



City of Sunnyvale

Meeting Minutes Planning Commission

Monday, September 9, 2024

7:00 PM

Online and Council Chambers, City Hall,
456 W. Olive Ave., Sunnyvale, CA 94086

No Study Session | Public Hearing - 7:00 PM

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

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

SALUTE TO THE FLAG

Chair Iglesias led the salute to the flag.

ROLL CALL

Present: 7 - Chair Nathan Iglesias
Vice Chair Galen Kim Davis
Commissioner Chris Figone
Commissioner Martin Pyne
Commissioner Michael Serrone
Commissioner Neela Shukla
Commissioner Ilan Sigura

ORAL COMMUNICATIONS

Chair Iglesias announced that recruitment is underway for the City's Charter Review Committee. He provided some details on the Committee and the application and interview processes.

There were no public speakers for this agenda item.

CONSENT CALENDAR

There were no public speakers for this agenda item.

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

1.) Note that the last sentence on page seven should read, "Chair Iglesias closed the Public Hearing."

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Serrone
Commissioner Shukla
Commissioner Sigura

No: 0

Abstained: 1 - Commissioner Pyne

- 1. [24-0908](#) Approve Planning Commission Meeting Minutes of August 12, 2024
Approve Planning Commission Meeting Minutes of August 12, 2024 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. [24-0922](#) **Proposed Project:**
SPECIAL DEVELOPMENT PERMIT: Demolish two existing used auto sales buildings and construct a mixed-use project:
1) A six-story senior housing building including approximately 12,232 square feet of commercial floor area, 113 independent living units, and 36 assisted living accommodations; and,
2) A three-story convalescent hospital building with 72,000 square feet of floor area and a 52-bed capacity.
Location: 1027-1035 West El Camino Real (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 15183 - 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

Senior Planner Jeffrey Cucinotta presented the staff report with a slide presentation.

Commissioner Pyne stated Recommended Finding A.7 in Attachment 3 included reference to the proposed use of all-electric appliances. Since the City suspended enforcement of the all-electric provisions in the Reach Code, he was unable to

make Recommended Finding A.7. Planning Officer Shaunn Mendrin advised Commissioner Pyne to discuss this matter in more detail with the applicant. Commissioner Pyne shared his general support for all-electric appliances.

At Commissioner Serrone's request, Senior Planner Cucinotta provided some clarification on the parking requirements for the proposed project's commercial component. Senior Planner Cucinotta added that the applicant intends to reserve parking spaces for retail tenants at the first level of the proposed project's below-ground parking structure.

Commissioner Serrone inquired about how the green building regulations of the California Department of Health Care Access and Information (HCAI) compares to those of the City's. Senior Planner Cucinotta answered that he is unable to provide additional information on HCAI regulations since they are not under the Planning Division's purview. Commissioner Serrone acknowledged that the proposed project is designed to be LEED-Gold certified and will have no natural gas connection.

Commissioner Serrone noted that vehicular access to the entrances of the proposed developments will be located on El Camino Real and asked whether there would be access from Olive Avenue. Senior Planner Cucinotta explained why access to these entrances from El Camino Real is restricted to vehicles only and added that only pedestrians will have access to these entrances on Olive Avenue.

Commissioner Serrone confirmed with Senior Planner Cucinotta that subdivision of the subject lot was never considered by the property owner or facility owners.

Commissioner Sigura emphasized the importance of bicycle parking and the inclusion of solar panels to support the proposed project's all-electric appliances. Senior Planner Cucinotta responded that the proposed project meets the minimum requirement for bicycle parking spaces and that it will include connections for a rooftop solar panel system.

Commissioner Figone expressed his concerns regarding the proposed project's driveway on El Camino Real and asked whether any consideration was given to widening it. Senior Planner Cucinotta explained that this driveway was reviewed by the City's Department of Public Works for compliance with City standards.

Commissioner Figone confirmed with Senior Planner Cucinotta that the proposed project meets state requirements for accessible parking. Senior Planner Cucinotta added that the applicant may provide additional information on this subject.

Vice Chair Davis asked about the proposed project's use of retractable bollards and grasscrete. Senior Planner Cucinotta answered that the applicant may elaborate on both.

