



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, June 10, 2024

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

6 P.M. STUDY SESSION

Call to Order

Chair Pyne called the meeting to order at 6:00 PM.

Roll Call

Present: 4 - Chair Martin Pyne
Commissioner Daniel Howard
Commissioner Michael Serrone
Commissioner Neela Shukla

Absent: 3 - Vice Chair Nathan Iglesias
Commissioner Galen Kim Davis
Commissioner John Howe

Vice Chair Iglesias arrived at 6:28 PM.

The absences of Commissioner Howe and Commissioner Davis are excused.

Study Session

A. [24-0681](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: Redevelop a 2.42-acre property. Demolish two automotive sales buildings totaling 3,060 square feet and construct a new mixed-use development project. The project consists of a three-story building (convalescent hospital) and six-story building (senior housing with ground floor commercial).
Senior housing: 113 independent living units, 36 assisted living accommodations, and 12,232 square feet of commercial floor area.

Convalescent hospital: 72,000 square feet and 52-bed capacity.

Location: 1027-1035 West El Camino Real (one parcel; APN 161-41-009)

File #: PLNG-2023-0234

Zoning: ECR-MU42 (El Camino Real Mixed Use)

Applicant / Owner: PMB LLC (applicant); Nicholas Gera (owner)

Environmental Review: No additional review required as per CEQA Guidelines 15168(c)(2) and (4) - environmental impacts of the project are addressed in the El Camino Real Specific Plan (ECRSP) Environmental Impact Report (EIR).

Project Planner: Jeffrey Cucinotta, (408) 730-7424, jcucinotta@sunnyvale.ca.gov

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Pyne called the meeting to order at 7:14 PM.

SALUTE TO THE FLAG

Chair Pyne led the salute to the flag.

ROLL CALL

Present: 5 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner Daniel Howard
Commissioner Michael Serrone
Commissioner Neela Shukla
Absent: 2 - Commissioner Galen Kim Davis
Commissioner John Howe

The absences of Commissioner Howe and Commissioner Davis are excused.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Vice Chair Iglesias moved and Commissioner Howard seconded the motion to approve the Consent Calendar with the following revision to the minutes:

1.) Note that the extraneous dash in the first sentence of the fifth paragraph on page seven must be removed.

The motion carried by the following vote:

Yes: 5 - Chair Pyne
Vice Chair Iglesias
Commissioner Howard
Commissioner Serrone
Commissioner Shukla

No: 0

Absent: 2 - Commissioner Davis
Commissioner Howe

1. [24-0699](#) Approve Planning Commission Meeting Minutes of May 28, 2024

Approve Planning Commission Meeting Minutes of May 28, 2024 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

None.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

2. [24-0688](#) Proposed Study Issue for 2025: Accessory Dwelling Unit Ownership Opportunities

Principal Planner George Schroeder provided an oral presentation on the proposed study issue.

Commissioner Serrone confirmed with Principal Planner Schroeder that the proposed study issue applies to all Accessory Dwelling Units (ADUs), including junior ADUs and attached and detached ADUs. Principal Planner Schroeder added that these ADUs may be sold with or without the land.

Commissioner Serrone confirmed with Principal Planner Schroeder that the meter and power source for ADUs are likely separate from those of the main house.

At Commissioner Serrone's request, Principal Planner Schroeder explained why

staff does not recommend Planning Commission sponsorship of the proposed study issue.

Commissioner Serrone noted that sponsorship of the proposed study issue by the Planning Commission may delay the availability of purchasing ADUs.

Commissioner Shukla commented that in other cities, the electric circuits of ADUs are separate from that of the main house.

Commissioner Shukla and Principal Planner Schroeder discussed the varied complexities of selling ADUs depending on the types of ADUs. Principal Planner Schroeder explained the role that the City and Santa Clara County would play in this process.

Commissioner Howard presented additional information on the proposed study issue.

Chair Pyne confirmed with Principal Planner Schroeder that regardless of whether the Planning Commission sponsors the proposed study issue, the Planning Commission will consider an amendment to the City's ADU ordinance pertaining to ADU ownership opportunities later this summer or early fall 2024. Chair Pyne commented that if the proposed study issue is sponsored by the Planning Commission, it may not be studied until early winter or spring 2025.

Chair Pyne confirmed with Principal Planner Schroeder that, when applicable, staff will consider ways to streamline the ADU ownership process so that a public hearing will not be required.

