

this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Momo Ishijima, (408) 730-7532,
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Senior Planner Momo Ishijima presented the staff report with a slide presentation.

Commissioner Howe confirmed with Senior Planner Ishijima that the Resource Alteration Permit approved by the Heritage Preservation Commission (HPC) involved a condition of approval to include a historical plaque for the proposed project. The location and content of the plaque will be determined by the Director of Community Development.

Commissioner Shukla confirmed with Senior Planner Ishijima that the property located at 156 Crescent Avenue is currently unoccupied and will be sold as a condominium unit after it undergoes interior and exterior improvements. Commissioner Shukla and Senior Planner Ishijima also discussed the results of the solar study conducted for the proposed project, and Commissioner Shukla shared concerns regarding the shading that the property located at 156 Crescent Avenue will be subject to. Commissioner Shukla asked whether the results of this study may be included along with the history of the property that will be available for public review.

Chair Pyne cautioned against the use of a QR code on the plaque since it will be routed to a URL that may change over time. He also confirmed with Senior Planner Ishijima that the Planning Commission may approve a motion that will include a condition to revise the invalid link in Recommended Condition of Approval BP-17 found in Attachment 4.

Chair Pyne noted that the GreenPoint Rated Checklist in Attachment 13 states that the proposed project has not yet met the recommended minimum requirements to achieve a Whole Building label. Senior Planner Ishijima advised that he may discuss this matter further with the applicant, and she added that this Checklist will be finalized at a later time.

Chair Pyne opened the Public Hearing.

Samir Sharma, applicant, presented additional information about the proposed project.

Alison Inafuku, Sunnyvale resident, stated that she did not receive a notice for the community outreach meeting that was conducted for the proposed project in

December 2022. She also expressed her concerns about how the proposed project's location on a narrow, congested street will have negative impacts upon parking and street pace for garbage bins. While she praised the proposed project for increasing housing opportunity in the City, she urged the Commissioners to carefully consider the concerns she raised.

Commissioner Howe confirmed with Senior Planner Ishijima that notices for the community outreach meeting held in December 2022 and the Planning Commission meeting of May 22, 2023 were mailed to residents within 1,000 feet of the proposed project. She added that notices for the Heritage Preservation Commission meeting on May 3, 2023 were mailed to residents within 300 feet of the proposed project.

Bao Wen Wang, Sunnyvale resident, stated that the proposed project's increased height will block sunlight and the view from his home.

Lisa Prather, Sunnyvale resident, highlighted the negative effects that the proposed project will have upon existing parking and traffic issues on Crescent Avenue and adjacent streets. She added that this might pose as a safety risk for children who will play on those streets or sidewalks. Lastly, she inquired about whether parking and traffic studies were conducted for the proposed project.

Mr. Sharma presented additional information about the proposed project.

Chair Pyne closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Shukla seconded the motion to approve Alternative 2 – Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and with a modified condition.

The modified condition is stated below:

1.) Note that Recommended Condition of Approval BP-17 should read as follows: "GREEN BUILDING: The plans submitted for building permits shall demonstrate the project achieves a minimum 90 points on the Green Point Rated checklist. Please refer to the following website:

<https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/green-building> [COA] [PLANNING/BUILDING]"

Commissioner Howe stated that the zoning designation for the proposed project site permits the development of the proposed project. He added that the proposed project will provide ownership opportunities and Below Market Rate (BMR) units, and it meets City requirements.

Commissioner Shukla spoke in overall support of the motion, commented that the use of public transportation or bicycles will mitigate traffic and parking issues on streets adjacent to the proposed project site, and commended the proposed project for maintaining consistency with the look and feel of the existing neighborhood.

Commissioner Howard voiced his support of the motion due to the increased housing opportunity and BMR units the proposed project will provide. He also addressed and sympathized with concerns raised by members of the public pertaining to the proposed project.

Chair Pyne confirmed his support of the motion, thanked the applicant for incorporating feedback from the Planning Commission into the proposed project's final design, and noted that the zoning designation of the proposed project site allows for the proposed project to be developed there.

The motion carried by the following vote:

Yes: 4 - Chair Pyne
Commissioner Howard
Commissioner Howe
Commissioner Shukla

No: 0

Absent: 3 - Iglesias
Commissioner Serrone
Commissioner Weiss

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, June 6, 2023.