



# City of Sunnyvale

## Meeting Minutes

### Planning Commission

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Monday, November 13, 2023

6:00 PM

Online and Bay Conference Room  
(Room 145), City Hall,  
456 W. Olive Ave.,  
Sunnyvale, CA 94086

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**Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM**

#### **6 P.M. STUDY SESSION**

##### **Call to Order**

Vice Chair Iglesias called the meeting to order at 6:01 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

Commissioner Howard arrived at 6:12 PM.

##### **Study Session**

##### **A. [23-1021](#)**

##### **Proposed Project:**

**PRELIMINARY REVIEW:** to consider architectural modifications to a previously approved hotel (UP #2014-7488).

**Location:** 1101 Elko Drive (APN: 104-33-010)

**File #:** PLNG-2023-0730

**Zoning:** M-S (Industrial and Service)

**Applicant / Owner:** Stay Cal Sunnyvale, LLC (applicant/owner)

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Momo Ishijima, (408) 730-7532,  
mishijima@sunnyvale.ca.gov

The Planning Commissioners agreed by general consent to allow a staff-level review of the proposed project at 1101 Elko Drive.

**Adjourn Study Session**

**7 P.M. PLANNING COMMISSION MEETING**

**CALL TO ORDER**

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

**SALUTE TO THE FLAG**

Chair Pyne led the salute to the flag.

**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

**ORAL COMMUNICATIONS**

J'Anthony Menjivar, field representative for Carpenters Local 405, spoke of the importance of livable wages and competitive healthcare coverage for construction workers. He advised that the proposed projects at 1154 and 1170 Sonora Court implement these labor standards with the assigned construction team.

**CONSENT CALENDAR**

There were no public speakers for this agenda item.

Chair Pyne confirmed with Director of Community Development Trudi Ryan that while staff is confident in the Draft Housing Element submitted to the State Department of Housing and Community Development (HCD) for review, she cannot confirm the timeline for the Housing Element's adoption.

MOTION: Commissioner Davis moved and Commissioner Howard seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

**Yes:** 6 - Chair Pyne  
Vice Chair Iglesias  
Commissioner Davis  
Commissioner Howard  
Commissioner Serrone  
Commissioner Shukla

**No:** 0

**Abstained:** 1 - Commissioner Howe

This decision, as it applies to Agenda Item 1.C, is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, November 28, 2023.

**1.A**     [23-1026](#)     Approve Planning Commission Meeting Minutes of October 23, 2023  
Approve Planning Commission Meeting Minutes of October 23, 2023 as submitted.

**1.B**     [23-1030](#)     Approve the 2024 Planning Commission Annual Work Plan  
Approve the 2024 Planning Commission Annual Work Plan as submitted.

**1.C**     [23-1059](#)     **REQUEST FOR CONTINUANCE TO A DATE UNCERTAIN**

**Proposed Project:**     **USE PERMIT** to modify an existing wireless telecommunications facility (monopole) for Dish Wireless: Install three antennas, six new RRUs, and associated equipment. Increase total tower height from 59 feet to 71 feet.

**Location:** 1070 Stewart Drive (APN: 205-23-019)

**File #:** PLNG-2023-0197

**Zoning:** M-S/POA (Industrial and Service, Place of Assembly  
Combining District)

**Applicant / Owner:** Galt Wireless / Public Storage Inc.

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Drew Taplin, (408) 730-7407,  
dtaplin@sunnyvale.ca.gov

Continue the Planning Commission hearing to a date uncertain.

## **PUBLIC HEARINGS/GENERAL BUSINESS**

**2.**     [23-0939](#)     **1154 Sonora Court (1154 Site)**  
**Proposed Project:** Related applications on a 1.88-acre site:

**SPECIAL DEVELOPMENT PERMIT:** to demolish the existing 33,055 square foot one-story industrial building and construct a seven-story mixed-use building with 173 apartments, 142,270 square feet of office/R&D space, and two levels of below-grade parking.

