



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, June 27, 2016

8:00 PM

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

STUDY SESSION CANCELLED

8 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Melton called the meeting to order in the Council Chambers.

SALUTE TO THE FLAG

Chair Melton led the salute to the flag.

ROLL CALL

Present: 7 - Chair Russell Melton
Vice Chair Sue Harrison
Commissioner Ken Olevson
Commissioner Larry Klein
Commissioner Ken Rheaume
Commissioner David Simons
Commissioner Carol Weiss

SPECIAL PRESENTATION

Planning Commissioner Recognition of Service

Mayor Glenn Hendricks noted that Chair Melton and Commissioner Klein have completed terms of service on, and were both reappointed to, the Planning Commission. Mayor Hendricks presented certificates of appreciation to Chair Melton and Commissioner Klein for their service and thanked all the Commissioners for the time and energy put forth while serving on the Planning Commission.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

Planning Officer Miner noted that item 1.C includes a staff recommendation for continuance of the item to a date certain of July 11, 2016.

MOTION: Commissioner Klein moved and Vice Chair Harrison seconded the motion to approve the Consent Calendar with item 1.C continued to July 11, 2016.

The motion carried by the following vote:

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

No: 0

1.A [16-0651](#) Approve Planning Commission Meeting Minutes of June 13, 2016

1.B [16-0674](#) **RECOMMEND CONTINUANCE TO AUGUST 22, 2016**
File #: 2015-7382
Location: 250 E. Java Drive (APN: 110-33-030)
Zoning: Moffett Park Specific Plan Transit Oriented Development (MP-TOD)
Proposed Project:
 SPECIAL DEVELOPMENT PERMIT: to redevelop a site for a new 5-story hotel with 180 guest rooms and 6,893 square foot of ground floor retail.
Applicant / Owner: Peninsular Investments / Peninsular Investments, Inc.
Environmental Review: Mitigated Negative Declaration
Project Planner: Margaret Netto, Project Planner, (408) 730-7628, mnetto@sunnyvale.ca.gov
NOTE: *The applicant has requested a continuance to an August 2016 date.*

1.C [16-0672](#) Requested continuance to a date certain regarding a recommendation to the City Council to adopt an Ordinance to Amend Chapter 19.56 (Alternative Energy Systems) of the Sunnyvale Municipal Code related to the Solar Access Requirements Study Issue (2016-7279).

PUBLIC HEARINGS/GENERAL BUSINESS

2 [16-0656](#) **File #:** 2012-8003
Location: Lawrence Station Area

Applicant: City of Sunnyvale

Proposed Project:

OVERVIEW AND PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT AND DRAFT LAWRENCE STATION AREA PLAN

Project Planner: Andrew Miner, (408) 730-7707, aminers@sunnyvale.ca.gov

Planning Officer Andrew Miner stated that the purpose of this public hearing is to provide an opportunity for the public to give comments on the adequacy of the Draft Environmental Impact Report (DEIR) for the Lawrence Station Area Plan (LSAP) and the Draft LSAP and not to consider the project so no action is required of the Planning Commission.

Pat Angell, with Michael Baker International, provided an overview of the DEIR.

Planning Officer Miner discussed the incentives that would allow property owners to redevelop their properties to the maximum density within the plan area.

Chair Melton opened the Public Hearing.

Maria Hamilton said the City needs to evaluate resource allocation, such as for water, to support the demands of this and future plans.

Don Tran, speaking on behalf of the Silicon Valley Leadership Group (SVLG), said the group encourages increasing the minimum residential housing density to 40 dwelling units per acre for all areas within a half mile of the station and added that the ideal amount would be 50. He said the group encourages a balanced percentage of Below Market Rate (BMR) units, and that the plan includes an estimated 420 square feet for each employee but that the industry average is 200 square feet, which is a discrepancy that could lead to a jobs-to-housing imbalance.

Rick Rodgers, Sunnyvale resident, referred to the increase in development near Wolfe/Evelyn and Wolfe/Central and asked how the City expects to accommodate the increase in traffic that these projects will bring.

Jack Miller, Sunnyvale resident, said he prefers all businesses and mixed use developments be constructed north of the Caltrain station and that south of the train tracks the City should preserve existing neighborhoods with residential homes only. He said a City park is needed in the area south of the tracks and that speed humps are needed to reduce drag racing on Aster Avenue.

Ray Crump, Sunnyvale resident, said multiple intersections on Lawrence are

operating at the LOS F rating and cannot accommodate large nearby developments, and noted that on page 3.4-12 the document discusses a westbound left turn from Reed onto northbound Lawrence, which is actually eastbound. He suggested asking developers for community benefits to accelerate needed improvements to accommodate plans.

Craig Lee, Sunnyvale resident, said 70 percent of the Lawrence Station Area is already developed and discussed his concern with the increased traffic new development would bring.

Adina Levin, with Friends of CalTrain, said the group supports the concept of flexible mixed use development near the transit station, and that the numbers of the Transportation Demand Management plan seem inconsistent, particularly the 20-to-35 percent car trip reduction and auto mode share reduction from 95 to 90 percent. She noted the EIR states internal trips are less than two miles, but bike mode share is less than two percent and that if internal trips are less than two miles it is a good opportunity to use bikes. She said the Alternatives in the DEIR regarding housing are discussed as something having a negative impact on housing which is difficult to understand, and added that she echoes what Mr. Tran said about the potential jobs-housing imbalance and supports the increase in affordable housing.

