



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, March 8, 2021

7:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

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

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

TELECONFERENCE NOTICE

Because of the COVID-19 emergency and the “shelter in place” orders issued by Santa Clara County and the State of California, the meeting of the Sunnyvale Planning Commission on March 8, 2021, will take place by teleconference, as allowed by Governor Gavin Newsom’s Executive Order N-29-20.

- *Watch the Planning Commission meeting on television over Comcast Channel 15 and AT&T Channel 99, or at <https://Sunnyvale.ca.gov/YouTubeMeetings> or <https://Sunnyvaleca.Legistar.com/Calendar.aspx>*
- *Submit written comments to the Planning Commission up to 4 hours prior to the meeting to planningcommission@sunnyvale.ca.gov or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment, contact the City at least 2 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. For other special assistance, please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this

meeting. The Planning Division may be reached at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

STUDY SESSION CANCELED

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Call to order via teleconference.

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.

1. [21-0335](#) Approve Planning Commission Meeting Minutes of February 8, 2021

Recommendation: Approve Planning Commission Meeting Minutes of February 8, 2021 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

If you wish to speak to a study issue item, please refer to the notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.

2. [21-0392](#) Proposed Study Issue for 2022: Village Centers Re: Aging in Place

3. [21-0393](#) Proposed Study Issue for 2022: Missing Middle
4. [21-0394](#) Proposed Study Issue for 2022: Safe Parking or Limited Stay Camper Parking

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at planning@sunnyvale.ca.gov. Agendas and associated reports are also available at sunnyvaleca.legistar.com/calendar.aspx 72 hours before the meeting.

Planning a presentation for a Planning Commission meeting? To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5. Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please see the notice at the beginning of this agenda.



City of Sunnyvale

Agenda Item 1

21-0335

Agenda Date: 3/8/2021

SUBJECT

Approve Planning Commission Meeting Minutes of February 8, 2021

RECOMMENDATION

Approve Planning Commission Meeting Minutes of February 8, 2021 as submitted.



City of Sunnyvale

Meeting Minutes - Draft

Planning Commission

Monday, February 8, 2021

6:30 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting: Study Session - 6:30 PM | Public Hearing - 7:00 PM

TELECONFERENCE NOTICE

6:30 PM STUDY SESSION

Call to Order via Teleconference

Roll Call

Study Session

A. [21-0292](#)

Proposed Project: Related applications on a 1.5-acre site:

USE PERMIT to construct two new six-story hotel buildings totaling 274 hotel rooms, underground parking garage and related site improvements. The application requests parking adjustment to reduce the minimum required parking spaces and utilize valet service.

TENTATIVE MAP to allow a lot merger for condominium purposes resulting in two units and one common area lot.

VARIANCE to provide 18.5% parking lot shading where 50% minimum is required.

Location: 247 and 295 Commercial Street (APNs: 205-34-006 and 205-34-013)

File #: 2020-7478

Zoning: M-S (Industrial and Service)

Applicant / Owner: DOA Developments (Applicants) / Jiri & Lay-Ying Stepan Trustee and Huy Tu Trustee Et AL (Property Owners)

Environmental Review: Class 32 Exemption (Infill Development)

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Adjourn Study Session

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 8:00 PM.

ROLL CALL

Present: 7 - Chair Daniel Howard
Vice Chair David Simons
Commissioner Sue Harrison
Commissioner John Howe
Commissioner Ken Olevson
Commissioner Ken Rheaume
Commissioner Carol Weiss

ORAL COMMUNICATIONS

CONSENT CALENDAR

MOTION: Commissioner Howe moved and Commissioner Rheaume seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 6 - Chair Howard
Vice Chair Simons
Commissioner Harrison
Commissioner Howe
Commissioner Rheaume
Commissioner Weiss

No: 0

Abstained: 1 - Commissioner Olevson

1. [21-0293](#) Approve Planning Commission Meeting Minutes of January 25, 2021

PUBLIC HEARINGS/GENERAL BUSINESS

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Assistant Director Andrew Miner noted the City Council's Strategic Planning Workshop that took place on January 28, 2021 and the Moffett Park Specific Plan (MPSP) workshop on transportation and infrastructure that was held February 1, 2021 and announced the next MPSP workshop on land use scheduled for March 2,

2021. He added that the City Council Subcommittee on Board and Commission Bylaws Amendments is scheduled to meet on February 11, 2021.

Commissioner Rheaume confirmed with Assistant Director Miner that the trees that are fenced off in Redwood Square are in preparation for the eventual demolition and grading activity that CityLine is expected to begin in a couple of months.

Vice Chair Simons complimented staff on the MPSP workshop and shared his excitement about the policy recommendations associated with the update effort.

Commissioner Harrison praised staff on the professionalism of the MPSP workshop.

ADJOURNMENT

Chair Howard adjourned the meeting at 8:10 PM.



City of Sunnyvale

Agenda Item 2

21-0392

Agenda Date: 3/8/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Study Issue for 2022: Village Centers Re: Aging in Place

ATTACHMENTS

1. Proposed Study Issue for 2022: Village Centers Re: Aging in Place



Sunnyvale

Study Issue Form

The Study Issues process is designed to assist City Council with setting priorities for the coming calendar year. Board and commission members have two roles in this process:

1. To advise Council regarding the identification of policy issues to study, within their relevant area of authority;
2. To advise Council on those issues Council has decided to study.