**VESTING TENTATIVE PARCEL MAP:** to allow creation of five commercial condominiums in the office/R&D space.

**Location:** 1154 Sonora Court (APN: 205-50-016)

**File #:** 2022-7270

**1170 Sonora Court (1170 Site)**

**Proposed Project:** Related applications on a 1.09-acre site:

**SPECIAL DEVELOPMENT PERMIT:** to demolish the existing 14,902 square foot one-story industrial building and construct a seven-story mixed-use building with 107 apartments, 79,211 square feet of office/R&D space, 377 square feet of retail space, and two levels of below-grade parking.

**VESTING TENTATIVE PARCEL MAP:** to allow creation of six commercial condominiums in the office/R&D space.

**Location:** 1170 Sonora Court (APN: 205-50-014)

**File #:** 2022-7271

**1154 and 1170 Sonora Court**

**DEVELOPMENT AGREEMENT:** Introduction of an Ordinance approving and adopting a Development Agreement between the City of Sunnyvale and SKS Partners.

**Zoning:** MXD-I/S (Flexible Mixed-Use I/Sonora Court)

**Applicant / Owner:** SKS Partners (applicant/developer)/ A&F Properties, LLC (owner)

**Environmental Review:** No additional review required pursuant to California Environmental Quality Act (CEQA) Guidelines 15162 and 15168(c)(2) and (4) - environmental impacts of the project are addressed in the 2016 Lawrence Station Area Plan Environmental Impact Report (EIR - State Clearinghouse No. 2013082030) and 2021 Lawrence Station Area Plan Update/Intuitive Surgical Corporate Campus Project Subsequent Environmental Impact Report (SEIR - State Clearinghouse No. 2019012022).

**Project Planner:** Aastha Vashist, (408) 730-7458,  
avashist@sunnyvale.ca.gov

Senior Planner Aastha Vashist highlighted corrections in the staff report and Attachment 3 of the report. She then presented the staff report with a slide presentation and noted additional corrections to Attachments 8 and 9 of the report.

Commissioner Serrone spoke in favor of the below-grade parking levels and

unbundled parking included in the proposed projects. He also confirmed with Senior Planner Vashist that the proposed projects must meet Americans with Disability Act (ADA) parking and Electric Vehicle (EV) charging requirements.

Commissioner Serrone and Principal Planner George Schroeder discussed the traffic congestion that may be caused by the proposed projects as well as the impacts that the Lawrence Expressway grade separation project may have upon the proposed projects. Principal Planner Schroeder added that the proposed projects may not be denied because of a failed traffic study alone.

Commissioner Serrone confirmed with Principal Planner Schroeder that there is private vehicle access from the west end of Sonora Court to Kifer Road and a publicly accessible shared use path on private property for pedestrians and bicyclists to access Kifer Road.

Commissioner Serrone confirmed with Principal Planner Schroeder that the traffic study conducted for the proposed projects account for other Planning projects in the surrounding area that are or will be underway.

At Commissioner Serrone's request, Director of Community Development Trudi Ryan provided an explanation on the entitlement expiration extension permitted by the Development Agreement.

Commissioner Davis confirmed with Senior Planner Vashist that the property owners of 1175 Sonora Court received notices for the public hearings for the proposed projects.

Chair Pyne and Director of Community Development Trudi Ryan discussed the point of sale for the project's construction highlighting the difference between this situation and that of Apple Inc.'s tax agreement with the City of Cupertino.

Chair Pyne confirmed with Director of Community Development Trudi Ryan that the potential new park dedication in-lieu fees are those that are referenced in a Program in the Draft Housing Element.

Chair Pyne opened the Public Hearing.

Alexandra Lee (applicant) and Adam Woltag (architect) presented information about the proposed project.

Commissioner Howe confirmed with Ms. Lee that the public access pathway from Sonora Court to the Lawrence Caltrain station will be established during the proposed projects' construction.

Commissioner Serrone noted the proposed projects' beautiful design and expressed his support for the micro retail that is being proposed. He also questioned whether it is true that the office component of the proposed projects will yield higher returns than the residential component considering the current state of the economy. Ms. Lee provided a response to these comments.

