

- 4 [15-0208](#) Design Guidelines for mixed-use projects, known as the Toolkit for Mixed-use Developments; Find that the project is exempt under CEQA pursuant to Guidelines 15060(3) and 15378(b)(5) (Study Issue)
Project Planner: Andrew Miner, (408) 730-7707, aminer@sunnyvale.ca.gov

Comm. Durham handed out an information only document for this item.

Andrew Miner, Principal Planner, presented the staff report.

Comm. Simons discussed with staff adding a reference section to the Santa Clara Valley Transportation Authority (VTA) pedestrian and bicycle design guidelines.

Comm. Klein discussed with staff the reasoning behind the recommendation to have up to 15 percent of the building facade stepped back beyond the setback, and discussed having a loading zone for residential. Comm. Klein suggested having varied building heights when the length of the side of a building exceeds a certain limit, and discussed with Mr. Miner strengthening the language that recommends constructing electric charging stations.

Comm. Harrison and Mr. Miner discussed the inclusion of pocket parks in the toolkit, and clarified with staff the parking requirement.

Vice Chair Olevson confirmed with Mr. Miner that the staff report is not intending to use the Sierra Club's guidelines as City policy. Mr. Miner added that City staff wrote the guidelines and the Sierra Club's guidelines are for reference only.

Comm. Rheume suggested articulating further in the guidelines directions about obtaining an organic look by recommending using different window types, colors, styles and sizes, and different rooflines.

Comm. Durham discussed the handout he provided and suggested including in the guidelines regarding separation of uses and staggered delivery times to be off commute hours and limiting the size of vehicles. He also suggested adding language to ensure bicycle parking is installed correctly and in thoughtful locations. Mr. Miner added that these issues are part of Citywide policy.

Comm. Klein discussed with Mr. Miner specifically noting an option for vertical bike racks along the walls in the guidelines.

Trudi Ryan, Planning Officer, suggested including under the resources section a list of additional resources such as the VTA guidelines and Citywide guidelines that

discuss some of the features commented on by the Commissioners.

Chair Melton opened the public hearing and upon seeing no speakers for this item, closed the public hearing.

Comm. Klein moved Alternatives:

- 1) Find that the project is exempt from CEQA pursuant to CEQA Guidelines 15060(3) and 15378(b)(5); and
- 2) Approve the Toolkit for Mixed-use Developments (Attachment 2) for mixed-use projects in all zoning districts with recommendations discussed.

Comm. Simons seconded.

Comm. Klein thanked Mr. Miner for his hard work writing the toolkit, and said he knows the need and desire for mixed use is a high goal for the City moving forward, and for most cities it is a placard placed upon all developments as something to strive for. He said the toolkit puts some of the guidelines in place that help developers understand the give and take and what they should be looking for when designing projects, and that too often they are told to go build projects and can potentially come up with a plan that is unusable and does not take into consideration all of the requirements of mixed use projects. He said what staff has done is try to put the guidelines in place to define the things that should be considered and the trade-offs that need to be made. He added that he thinks this is a good step forward for future, well designed mixed use projects, and makes it easier for staff to work with developers and easier for the Planning Commission and City Council to give feedback when looking at projects.

Comm. Simons verified with Mr. Miner that the motion includes the Commissioners' comments, and said adding in extra references for different specific guidelines will make it more of a one-stop product for mixed use for business and developers, and he sees it as a beginning in helping Sunnyvale continue to develop more intelligently with more integrated projects in the future.

Chair Melton said he will be supporting the motion, and appreciates staff for a job well done on this document, which will be a tremendous value to the City, applicants, staff, the Zoning Administrator, Planning Commission and City Council.

MOTION: Comm. Klein moved Alternatives:

- 1) Find that the project is exempt from CEQA pursuant to CEQA Guidelines 15060(3) and 15378(b)(5); and
- 2) Approve the Toolkit for Mixed-use Developments (Attachment 2) for mixed-use

projects in all zoning districts with the following recommendations:

- a) Add a reference section to VTA pedestrian and bicycle design guidelines;
- b) Clarify guidelines relating to building heights for longer buildings, amount of building facade setback, loading areas and pocket park reference.

Comm. Simons seconded. The motion carried by the following vote:

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

No: 0

5 [15-0331](#) **Standing Item:** Potential Study Issues for 2016

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Ms. Ryan discussed Planning related City Council items, and announced the proposal for creation of a Community Advisory Committee for the update to the Precise Plan for El Camino Real and that staff will be looking for representatives from the various Commissions to serve on that Committee. Ms. Ryan also noted that staff has received an appeal of the recently heard Design Review on Lois Avenue.

INFORMATION ONLY ITEMS

None.

ADJOURNMENT

With no further business Chair Melton adjourned the Planning Commission meeting at 11:51 p.m.