Chair Iglesias opened the Public Hearing.

Jon Cowan (Executive Director of Government Relations and Community Partnerships at El Camino Health) and Nolan Weinberg (Vice President of Development at PMB) presented additional images and information on the proposed project.

Commissioner Shukla questioned why the proposed project's senior housing building does not include an open space on its fourth and fifth floors. Mr. Weinberg explained that since those floors are intended for independent living, residents on those floors may access the open space on the sixth floor of the building.

Commissioner Shukla asked about the trees that will replace those that will be removed from the proposed project site. Mr. Weinberg answered that since the landscape architect for the proposed project was unable to attend the meeting, he is unable to provide an answer.

Commissioner Serrone confirmed with Mr. Weinberg that the convalescent hospital will not include any outpatient space, so only those admitted into the hospital will receive the available services.

Commissioner Serrone and Joe Lowe (Principal Architect at Material Design Architects) discussed the elements of the proposed convalescent hospital that will render it a high-performing building.

Commissioner Serrone received additional information from Mr. Lowe regarding how the retractable bollards on Olive Avenue will operate to allow emergency vehicles to access the site.

Commissioner Pyne confirmed with Mr. Weinberg that a contribution to the public arts fund will likely be made in-lieu of placing art on the proposed project site.

At Vice Chair Davis' request, Mr. Lowe explained what grasscrete is and described the design for the proposed project's retractable bollards. Mr. Lowe and Mr. Weinberg provided the number of employees that are anticipated to be on-site at the convalescent hospital and senior housing buildings at any given time.

At Commissioner Shukla's request, Mr. Lowe provided details on the emergency water storage tank for the proposed project.

Marie Bernard, Executive Director of Sunnyvale Community Services, spoke in support of the proposed project and highlighted the benefits it will provide to the City.

Nisan Stienon, Sunnyvale resident, voiced his support of the proposed project and urged the Planning Commissioners to approve it.

Mr. Weinberg provided some closing comments.

Chair Iglesias closed the Public Hearing.

Commissioner Pyne asked whether staff could provide guidance regarding Recommended Finding A.7 in Attachment 3. Planning Officer Mendrin responded that this Finding does not require the proposed project to include all-electric appliances.

MOTION: Commissioner Shukla moved and Commissioner Pyne seconded the motion to approve Alternative 1 – Make the required findings to approve the CEQA determination that the project is consistent with the ECRSP EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and approve the Special Development Permit based on the Recommended Findings in Attachment 3 and Recommended Conditions of Approval in Attachment 4.

Commissioner Shukla confirmed her support of the proposed project and highlighted the elements that she believes make it great.

Commissioner Pyne noted that Finding 1 for the Special Development Permit has been met and explained why. He also spoke in support of the proposed project's use of all-electric appliances and advocated for the Planning Commission's approval of Alternative 1.

Vice Chair Davis expressed his support of the motion and highlighted positive features of the proposed project.

Commissioner Serrone stated that he is strongly supportive of the motion and commented that, in his opinion, the proposed use is superior to that of the current use for the existing site. Specifically, he acknowledged that both the convalescent hospital and senior housing buildings will serve as assets to community that will

improve our collective lives.

Chair Iglesias voiced his support of the motion and noted that the proposed project will be a beautiful addition to the community and offers opportunities for residents to age in place.

The motion carried by the following vote:

- Yes: 7 -** Chair Iglesias
- Vice Chair Davis
- Commissioner Figone
- Commissioner Pyne
- Commissioner Serrone
- Commissioner Shukla
- Commissioner Sigura

No: 0

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, September 24, 2024.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

INFORMATION ONLY REPORTS/ITEMS

None.

- 3. [24-0909](#) Planning Commission Proposed Study Issues, Calendar Year: 2025 (Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

At Planning Officer Shaunn Mendrin’s request, Commissioner Pyne provided feedback on iLegislate.

Planning Officer Mendrin announced that the State of the City event will take place

on September 21, 2024, and he advised the Planning Commissioners who will be attending to wear the polos that were given to them.

Planning Officer Mendrin informed the Planning Commissioners that the joint meeting of City Council with Board and Commission Chairs and Vice Chairs will be held on November 19, 2024.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 8:25 PM.