



# City of Sunnyvale

## Meeting Minutes - Final Planning Commission

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Monday, November 13, 2017

5:30 PM

Council Chambers and West Conference  
Room, City Hall, 456 W. Olive Ave.,  
Sunnyvale, CA 94086

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Special Meeting - Study Session - 5:30 PM | Special Meeting - Public Hearing 7 PM

### 5:30 P.M. STUDY SESSION

#### Call to Order in the West Conference Room

#### Roll Call

#### Study Session

- A.      [17-1053](#)      **File #:** 2017-7527  
**Location:** 333 W. Iowa Ave. (APN's: 209-34-020, 209-35-013,  
209-35-024)  
**Zoning:** DSP/18  
**Proposed Project:** Modification to previously approved Sunnyvale  
Town Center project, including architectural and site revisions to the 94  
multi-family residential units facing Iowa Avenue (Blocks 1, 4 and 5).  
**Applicant / Owner:** Sunnyvale Town Center/STC Venture Block B LLC  
**Project Planner:** Ryan Kuchenig, (408) 730-7431,  
rkuchenig@sunnyvale.ca.gov
- B.      [17-0975](#)      **File #:** 2016-8035  
**Location:** 1 AMD Place (APN: 205-22-024)  
**Zoning:** SP/ITRR3  
**Proposed Project:**  
**SPECIAL DEVELOPMENT PERMIT:** to construct 1,074  
dwelling units (130 townhomes, 887 mid-rise apartments, 57 walk  
up apartments) including extension of a public street and  
dedication of a 6.5-acre public park.  
**Applicant / Owner:** Irvine Company/1090 East Duane Avenue LLC  
**Project Planner:** Gerri Caruso, (408) 730-7591,  
gcaruso@sunnyvale.ca.gov

#### Public Comment on Study Session Agenda Items

**Adjourn Study Session**

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

**CALL TO ORDER**

Chair Rheame called the meeting to order at 7:23 PM in the Council Chambers.

**SALUTE TO THE FLAG**

Chair Rheame led the salute to the flag.

**ROLL CALL**

- Present:** 6 - Chair Ken Rheame  
Vice Chair Carol Weiss  
Commissioner Daniel Howard  
Commissioner John Howe  
Commissioner Ken Olevson  
Commissioner David Simons
- Absent:** 1 - Commissioner Sue Harrison

Status of absence; Commissioner Harrison's absence is excused.

**ORAL COMMUNICATIONS**

**CONSENT CALENDAR**

Commissioner Howe moved and Vice Chair Weiss seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

- Yes:** 6 - Chair Rheame  
Vice Chair Weiss  
Commissioner Howard  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons

**No:** 0

**Absent:** 1 - Commissioner Harrison

- 1. A**     [17-1064](#)     Approve Planning Commission Meeting Minutes of October 23, 2017

**PUBLIC HEARINGS/GENERAL BUSINESS**

2.        [17-0995](#)        **File #:** 2017-7703  
**Location:** 1675 Langport Drive (APN: 309-52-048)  
**Zoning:** R1 (Low Density Residential) Zoning District  
**Proposed Project:**  
              **DESIGN REVIEW:** To allow a first and second story addition of 691-square feet to an existing two-story, single-family home resulting in 3,435-square feet of living area and a 566-square foot garage and 52.5% floor area ratio (FAR).  
**Applicant / Owner:** Josh Miner Design (applicant) / Rajib Bhattacharya and Mukta Banerji (owners)  
**Environmental Review:** Categorically Exempt Class 1  
**Project Planner:** Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Planning Officer Andrew Miner presented the staff report.

Chair Rheume opened the Public Hearing.

Applicant Josh Miner presented information about the proposed project.

Commissioner Olevson confirmed details with Mr. Miner about the existing vaulted ceiling and future structural supports.

Planning Officer Miner provided information about standard two car garage dimensions to Commissioner Howe.

Commissioner Howard confirmed with Planning Officer Miner that the Planning Commission's purview pertains to the Design Review, not the existing non-conformities, and that there is no request for a variance.

Commissioner Simons suggested that the front eaves could be further extended and Mr. Miner confirmed that they will explore this idea.

Vice Chair Weiss discussed the railing materials with Mr. Miner.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Simons moved and Vice Chair Weiss seconded the motion for Alternative 1 – Approve the Design Review with the conditions in Attachment 4.

Commissioner Simons commented that there are no issues with the project's sense of place or size and noted that this item requires a public hearing because the total floor area exceeds the threshold.

Vice Chair Weiss stated that she can make the findings. Vice Chair Weiss commented that the design is compatible with the neighborhood and that this project will improve the property.

Commissioner Olevson stated that he will support the motion. Commissioner Olevson commented that the applicant has not requested variances or deviations and that the legal non-conformities have existed for 39 years. Commissioner Olevson noted that this neighborhood is seeing an increase in expansion of existing homes.

Chair Rheume stated that he can make the findings and will be supporting the motion. Chair Rheume commented that the applicant has not requested any variances and that this project is a great reinvestment in the community. Chair Rheume noted his appreciation of the front design with regards to the roofline.

The motion carried by the following vote:

**Yes:** 6 - Chair Rheume  
Vice Chair Weiss  
Commissioner Howard  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons

**No:** 0

**Absent:** 1 - Commissioner Harrison

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

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

Planning Officer Miner advised that he had forwarded two study issue requests from a member of the public who was notified that only City Council can still accept study issues for 2018.

**NON-AGENDA ITEMS AND COMMENTS****-Commissioner Comments**

Commissioner Simons commented on a high-density apartment complex previously approved by the Planning Commission where the applicant presented car sharing as a community benefit during the public hearing. Commissioner Simons stated an opinion that projects should not be allowed to circumvent proposed community benefits simply because those benefits are not included in the Conditions of Approval (COA). Planning Officer Miner advised that staff is focused on applicants' commitments to pledges made during Planning Commission public hearings and will follow up.

**-Staff Comments**

Planning Officer Andrew Miner provided information about the approved Ordinances heard at the November 7th, 2017 City Council meeting.

Planning Officer Miner advised that the Sunnyvale Democratic Club e-mailed a request for a Planning Commissioner to make a presentation at their November 18th, 2017 meeting. Planning Officer Miner provided additional details about this request.

Commissioner Howe stated an opinion that this request would be better presented during the Oral Communications section of the public hearing than via e-mail.

Vice Chair Weiss nominated Chair Rheume to attend the Sunnyvale Democratic Club meeting.

Commissioner Howard commented that he is hoping to attend the meeting but is not planning to present.

Senior Assistant City Attorney Rebecca Moon suggested that a Planning Commission can volunteer and attend if there are no objections from other Planning Commissioners. Senior Assistant City Attorney Moon clarified that the Planning Commissioner should speak on their own behalf and not act as an official representative of the Planning Commission.

Chair Rheume confirmed that he will attend the meeting.

**ADJOURNMENT**

Chair Rheaume adjourned the meeting at 7:51 PM.