The study issues process should focus on considering a new or revised ordinance, new or expanded service delivery program, changes to existing Council Policy, or amendments to the General Plan. The Study Issues Form is designed to focus board and commissioner members' ideas on potential policy study issues, and provide the opportunity for staff feedback and guidance in a transparent process.

Board or commissioners may only fill out a form for study issue ideas within their purview.

Place cursor in gray field box and press F1 for instructions.

Date Submitted to Staff Liaison: 2/6/2021

Board/ Commission: Planning Commission

Workplan Year: 2022

Submitted by: Commissioner Weiss

Study Issue Working Title: Village Centers re: Aging in Place

1. What are the key elements of the issue? What precipitated this study?
As long range planning for Village Centers is underway, consideration should be given to making these Centers inter-generational, with special consideration for inclusion of age friendly units. Because Village Centers will contain services and be located near public transit, they will serve the needs of elders and reduce isolation. Currently, many seniors remain in family-size housing for lack of alternatives in the area.
2. Staff Summary of Scope and/or Comments: The Village Center density allowances were adopted with the Land Use and Transportation Element (LUTE) in April 2017. Typically incentivizing certain types of housing (i.e. Senior Housing) would be done through the allowance of increased density which would require a General Plan Initiation. At this point, staff is unsure that there is a desire to increase density on the Village Center properties as many of them are adjacent to established single-family neighborhoods. Staff could include consideration of some policies that promote Senior Housing when work commences on the Village Center Development and Design



Memorandum

Standards project if the Commission does not vote to move this concept forward as a Study Issue.



City of Sunnyvale

Agenda Item 3

21-0393

Agenda Date: 3/8/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Study Issue for 2022: Missing Middle

ATTACHMENTS

1. Proposed Study Issue for 2022: Missing Middle



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Study Issue Form

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Date Submitted to Staff Liaison: 2/6/2021

Board/ Commission: Planning Commission

Workplan Year: 2022

Submitted by: Commissioner Weiss

Study Issue Working Title: Missing Middle Study Issue

1. What are the key elements of the issue? What precipitated this study?
Multiple Unit Housing Compatible with Single Family Housing Neighborhoods
Duplexes, Triplexes, 4-Plexes
Rental and For Sale
Multi-generational Housing vs. "Oversize Houses"
2. Staff Summary of Scope and/or Comments: This is a very complex issue currently being considered at the State level through several proposed housing bills which seek to modify single-family zoning. If any of the legislation from the State passes, the City will be required to adhere to new law. If the City were to take on this study, it would be very challenging and complex and would likely require significant environmental review as it has the potential to allow a significant increase in housing units within neighborhoods that may not have the infrastructure/utilities/etc. to accommodate such an increase. Finally, there are some approaches in the City's adopted Housing Strategy that also serve to accommodate the missing middle. These individual



Sunnyvale

Memorandum

strategies have been prioritized by the Council and will be studied when time/finances permit.



City of Sunnyvale

Agenda Item 4

21-0394

Agenda Date: 3/8/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Study Issue for 2022: Safe Parking or Limited Stay Camper Parking

ATTACHMENTS

1. Proposed Study Issue for 2022: Safe Parking or Limited Stay Camper Parking



Study Issue Form

The Study Issues process is designed to assist City Council with setting priorities for the coming calendar year. Board and commission members have two roles in this process:

1. To advise Council regarding the identification of policy issues to study, within their relevant area of authority;
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Board or commissioners may only fill out a form for study issue ideas within their purview.

Place cursor in gray field box and press F1 for instructions.

Date Submitted to Staff Liaison: 1/26/2021

Board/ Commission: Planning Commission

Workplan Year: 2022

Submitted by: Commissioner Harrison

Study Issue Working Title: Safe Parking or Limited Stay Camper Parking

1. What are the key elements of the issue? What precipitated this study?
There is a growing trend of people living in motorized housing of different types. There is no area of Sunnyvale that is officially designated for this type of housing. There is no place that provides the needed space, facilities and rules for this type of housing. This topic needs study to determine if this type of housing can be/should be accommodated, if yes, to what extent, where, with what services, at what cost, what length of stay, etc, etc. The city has lots of high end housing, very limited middle and low cost housing. This grass roots reaction to this situation is likely to grow if it is not studied and addressed for the good of all citizens and workers.
2. Staff Summary of Scope and/or Comments: The study of Safe Parking sites is included in the Housing Strategy and has been ranked as a Tier 3 project by the Council. As no State funding is available for this use, the City would have to use general funds if they were a participant in a safe parking program. The study could be as simple as expanding the existing definition for "Emergency Shelter" to accommodate this use under the existing classification which allows for this use by right in the M-S/POA



Sunnyvale

Memorandum

(Industrial and Service/Place of Assembly) zoning district and with a Use Permit in the M-S (Industrial and Service) zoning district. However, without State funding, it would likely be up to faith-based organizations or non-profits to facilitate such a site.