

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

No: 0

Absent: 1 - Commissioner Rheaume

- 1.C** [16-0315](#) RECOMMEND CONTINUANCE TO APRIL 25, 2016
File #: 2015-7756
Location: 803 W El Camino Real (APN: 165-01-029, 042, and 043)
Zoning: C-2 / ECR (Highway Business / El Camino Real Precise Plan)
Proposed Project: Related applications on a 2.59-acre site: SPECIAL DEVELOPMENT PERMIT for a mixed use development on a 2.97 acre site with 49 residential units (40 apartments + 8 attached single family homes + 1 detached single family home), approximately 5,662 square feet of commercial space, and expansion of the adjacent Grand Hotel (51 rooms)
VESTING TENTATIVE MAP to subdivide the 3 existing lots into 11 separate lots. A condominium map is requested for lot #11.
Applicant / Owner: De Anza Properties (applicant) / Pastoria El Camino Partnership (owner)
Environmental Review: Mitigated Negative Declaration
Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Recommend continuance to April 25, 2016.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [16-0105](#) Recommend that City Council Introduce an Ordinance to Amend Title 19 (Zoning) of the Sunnyvale Municipal Code (SMC) and Update the Water-Efficient Landscaping Regulations per California Governor's Executive Order B-29-15 and make a Finding that the Project is Exempt from the Requirements of the California Environmental Quality Act

(CEQA) Pursuant to CEQA Guidelines Sections 15307 and 15308
(Planning File: 2016-7032)

Associate Planner Rosemarie Zulueta presented the staff report and responded to Commissioner questions. Planning Officer Miner provided additional information.

Commissioner Klein requested an example of a single family residential project in which a use permit would be required.

Commissioner Klein referred to the draft ordinance and inquired as to how staff sees the use of recycled water in the water allocation on a project as it relates to special landscape areas (SLA).

Commissioner Klein inquired about the water cost difference between standard potable water and recycled water in the City.

Commissioner Simons inquired if there are any other major water uses that could be improved upon at this time, outside of the proposed ordinance and commented regarding potential water conservation requirements upon the sale of a home.

Commissioner Olevson inquired if the proposed ordinance is more stringent than required and inquired as to the baseline for the statement regarding the 30-40% reduction.

Commissioner Olevson inquired if staff has evaluated the cost impact to commercial and residential projects subject to the proposed ordinance.

Commissioner Olevson inquired about the action going to Council in May.

Commissioner Olevson referred to an exhibit in the presentation and inquired if the ordinance is going to potentially eliminate residential swimming pools in the future.

Commissioner Olevson inquired if trees are considered to be a high or low water usage and inquired as to the process should an applicant be found to be non-compliant.

Commissioner Weiss inquired about enforcement or penalties.

Commissioner Weiss expressed concern regarding the impact on staff and inquired as to the fiscal impact of adoption of the ordinance.

Commissioner Weiss stated compliance with the ordinance could be daunting for a homeowner.

Vice Chair Harrison inquired if there is someone is checking the landscape plan to confirm that it is what was proposed.

Chair Melton opened the Public Hearing.

No speakers.

Chair Melton closed the Public Hearing.

MOTION: Commissioner Klein moved and Commissioner Olevson seconded the motion to approve Alternatives 1 and 2: 1) Recommend that City Council introduce an ordinance to amend Sunnyvale Municipal Code Chapter 19.37 (Landscaping and Usable Open Space) per the State of California Governor's Executive Order B 29 15, as set forth in Attachment 1 of the report and 2) Recommend that City Council find that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15307 and 15308.

Commissioners Klein and Olevson spoke in support of the motion.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Rheume

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Klein suggested a study issue to look at utilizing recycled water in the are adjacent to Wolfe Road as the purple pipe is being installed over the next 6 months to one year. Commissioner Klein stated that from a timing standpoint a study issue may not make sense, but stated as purple pipe continues to be installed, the City may be short-sighted in how to encourage the usage immediately within the neighborhoods. Commissioner Klein further clarified the potential study issue would include how to encourage the use and expansion of purple pipe within the City and the timeframe to do that.