



City of Sunnyvale

Excerpt Meeting Minutes - Draft Planning Commission

Monday, January 23, 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 December 13, 2022.

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

ROLL CALL

Present: 6 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla
Commissioner Carol Weiss

Absent: 1 - Commissioner Daniel Howard

Commissioner Howard's absence is excused.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [23-0084](#) Forward a Recommendation to the City Council to Adopt an Ordinance to Amend Chapter 19.36 of Title 19 of the Sunnyvale Municipal Code to Modify Table 19.36.060B Permitted, Conditionally Permitted, and Prohibited Uses in El Camino Real Specific Plan (ECRSP) zoning districts to conditionally permit Auto sales or rental in ECR-MU zoning districts and find that this action is within the scope of the program EIR for the El Camino Real Specific Plan pursuant to CEQA Guidelines Section 15168 (*Planning File #2022-7790*)

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

Commissioner Howe confirmed with Senior Planner Cucinotta that this amendment will have no impact on existing auto dealerships along El Camino Real or their ability to sell or service vehicles.

At Vice Chair Iglesias' request, Senior Planner Cucinotta provided an explanation about what predicated staff's discovery of the error in table 19.36.060B found in Chapter 19.36 of Title 19 of the Sunnyvale Municipal Code (SMC).

Vice Chair Iglesias and Senior Planner Cucinotta discussed the ways in which this amendment will impact mixed-use developments along El Camino Real. While it will not result in changes for commercially zoned properties along El Camino Real, it will allow proposed mixed-use developments to include auto sales or rental uses on the ground floor.

Commissioner Shukla stated that, in her opinion, it is innovative to allow auto sales or rental uses on the ground floor of mixed-use developments.

Commissioner Shukla confirmed with Senior Planner Cucinotta that this amendment will continue to allow bicycle sales or bicycle repair facilities in mixed-use zoning districts. He added that the El Camino Real Specific Plan (ECRSP) considered opportunities to provide bicycle parking and bicycle and pedestrian connections where appropriate.

Commissioner Shukla confirmed with Senior Planner Cucinotta that vehicle repair facilities within auto dealerships are not permitted in mixed-use zoning districts and that this operation is considered under a different land use classification.

Chair Pyne asked about whether adverse findings regarding health and safety would be sufficient to deny an application for mixed-use developments – including ones that would supply sufficient housing units while meeting affordability requirements. Senior Planner Cucinotta advised that applications for mixed-use developments are required to meet City policies and that a California Environmental Quality Act (CEQA) checklist would need to be prepared to ensure that such developments are within the scope of the ECRSP's Environmental Impact Report (EIR).

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 Vice Chair Iglesias seconded the motion to recommend to City Council Alternative 1 – Adopt an Ordinance (Attachment 2 to the report) to Amend Chapter 19.36 of Title 19 of the Sunnyvale Municipal Code to Modify Table 19.36.060B Permitted, Conditionally Permitted, and Prohibited Uses in ECRSP Districts to conditionally permit Auto sales or rental in ECR-MU zoning districts and find that this action is within the scope of the program EIR for the El Camino Real Specific Plan pursuant to California Environmental Quality Act Guidelines Section 15168.

Commissioner Howe commented that auto dealerships are of great economic value to the City and that they have proved to be good neighbors to adjacent residents. He urged his fellow Commissioners to support the motion as well.

Chair Pyne spoke in favor of the motion and noted his confidence in the CEQA process as a means of safeguarding City residents from any hazards due to approved developments. He also echoed comments made by Commissioner Howe regarding the economic value that auto dealerships offer the City.

The motion carried by the following vote:

Yes: 6 - Chair Pyne
Vice Chair Iglesias
Commissioner Howe
Commissioner Serrone
Commissioner Shukla
Commissioner Weiss

No: 0

Absent: 1 - Commissioner Howard

This recommendation will be forwarded to the City Council for consideration at the February 7, 2023 meeting.