At Commissioner Davis' request, Ms. Lee elaborated on how the housing density was achieved pursuant to the California State Density Bonus Law and the Lawrence Station Area Plan (LSAP) incentives.

Commissioner Davis commented on the mixed ownership styles offered by the proposed projects.

Commissioner Davis confirmed with Brian Milman that the roofs above the lobbies of both proposed developments are intended to be green or occupied roofs.

Commissioner Davis commented that, in his opinion, the proposed projects' gingko trees will not be suitable for those who suffer from hay fever.

At Commissioner Shukla's request, Gary Strang (landscape architect) provided additional information on the proposed projects' gingko trees.

Commissioner Shukla confirmed with Ms. Lee that the southeast corner of 1154 Sonora Court serves as a bioretention area for stormwater treatment, so it is not a suitable location to plant a tree.

Commissioner Howard voiced his support of the proposed projects and their beautiful building designs. He added that a café on the ground floor and a restaurant or lounge on the second or third floors (if this use is permitted) facing the Caltrain tracks would allow train lovers like himself to watch passing trains.

Vice Chair Iglesias noted that the proposed projects integrate well with the surrounding area and highlight the City for train passengers. He also commended their use of both retail and commercial space and expressed his eagerness to see

the proposed projects come to fruition.

Gail Rubino, representing Livable Sunnyvale, stated that Livable Sunnyvale members voted to support the proposed projects in April. She acknowledged several of the proposed projects' features like their proximity to transit and inclusion of affordable housing units, open space, and retail.

Stephen Meier spoke in overall support of the proposed projects. He also proposed that consideration be given to the inclusion of covered parking that support solar panels, decrease the heat island effect, and assist the City with meeting its sustainability targets.

Ms. Lee presented additional information about the proposed projects.

Chair Pyne closed the Public Hearing.

MOTION: Commissioner Davis moved and Vice Chair Iglesias seconded the motion to recommend that the City Council:

1. Make the Determination required by Resolution No. 371-81 for a Development Agreement (Attachment 2 to the Report).
2. Make the required findings to approve the CEQA determination as pursuant to CEQA Guidelines Section 15162 and 15168(c)(2) and (4) and approve the Special Development Permits and Vesting Tentative Parcel Maps based on findings in Attachments 6 and 7 to the report and Recommended Conditions of Approval in the corrected Attachments 8 and 9 to the report.
3. Introduce an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and SKS Partners (Attachment 3 to the report, noting staff's correction to the Planning Commission meeting date on page two from November 28, 2023 to November 13, 2023).

Commissioner Davis expressed his support of the proposed projects and described them as fantastic developments that fit Sunnyvale and follow the goals of the LSAP.

Commissioner Howe confirmed with Commissioner Davis that his motion includes corrections that were made to the staff report.

Commissioner Serrone spoke in support of the motion and the proposed projects since they are near transit, support both residential and office use, and are designed beautifully.

Commissioner Shukla stated that she is supportive of the motion and expressed her eagerness to witness the proposed projects' completion.

Chair Pyne commended several features of the proposed projects including the well-lit pedestrian access path and their proximity to transit, retail use, preservation of surrounding trees, below-grade parking, and architecture.

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 28, 2023 meeting.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

None.

**INFORMATION ONLY REPORTS/ITEMS**

None.

3.        [23-1025](#)        Planning Commission Proposed Study Issues, Calendar Year: 2024  
(Information Only)

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

Commissioner Davis confirmed with Planning Officer Shaunn Mendrin that Planning



Commission meetings will likely take place in the Council Chambers starting January 2024.

Chair Pyne reminded the Planning Commissioners that the joint meeting of the City Council with Board and Commission Chairs and Vice Chairs will take place on Tuesday, November 14. He added that, at this meeting, he will discuss parking access during Planning Commission meetings.

**-Staff Comments**

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 a City Council meeting of December 5, 2023.

**ADJOURNMENT**

Chair Pyne adjourned the meeting at 8:46 PM.