At Commissioner Serrone's request, Principal Planner Schroeder explained how an ADU ownership opportunity differs from a lot split permitted by Senate Bill (SB) 9.

Chair Pyne opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Pyne closed the Public Hearing.

Vice Chair Iglesias stated that since the City will consider ADU ownership opportunities when amending the ADU ordinance, he is in favor of not sponsoring

the proposed study issue.

Commissioner Serrone spoke in support of Vice Chair Iglesias' comments and noted that support of the proposed study issue might delay permitted ADU ownership opportunities.

Chair Pyne confirmed with Principal Planner Schroeder that an affirmative vote is needed only for the Planning Commission to sponsor the proposed study issue. No vote is required if the Planning Commission chooses not to sponsor it.

Commissioner Shukla stated that she is in support of not sponsoring the proposed study issue.

Chair Pyne confirmed that he is not in support of sponsoring the proposed study issue and explained why.

Vice Chair Iglesias moved to sponsor the study issue to consider ADU ownership opportunities.

The motion failed for lack of a second.

Planning Officer Shaunn clarified that a motion is not required if the Planning Commission does not intend to sponsor the proposed study issue.

3. [24-0689](#) Proposed Study Issue for 2025: Consider a Fee for Private Vehicles Parked on City Streets

Principal Planner George Schroeder provided an oral presentation on the proposed study issue.

Commissioner Howard presented additional information on the proposed study issue.

Vice Chair Iglesias noted that the City may impose fees for private vehicle parking in certain areas to discern best practices before imposing a fee for private vehicle parking on all City streets. He added that there is merit in sponsoring the proposed study issue.

Commissioner Serrone confirmed with Principal Planner Schroeder that permit parking programs already exist in some areas of the City where implementation was requested by residents. Principal Planner Schroeder stated that the proposed study

issue will explore expanding such a program so that it is applicable Citywide.

Commissioner Shukla noted that some areas of the City might benefit more than others from the implementation of a permit parking program. She spoke in support of a study issue that explores which areas have a greater need for such a program and consider such factors as zoning designation, permitted use, and traffic.

Commissioner Howard spoke in support of comments made by both Vice Chair Iglesias and Commissioner Shukla regarding the study of particular areas within the City that may require a permit parking program.

Chair Pyne shared his concerns about imposing a fee for private vehicle parking in denser areas since these areas generally house lower-income residents. He added that it would be worthwhile for the proposed study issue to explore this matter further.

Chair Pyne opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Pyne closed the Public Hearing.

Vice Chair Iglesias stated it is evident that more data would assist with determining how best to implement an equitable permit parking program.

MOTION: Vice Chair Iglesias moved and Commissioner Serrone seconded the motion to sponsor the study issue to consider a fee for private vehicles parked on City streets.

Commissioner Serrone advised that the sponsored study issue should explore areas within the City that would benefit from a permit parking program.

At Chair Pyne's request, Principal Planner Schroeder explained the study issue process and noted when Commissioners may make modifications to the scope of a sponsored study issue.

FRIENDLY AMENDMENT: Commissioner Howard proposed a friendly amendment to include the following as a strategy that the study issue might explore: Create parking districts based on the community demand for on-street parking.

Vice Chair Iglesias and Commissioner Serrone accepted the friendly amendment.

Commissioner Shukla shared her thoughts on and concerns regarding the proposed study issue. She added that there are other study issues that she would prefer staff to focus on.

Chair Pyne stated that while he is sympathetic to comments made by Commissioner Shukla, the Planning Commission will have the opportunity to rank the proposed study issue among other sponsored study issues at a later date and decide then how it is prioritized.

The motion carried by the following vote:

Yes: 5 - Chair Pyne
Vice Chair Iglesias
Commissioner Howard
Commissioner Serrone
Commissioner Shukla

No: 0

Absent: 2 - Commissioner Davis
Commissioner Howe

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Shaunn Mendrin informed the Planning Commissioners that the City Council will consider the adoption of the fiscal year 2024/2025 budget at their meeting on June 18, 2024.

Planning Officer Mendrin announced that the Planning Commission meeting of June 24, 2024, will take place in the Council Chambers.

Planning Officer Mendrin stated that the Planning Commissioners are invited to attend the Council Subcommittee on Boards and Commissions meeting on June 26, 2024. He added that the Subcommittee will continue the conversation they started at their February 14, 2024, meeting.

ADJOURNMENT

Chair Pyne adjourned the meeting at 8:11 PM.