



City of Sunnyvale

Meeting Minutes City Council

Tuesday, May 12, 2015

4:30 PM

Council Chambers, City Hall, 456 W. Olive
Ave., Sunnyvale, CA 94086

**Special Meeting: Joint Study Session with Planning Commission-4:30 PM | Study
Session-5:30 PM | Regular Meeting-7 PM**

7 P.M. COUNCIL MEETING

CALL TO ORDER

Mayor Griffith called the meeting to order in Council Chambers.

SALUTE TO THE FLAG

Mayor Griffith led the salute to the flag.

ROLL CALL

Present: 7 - Mayor Jim Griffith
Vice Mayor Tara Martin-Milius
Councilmember David Whittum
Councilmember Pat Meyering
Councilmember Jim Davis
Councilmember Glenn Hendricks
Councilmember Gustav Larsson

PUBLIC ANNOUNCEMENTS

Michael Goldman announced a signature event of the Sunnyvale Public Lands for Public Use initiative and presented a PowerPoint presentation.

Richard Kolber announced an upcoming Energize Sunnyvale event.

Vice Mayor Martin-Milius announced upcoming public input meetings regarding the Stevens Creek Trail.

Mayor Griffith announced the upcoming Hands on the Arts event.

- 2 [15-0379](#) File #: 2014-7624
Location: 1026 Lois Avenue (APN: 198-34-011)
Zoning: R-0
Proposed Project:
Appeal by a neighbor of a Planning Commission Decision approving a DESIGN REVIEW to allow construction of a new two-story home with a total floor area of 2,993 square feet (2,566 square feet living area and a 427-square foot garage) resulting in 49.8 percent floor area ratio (FAR).
Applicant / Owner: BO Design (applicant) / Haiyan Gong (owner)
Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Planning Officer Trudi Ryan presented the staff report.

Public Hearing opened at 7:37 p.m.

Jeanne Waldman, Appellant, spoke in support of a clear guideline for FAR of 45%, and expressed concerns regarding privacy and the single story overlay.

Frank Haiyan Gong, Applicant, provided information regarding the project and a PowerPoint presentation. Hamed Balazadeh, Founder and Lead Architect, BoDesign, provided additional information.

Tricia Lin spoke in support of the proposed project.

Rav Shen spoke in support of the proposed project.

Cai Ping Tang expressed concerns regarding privacy from the house next door to her, but spoke in support of the project.

Iztok Marjanovic spoke in opposition to the project, citing privacy concerns and inconsistency with the character of the neighborhood. Marjanovic also spoke in favor of clarifying the process relating to FAR guidelines.

Ms. Chin expressed privacy concerns regarding the height, kitchen and backyard windows, and the size of the house not fitting in with the traditional look and feel of the neighborhood.

Lorraine Nishikawa spoke in support of protecting the neighborhood and requested

denial of the application.

Robert Nuttall spoke in support of maintaining the character of the neighborhood and retaining the mature trees.

Annie Shian spoke in opposition to the proposed plan citing the FAR, oversized structure and neighborhood compatibility, and requested adherence with the City's guidelines.

Mary Perkins spoke in opposition to the project and requested rejection of the proposal.

Aava Mokhber spoke in opposition to the proposed project, citing the floor height, the overall height, the FAR of 45% of the property, proposed placement of two air conditioning units outside her bedroom windows, and requested denial of the project.

James Smith expressed concerns regarding the precedent being set by a person building this type of house in the neighborhood.

Sheila Smith spoke in opposition to the proposed project.

Ganesan Venkataraman spoke in opposition to the proposed design, citing the oversized structure and removal of the mature trees, FAR, and privacy.

Mark Pool spoke in opposition to the proposed design and recommended adherence to standards to respect the special qualities of the Cherry Chase neighborhood.

Becky Jevons spoke in support of the appeal, citing concerns about privacy and quality of life.

David Klebanov spoke in support of maintaining the character of the neighborhood and requested rejecting the project.

Frank Haiyan Gong, Applicant, provided additional information regarding the reduction of the second floor FAR to make it look smaller, and responded to questions.

Jean Waldman, Appellant, provided closing remarks relating to the view of the neighbors, the FAR, and requested emphasis on respect of the neighbors.

Public Hearing closed at 9:38 p.m.

MOTION: Councilmember Whittum moved and Councilmember Meyering seconded the motion to grant the appeal. The motion failed by the following vote:

Yes: 3 - Councilmember Whittum
Councilmember Meyering
Councilmember Davis

No: 4 - Mayor Griffith
Vice Mayor Martin-Milius
Councilmember Hendricks
Councilmember Larsson

MOTION: Councilmember Hendricks moved and Councilmember Whittum seconded the motion to refer the item back to the Planning Commission with a list of issues to look at and address: clarity around PS2, the kitchen window on the first floor and how that relates to site lines and whether or not lattice or a fence might be appropriate, location of the air conditioners, looking at 9 foot height of the first floor and 8 foot for the second floor, and what can be done to reduce the second floor roof that is above the stairwell.

FRIENDLY AMENDMENT: Councilmember Whittum offered a friendly amendment to remove the item shown on A-3.

Councilmember Hendricks declined to accept the friendly amendment.

AMENDMENT: Councilmember Meyering moved to amend the motion to include criteria that any revised project not exceed 45% FAR.

The motion to amend died due to lack of a second.

The main motion carried by the following vote:

Yes: 5 - Mayor Griffith
Vice Mayor Martin-Milius
Councilmember Whittum
Councilmember Hendricks
Councilmember Larsson

No: 2 - Councilmember Meyering
Councilmember Davis

Council recessed at 10:19 p.m.

Council reconvened at 10:31 p.m. with all Councilmembers present.