



City of Sunnyvale

Excerpt Meeting Minutes - Draft Planning Commission

Monday, February 6, 2023

7:00 PM

Online Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting: Study Session - Canceled | 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 January 10, 2023.

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

ROLL CALL

Present: 7 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla
Commissioner Carol Weiss

PUBLIC HEARINGS/GENERAL BUSINESS

2. [23-0253](#) **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 Sam

Cloud Barn LLC (Shawn Taheri) (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 Howard confirmed with Project Planner Netto that there have been no changes to the proposed project or staff recommendation since this item was reviewed by the Planning Commission on December 12, 2022.

At Chair Pyne's request, Planning Officer Shaunn Mendrin provided reasons why sites directly to the east of Block 20 are unlikely to be redeveloped.

Commissioner Serrone confirmed with Planning Officer Mendrin that as a result of State Housing Law requirements, any recommended actions for the proposed project would not affect the status of the previously mentioned sites east of Block 20.

Commissioner Howard confirmed with Planning Officer Mendrin that the apartment buildings east of Block 20 are approximately 27 to 30 feet in height.

Chair Pyne opened the Public Hearing.

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

Erin Jew questioned whether a continuous bicycle lane to connect the existing bicycle lanes to the north and south of Block 20 will be established on Mathilda Avenue as part of the proposed project.

Melinda Hamilton, Sunnyvale resident, expressed her concerns regarding the height limits of the proposed project in light of state laws. She urged that a maximum height of 40 feet be applied.

Bill Weaver echoed Ms. Hamilton's concerns regarding the height of the proposed project exceeding 40 feet. He also stated that it would have been neighborly for the applicant to keep surrounding neighbors more informed of the proposed project.

Paul King, Sunnyvale resident, requested clarification from staff regarding the

proposed heights of the buildings at the north and south ends of Block 20. He also suggested that the width of the sidewalks and the design of the driveways for the proposed project should follow those of the SiliconSage building in terms of walkability and safety.

Ray Johnson highlighted the impact that the proposed project will have upon traffic on Mathilda Avenue. He proposed a traffic study to evaluate traffic impacts that the proposed project will have on existing traffic and consider the traffic that will result from several other City projects on Mathilda Avenue.

Laurel, Sunnyvale resident, spoke in favor of the proposed project adhering to a height limit of 40 feet. She also commended the SiliconSage building for its landscaping, setbacks, safe driveways, and wide sidewalks. Lastly, she requested that the trees on the east side of the proposed project be preserved and asked what percentage of the proposed project is considered affordable housing.

Mr. Karimi presented additional information about the proposed project.

Chair Pyne closed the Public Hearing.

At Chair Pyne's request, Planning Officer Mendrin provided details on the requirements for setbacks and sidewalks for the proposed project.

Commissioner Serrone confirmed with Planning Officer Mendrin that state laws prohibit the City from approving height requirements or housing unit amounts that are less than what is already permitted for the proposed project site.

Commissioner Serrone discussed the means by which bicycle lanes would be incorporated into the proposed project. Planning Officer Mendrin added that the Downtown Specific Plan (DSP) stipulates that a bicycle lane will extend from El Camino Real to Evelyn Avenue.

Commissioner Shukla voiced her concerns regarding the negative impact that the proposed project may have upon traffic and parking along Mathilda Avenue. She suggested that a traffic study be conducted to determine anticipated effects upon traffic and parking that the proposed project and other recently approved projects on Mathilda Avenue will have.

Vice Chair Iglesias shared his thoughts regarding his role on the Planning Commission and the ways in which he can effectively represent the community while in this role.

Chair Pyne confirmed with Planning Officer Mendrin that the Planning Commissioners may make recommendations regarding the proposed project's height or the amount of housing units it will include as long as these recommendations do not fall below what is currently permitted on the existing properties.

MOTION: Commissioner Howard moved and Commissioner Weiss seconded the motion to recommend to City Council Alternatives 1, 2a, and 2b:

1) Rescind the December 12, 2022 Planning Commission recommendation to City Council regarding the Acceptance of an Addendum to the 2020 Downtown Specific Plan Environmental Impact Report, Adoption of a Resolution to Amend the General Plan and Downtown Specific Plan (DSP), Approve the DSP Amendments for Block 20, and Adopt a Resolution to Amend Figure 3-2 in the Land Use and Transportation Element of the General Plan.

2a) Accept the Addendum to previously certified 2020 DSP EIR Pursuant to CEQA Guidelines Section 15162 (Attachment 4), and

2b) Adopt a Resolution to amend the General Plan and Downtown Specific Plan (Attachment 5), Approve the DSP Amendments for Block 20 (Attachment 4, Appendix A), and Adopt a Resolution to amend Figure 3-2 in the Land Use and Transportation Element of the General Plan (Attachment 5).

Commissioner Howard stated that since the proposed project sites are within a walkable neighborhood that is served by transit, it is a good location to increase housing density without increasing traffic. He added that the buildings of the proposed project should include driveways that are safe for both pedestrians and bicyclists.

Commissioner Weiss agreed with comments made by Commissioner Howard and urged her fellow Commissioners to support the motion as well.

The motion carried by the following vote:

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

No: 0

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