared her concerns regarding the proposed project's impact on parking, traffic, safety, street cleanliness, and privacy for surrounding residents.

Prajakta Vantak, Sunnyvale resident presenting on behalf of residents in the Firethorn Terrace development, requested that consideration be given to preserving the existing greenery on the proposed project site, safeguarding the privacy and well-being of residents in neighboring developments, providing ample parking within new developments on the proposed project site, and maintaining the existing exit on

Lusterleaf Drive.

Bryan Williams, Sunnyvale resident, noted the safety hazard that may result from the potential increase in through traffic on Wolfe Road if the land use designation at 781 S. Wolfe Road becomes Low-Medium Density Residential. He also shared his concerns for personal safety since an increase in the number of cars parked in the neighborhood will make surveillance for theft activity difficult.

Stephen Meier emphasized the importance of pathways on the proposed project site to allow for easy access among pedestrians and bicyclists.

Gomathy Bala, Sunnyvale resident, suggested that the General Plan Amendment study include a parking and traffic analysis to address concerns raised by residents adjacent to the proposed project site. She added that this analysis should also consider whether the entrance for the proposed development should be placed on Lusterleaf Drive or Wolfe Road.

Mr. Mozart presented additional information about the proposed project.

Chair Pyne closed the Public Hearing.

Vice Chair Iglesias spoke in support of a General Plan Amendment study that includes a parking and traffic analysis to evaluate issues identified by residents.

MOTION: Commissioner Howard moved and Commissioner Shukla seconded the motion to approve Alternative 1 – Recommend that the City Council initiate a General Plan Amendment Study to analyze amending the General Plan land use designation from Low Density Residential to Low-Medium Density Residential at 781 S. Wolfe Road, pursuant to the Applicant's request and find that the Action is Exempt from CEQA pursuant to CEQA Guidelines Section 15378(a).

Commissioner Howard addressed concerns raised by residents regarding traffic around school zones and the proposed project's impact upon neighborhood crime rates and traffic on Wolfe Road. He also spoke in support of changing the land use designation for the proposed project site to Low-Medium Density Residential and including a pathway for pedestrians and bicyclists to visit the local shopping center.

Commissioner Davis thanked members of the public for sharing their concerns with the Planning Commission and spoke in overall support of the motion.

Commissioner Shukla voiced her support of placing the entrance for the proposed developments on Lusterleaf Drive. She also acknowledged the concerns raised and stated her support of the motion.

Commissioner Serrone and Associate Planner Cha discussed the steps that would follow if the Planning Commission approved the proposed motion. He then confirmed his support of the motion.

Commissioner Howe confirmed with Commissioner Howard that the motion does not include a parking analysis.

Chair Pyne stated his support of the motion, the placement of the proposed development entrance on Lusterleaf Drive, and changing the land use designation at 781 S. Wolfe Road to Low-Medium Density Residential. He also echoed concerns regarding traffic on Wolfe Road and the negative impacts that the proposed development might have upon street parking in the area.

The motion carried by the following vote:

Yes: 7 - Chair Pyne
Vice Chair Iglesias
Commissioner Davis
Commissioner Howard
Commissioner Howe
Commissioner Serrone
Commissioner Shukla

No: 0

This recommendation will be forwarded to the City Council for consideration at the November 14, 2023 meeting.