



City of Sunnyvale

Meeting Minutes Planning Commission

Monday, November 27, 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

6 P.M. STUDY SESSION

Call to Order

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

Roll Call

Present: 6 - Chair Martin Pyne
Commissioner Galen Kim Davis
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla

Absent: 1 - Vice Chair Nathan Iglesias

Vice Chair Iglesias' absence is excused.

Study Session

- A.** [23-1084](#) **Proposed Project:** Related applications on a 3.56-acre site:
- SPECIAL DEVELOPMENT PERMIT:** to demolish three existing used auto sales buildings (office and repair garage space) and construct: 1) a seven-story mixed-use building including approximately 31,361 square feet of commercial/retail space on the first and second stories and 111 residential units (a mix of rental and for sale units) on the third story and above; and, 2) five two-story single family homes.
- VESTING TENTATIVE MAP:** To subdivide the properties into six lots (one for the mixed-use building and five single-family lots).
- Location:** 1104 and 1124 West El Camino Real (APNs: 198-17-023 and 198-17-029, respectively)

File #: 2018-7798

Zoning: ECR-MU33 (El Camino Real Mixed Use)

Applicant / Owner: Steve Brinkman (owner and applicant)

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 7:15 PM.

SALUTE TO THE FLAG

Chair Pyne led the salute to the flag.

ROLL CALL

- Present:** 6 - Chair Martin Pyne
 Commissioner Galen Kim Davis
 Commissioner Daniel Howard
 Commissioner John Howe
 Commissioner Michael Serrone
 Commissioner Neela Shukla
- Absent:** 1 - Vice Chair Nathan Iglesias

Vice Chair Iglesias' absence is excused.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

There were no public speakers for this agenda item.

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

1.) Note that the last sentence on page four pertaining to Agenda Item 2 should read as follows: “Commissioner Serrone spoke in favor of the below-grade parking levels and unbundled parking included in the proposed projects.”

The motion carried by the following vote:

Yes: 6 - Chair Pyne
 Commissioner Davis
 Commissioner Howard
 Commissioner Howe
 Commissioner Serrone
 Commissioner Shukla

No: 0

Absent: 1 - Vice Chair Iglesias

1. [23-1085](#) Approve Planning Commission Meeting Minutes of November 13, 2023

Approve Planning Commission Meeting Minutes of November 13, 2023 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [23-1094](#) Forward Recommendation to City Council to Adopt a Resolution to Amend the General Plan by Adopting the 2023-2031 Housing Element and Adopt a Negative Declaration for the 2023-2031 Housing Element

Housing Specialist Ryan Dyson presented the staff report with a slide presentation.

At Commissioner Serrone’s request, Housing Specialist Dyson and Director of Community Development Trudi Ryan explained the options available to the Planning Commission in terms of proposing changes to the Draft Housing Element at this stage and once it is adopted.

Commissioner Davis confirmed with Director of Community Development Trudi Ryan that adjustments to the Draft Housing Element necessitating new ordinances or policy changes may be subject to the review of the Planning Commission, Housing and Human Services Commission, or City Council.

Commissioner Davis discussed with Housing Specialist Dyson how to determine whether the Regional Housing Needs assessment (RHNA) for Very Low, Low, and Moderate Income groups will be met.

Commissioner Davis confirmed with Chelsea Payne (Senior Associate at Ascent Environmental, Inc.) that the City's failure to meet RHNA requirements will not result in real penalties or revocation of compliance status.

Commissioner Davis proposed the removal of the Floor Area Ratio (FAR) requirement for missing middle housing types. Director of Community Development Trudi Ryan responded that new standards will be developed for missing middle housing types, and the Planning Commission will review them at a later time.

At Commissioner Shukla's request, Housing Specialist Dyson and Director of Community Development Trudi Ryan provided additional details on single room occupancy (SRO) units and what they entail.

Chair Pyne confirmed with Director of Community Development Trudi Ryan that the City has received applications for Builder's Remedy projects. Chair Pyne shared his concerns regarding such projects.

Chair Pyne expressed his hope that upcoming developments would take advantage of the increased density permitted for the Village Centers.

At Chair Pyne's request, Housing Specialist Dyson explained why additional time was needed for the State Department of Housing and Community Development (HCD) to approve the City's Draft Housing Element.

Chair Pyne confirmed with Housing Specialist Dyson that the Planning Commission may make recommendations for the implementation programs at a later time.

Chair Pyne opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Pyne closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Davis seconded the motion to recommend that the City Council make the findings and adopt the Resolution in Attachment 2 to:

- a. Adopt the Negative Declaration in Attachment 3, and

b. Amend the General Plan by Adopting the 2023-2031 Housing Element as included as Exhibit A.

Commissioner Howe noted his observation that requirements for the Draft Housing Element were more stringent now than they were in the past. He also commended staff on their efforts to prepare a Draft Housing Element that will certainly be approved by both the City Council and the state.

Commissioner Davis shared his thoughts on the review process for the Draft Housing Element. He also recognized staff's work on the Draft Housing Element and spoke in support of the motion.

Commissioner Serrone spoke of the housing crisis and ways that the City's Draft Housing Element may address it. He advocated for increasing the livability of low-income and low-opportunity areas and shared his concerns about Builder's Remedy projects. Lastly, he voiced his support of the motion.

Commissioner Howard spoke in overall support of the Draft Housing Element and noted the positive impacts it will have on the City. He also added that he is in support of the motion.

Commissioner Shukla confirmed her support of the motion and highlighted the Draft Housing Element's ability to meet housing needs through its various programs.

Chair Pyne shared his appreciation for staff's incorporation of Planning Commissioner feedback in the revised Draft Housing Element. He also expressed his frustrations about the review of the Draft Housing Element conducted by HCD. Lastly, he stated that the City will greatly benefit from the programs included in the Draft Housing Element.

The motion carried by the following vote:

Yes: 6 - Chair Pyne
Commissioner Davis
Commissioner Howard
Commissioner Howe
Commissioner Serrone
Commissioner Shukla

No: 0

Absent: 1 - Vice Chair Iglesias

This recommendation will be forwarded to the City Council for consideration at the December 12, 2023 meeting.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

INFORMATION ONLY REPORTS/ITEMS

None.

3. [23-1086](#) Planning Commission Proposed Study Issues, Calendar Year: 2024
(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Davis noted that certain Freakonomics podcast episodes discussed the City's construction productivity and such topics as restrictive zoning and discretionary review. He also shared his hope that the City may serve as a model for the rest of the country.

-Staff Comments

Planning Officer Shaunn Mendrin reminded the Planning Commissioners of the joint Study Session of the Bicycle and Pedestrian Advisory Commission, Planning Commission and Sustainability Commission that is scheduled to take place on November 30, 2023.

Planning Officer Mendrin informed the Planning Commissioners that the proposed projects at 1154 and 1174 Sonora Court will be considered at the City Council meeting of November 28, 2023.

Planning Officer Mendrin advised the Planning Commissioners that the appealed project at 1150-1170 Kifer Road will be reviewed at the City Council meeting of December 5, 2023.

Planning Officer Mendrin directed the Planning Commissioners to register to attend

the Climate Action Playbook: Game Plan 2028 workshops if they have not already done so.

ADJOURNMENT

Chair Pyne adjourned the meeting at 8:44 PM.