

The motion carried by the following vote:

Yes: 6 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Rheaume
Commissioner Simons
Commissioner Weiss

No: 0

Abstained: 1 - Commissioner Klein

PUBLIC HEARINGS/GENERAL BUSINESS

- 2** [16-0043](#) **File #:** 2015-7530 and 2015-7936
Location: 521 E. Weddell Drive (APN: 110-14-196), 531 E. Weddell Drive (APN: 110-14-186), 539 E. Weddell Drive (APN: 110-14-158), 1010 Morse Ave. (APN: 110-14-202)
Proposed Project:
GENERAL PLAN AMENDMENT: Proposed land use designation change from Industrial to School on three parcels (521, 531, and 539 E. Weddell Drive) and from Industrial to Residential/Medium to High Density to Park on one parcel (1010 Morse Ave. - Seven Seas Park); and
REZONING from MS-POA (Industrial and Service - Places of Assembly Combining District) on three parcels (521, 531 and 539 E. Weddell Drive) and MS-ITR-R3-PD (Industrial and Service - Industrial to Residential/Medium Density Residential/Planned Development) on one parcel (1010 Morse Ave. - Seven Seas Park) to PF (Public Facilities) zoning.
Applicant / Owner: Sunnyvale International Church and Summit School (applicants) / Sunnyvale International Church (owner - 521 and 539 E. Weddell Drive), 1st Morning Light Chinese Christian Church (owner - 531 E. Weddell Drive), and City of Sunnyvale (owner - 1010 Morse Ave.)
Environmental Review: Negative Declaration
Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Project Planner Momoko Ishijima presented the staff report and responded to Commissioner questions. Planning Officer Andrew Miner and Senior Assistant City Attorney Rebecca Moon provided additional information.

Commissioner Simons inquired about the potential rezoning request as it relates to the proximity to Hetch Hetchy and the John Christian Trail and ADA requirements.

Commissioner Rheame inquired about General Plan land use designations.

Vice Chair Harrison inquired about the reference to day care and preschool activities in Attachment 8.

Commissioner Olevson inquired about potential noise and pollution from exhaust near the project if children will be present.

Commissioner Olevson inquired about the reference to the balanced growth plan on page 6 of 7 of the staff report.

Commissioner Klein inquired as to why staff does not consider commercial use viable for the site.

Commissioner Klein commented about air quality and potential hazardous materials in the industrial buildings.

Commissioner Weiss inquired if 531 E. Weddell Drive could be considered separately and inquired about improving the streetscape to address any traffic concerns.

Chair Melton inquired in reference to the Mitigated Negative Declaration, Attachment 7, page 13 of 29, Transportation Item 35, how staff determined there was no impact on the capacity of the existing circulation system.

Chair Melton inquired about how a change in land use would affect property owners.

Chair Melton referred to the recommended finding in Attachment 2 regarding the proposed amendment being in the public interest, and inquired about the City's definition for the "public interest."

Commissioner Simons requested clarification regarding noise and toxin restrictions in the current zoning.

Commissioner Klein inquired if the property could be used as a school with the current zoning, and what zoning could encompass a school and commercial, as well as negate industrial usage.

Commissioner Weiss inquired about the projected impacts on City revenue of

changing the zoning.

Chair Melton asked questions regarding the table of uses provided by staff regarding potential uses.

Commissioner Simons inquired about the “explosive and propellant research and development” industrial use shown on the table.

Chair Melton opened the public hearing.

Applicant Jorge Marsal, Senior Pastor, Sunnyvale International Church, provided information regarding the property and proposed future uses.

Norman LoPatin, Senior Director of Real Estate, Summit Public Schools provided additional information regarding the proposed zoning change.

Josie Jewett spoke in support of the zoning change and the establishment of a school on Weddell.

Miles Chen, student at Summit Denali School, spoke in support of the zoning change.

Heather Chen spoke in support of the zoning change.

Geoff Ainscow spoke in support of Summit Denali School.

Suresh Sukha expressed concerns regarding air quality and noise due to building density and inquired as to the type of air quality studies that have been completed.

Feri Zahouri expressed concerns regarding numerous projects, traffic and parking in the area and inquired about any plans to expand Weddell.

Elizabeth Padilla requested the Planning Commission delay their decision in order to allow residents in the area more time to review and discuss the project. Padilla expressed concerns regarding traffic and air quality.

Sayed Sadat expressed concerns regarding traffic should a school move to the area and the impact of air quality on children.

Joyce Loewy referenced a letter she sent to Commissioners and stated her preference would be for the City to buy the properties and leave them as-is, citing

traffic concerns, air quality and building density.

Marie Amilcar expressed concerns regarding noise and traffic should a school move to the area.

Chair Melton closed the public hearing.

Planning Officer Miner outlined the next steps in the application process.

Commissioner Klein inquired about the timeline should the commission deny the request and recommend a different zoning.

Commissioner Weiss inquired about the date the new apartments in the area will be occupied.

MOTION: Commissioner Klein moved and Commissioner Simons seconded the motion to recommend to City Council Alternative 5: Deny the requests for General Plan Amendment and Rezoning for 521, 531, and 539 E. Weddell Drive and recommend to Council the properties be reconsidered with a General Plan designation of Commercial and a C-1 zoning, and recommend approval of the General Plan designation of Park and zoning of P-F for 1010 Morse Avenue.

The motion carried by the following vote:

Yes: 7 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Klein
Commissioner Rheaume
Commissioner Simons
Commissioner Weiss

No: 0

The Planning Commission recessed.

The Planning Commission reconvened with all Commissioners present.

3 [16-0184](#) **File #:** 2015-7399
Location: 777 Sunnyvale-Saratoga Road (APN: 201-36-002)
Zoning: C-2/ECR
Proposed Project: Appeal of a decision by the Zoning Administrator to conditionally allow a: