



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, January 23, 2017

7:00 PM

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

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION CANCELLED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Harrison called the meeting to order at 7:01 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Harrison led the salute to the flag.

ROLL CALL

Present: 6 - Chair Sue Harrison
Vice Chair Ken Rheaume
Commissioner John Howe
Commissioner Ken Olevson
Commissioner David Simons
Commissioner Carol Weiss

ORAL COMMUNICATIONS

Maria Hamilton, Sunnyvale resident, discussed her concerns with noise, pollution and increased traffic as well as the impact of these issues on the quality of life for Sunnyvale residents.

CONSENT CALENDAR

1. A [17-0109](#) Approve Planning Commission Meeting Minutes of January 9, 2017

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

Yes: 5 - Chair Harrison
Commissioner Howe
Commissioner Olevson
Commissioner Simons
Commissioner Weiss

No: 0

Abstained: 1 - Vice Chair Rheume

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. [17-0033](#) **File #:** 2016-7743
Location: 1010 Rubis Drive (APN: 201-29-032)
Zoning: RO
Proposed Project: Related applications on a 0.14 -acre site:
DESIGN REVIEW: for a first and second-story addition of 633 square feet to an existing two-story single-family home resulting in 3,285 square feet (2,828 square feet living area and 457square feet garage and (53%) floor area ratio.
Applicant / Owner: Michael Abler / Eric and Jill Lee
Environmental Review: Categorically exempt from CEQA pursuant to Section Class 1, 15301 of the California Environmental Quality.

Assistant Planner Cindy Hom presented the staff report.

Commissioner Weiss confirmed with Assistant Planner Hom that the porch doesn't count towards the Floor Area Ratio (FAR) but does count towards the lot coverage.

Commissioner Weiss clarified with Assistant Planner Hom that the windows which do not require egress are located on the right side of the property, adjacent to a single-story property.

Commissioner Weiss asked for staff comments about the two smaller windows. Assistant Planner Hom advised that these windows flank the bedroom and that staff's recommendation is to implement high sill windows. Assistant Planner Hom commented that the existing high shrubs serve as a natural screening.

Commissioner Weiss confirmed with Assistant Planner Hom that the windows subject to changes are part of the Conditions of Approval (COA).

Vice Chair Rheume confirmed with Assistant Planner Hom that the first floor setbacks are measured from the garage.

Commissioner Simons commented that the staff discussion mentioned architectural

updates in the front of the property but that the window changes did not appear to be considered part of these updates. Commissioner Simons noted there was no mention of making window changes consistent with the existing front architecture and asked for staff comments. Assistant Planner Hom advised that the only new components are the windows for the proposed addition. Commissioner Simons asked staff if the side molding would match the existing front molding and Assistant Planner Hom stated that they would match.

Commissioner Simons commented that it was great to see that the existing horizontal siding, stucco and stone wainscot will wrap around to the fence line.

Commissioner Olevson commented that the new master bedroom has a large window allowing for egress but the other two bedrooms have smaller windows. Commissioner Olevson asked if the code requires egress from all bedrooms or just one location. Assistant Planner Hom advised that the guest bedrooms would use standard egress windows that meet the code.

Commissioner Olevson noted that per COA PS-2 there is final approval of the materials and color scheme and confirmed with Assistant Planner Hom that this decision will be made by the Director of the Community Development Department (CDD). Commissioner Olevson stated that in COA it is written that this decision must also be approved by the Planning Commission. Principal Planner Gerri Caruso advised that only one option should be included and that both were left in error. Commissioner Olevson confirmed with Principal Planner Caruso that the approval will be made by the CDD Director.

Commissioner Weiss asked if staff had determined why the noticing sign was missing from the property. Assistant Planner Hom advised that the sign was displayed during the required noticing period and that the owner can speak to the sign's removal.

Chair Harrison opened the Public Hearing.

Architect Michael Abler presented information about the proposed project.

Applicant Eric Lee commented that the noticing sign was removed due to inclement weather and that his understanding was that the review period ended on January 20th. Mr. Lee presented additional information about the proposed project.

Commissioner Simons confirmed with Mr. Lee that a statement can be added that any window work and architectural updates should match the existing architecture.

Commissioner Simons commented that it's very common to have roofing problems with a Valley roof and Mr. Lee advised they will be cognizant of this potential issue.

Chair Harrison closed the Public Hearing.

MOTION: Commissioner Simons moved and Commissioner Olevson seconded the motion for Alternative 2 – Approve the Design Review with modified conditions –

1. Update COA PS-2 to include that new windows and any architectural updates should incorporate elements of the existing architecture
2. Modify COA BP-1 by clarifying that the final materials and color scheme approval will be made by the CDD Director

Commissioner Simons commented that he can make the findings and that a main concern was to ensure the architecture feels consistent as additions are made. Commissioner Simons stated that that this proposed project is consistent with the variety of architecture found in the neighborhood.

Commissioner Olevson stated he can make each of the findings for the Design Review. Commissioner Olevson noted that consistency with home upgrades can be difficult but that the proposed changes, such as the wraparound wainscot, are excellent. Commissioner Olevson commented that this project will add to the quality of the neighborhood and be a nice addition to Sunnyvale.

The motion carried by the following vote:

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

No: 0

Principal Planner Caruso 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

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Simons commented that two problems are becoming more common around the City. Commissioner Simons stated that there is a lack of enforcement by the City for different types of fencing and that the City needs to enforce all fencing requirements.

Commissioner Simons advised that residents are building homes to the lot line for additions and that in some instances, stop work orders have been made. Commissioner Simons stated that these residents are knowingly not following the rules.

Commissioner Simons commented that he spoke with Planning Officer Andrew Miner on the fencing issue and advised while fencing was once enforced by the CDD, it is now the responsibility of the Department of Public Safety (DPS). Commissioner Simons questioned if there could be future legal ramifications due to the current lack of enforcement.

-Staff Comments

Principal Planner Caruso advised that the January 24th City Council meeting will include the second reading of Butcher's corner and two Single Story Combining Districts previously heard by the Planning Commission.

Principal Planner Caruso commented that there may be a special Planning Commission meeting on March 6th, which will be finalized after the City Council's Study Session on January 31st.

Chair Harrison commented that the City Council's Study Session on January 31st pertains to the LUTE and asked for staff comments. Principal Planner Caruso advised that the LUTE is the Land Use and Transportation Element and that the Valley Transportation Authority (VTA) will also present their new routing proposal the same evening.

ADJOURNMENT

Chair Harrison adjourned the meeting at 7:35 PM.