Stan Messmer, Santa Clara resident, said it is not safe to walk down Aster Avenue, that many developments in the area were built not too long ago, and that residents do not need another large development in the area. He asked where the water will come from to support new developments, discussed his concern with the increased traffic and said residents of new developments will not take CalTrain.

Chair Melton closed the Public Hearing.

Planning Officer Miner noted that submitting comments in writing is the best mode for receiving responses in the Final EIR, and that the LSAP will be considered by the Planning Commission in September and the City Council in October.

Commissioner Klein confirmed with Planning Officer Miner that the deadline to submit written comments is Tuesday, July 5.

Commissioner Weiss said she would like to see examples of where flexible mixed use developments have been used successfully, especially if there is an economic downturn that could have a severe impact. She noted that the LSAP conceptualizes the Corn Palace area as a park on one page and as low and low-medium density

residential on another and she requested clarification on what is proposed for that area. She said the document should expand the discussion of increased housing for seniors in Sunnyvale which could see a housing shift if seniors in single family homes moved and transportation was provided by an organization like Outreach as seniors are not likely to use bicycles. She said Alternatives 2 and 3 did not seem different with regard to negative impacts and she would like more information on why staff prefers Alternative 3.

Chair Melton said he has no comments on the DEIR, but with regard to the draft LSAP he asked what the boundary area of the adopted plan will be, particularly on the southwest corner where the radius appears to bisect several parcels. He said he is pleased to see the priority list of incentives and would like to see it given a stress test that looks at such questions as whether a developer would find it economically compelling to provide an access road for a potential density bonus of ten units per acre. He said he would also like to see a stress test of all potential development bonuses for affordable housing, through the state and other programs, added together and what they might equal for development in this area.

Commissioner Simons said he would like to make sure the document states it is in accordance with VTA bicycle and pedestrian design guidelines. He said senior housing near transportation has been examined in the past and that if it will be investigated again it should be noted that a lot of seniors moving from single family homes in the southern part of Sunnyvale will not be selling their homes and renting, rather, they will be buying, and those ownership opportunities may not be available to them. He said regarding the comments from the SVLG representative about the amount of square footage required per employee, he would like to know what impact those numbers would have on the different alternatives that include office.

Planning Officer Miner noted that the plan only applies on the south side of the train tracks to the Peninsular building and the corner of Reed, Lawrence and Willow, that the rest is already developed and there are no development opportunities for those areas.

Chair Melton closed this agenda item.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Chair Melton suggested a study issue to allow smaller accessory living units on smaller sized lots.

Planning Officer Miner said it is an action item for implementing the Housing Element.

NON-AGENDA ITEMS AND COMMENTS**-Commissioner Comments**

None.

-Staff Comments

Planning Officer Miner discussed upcoming and recently heard Planning-related City Council items, and noted that there are many projects moving forward and in an effort to balance the agendas in relation to City Council, he asked if the Planning Commissioners would be amenable to starting meetings earlier, which would require a change of Council Policy, or to adding special meetings.

Vice Chair Harrison said she is in favor of starting meetings earlier and having special meetings.

Commissioner Klein said he is interested in special meetings starting at 7:00 p.m., and that getting staff reports out sooner would be beneficial.

Planning Officer Miner said adding special meetings would make it least likely for reports to be released sooner and his goal is to start the meetings an hour earlier.

Commissioner Olevson said starting the study sessions at 6:00 p.m. and public hearings at 7:00 p.m. would be beneficial so meetings do not go beyond midnight, and he emphasized getting reports out sooner to the Commissioners. He said if materials from the builder are received four weeks before a meeting, the materials can be given to the Commission earlier. He said much of what is asked at the meetings is clarification on the staff report and that if those questions are answered before the meeting then additional Conditions of Approval would not be asked for and the meeting would go faster. He said special meetings should be scheduled only as necessary.

Commissioner Rheume said he prefers starting at 7:00 p.m. as 6:00 p.m. will not work for him. He said he questions the need for study sessions and said some of the material covered at study sessions could be read online.

Commissioner Simons said he supports moving the meeting up an hour but is opposed to doing so and still having extremely long meetings. He said five or six hour meetings result in the loss of members of the public who want to speak about items and big projects getting little consideration at the end of the night. He said the largest projects could be heard during special meetings, if necessary.

Chair Melton said he is okay with an earlier start time and discussed with Senior Assistant City Attorney Rebecca Moon the original rationale behind the 8:00 p.m. start time. Senior Assistant City Attorney Moon said if the Planning Commission is interested in taking this item to the City Council to amend the policy it should be put on the agenda for a vote to make the recommendation to City Council. Chair Melton requested it be put on the agenda for the meeting of July 11, 2016.

Planning Officer Miner said he will keep the Commission informed on items coming down the pipeline.

Chair Melton said he is looking for maximum community participation and benefit which happens when Commissioners have clear minds and it is not too late. He said having three consecutive meetings at the end of the year may benefit the community.

Planning Officer Miner said the Peery Park Specific Plan items are projected to come at the end of the year.

Chair Melton suggested talking to the City Council about an applicant rescheduling fee.

Senior Assistant City Attorney Moon announced that there are two upcoming meetings related to the Town Center project.

Commissioner Rheaume said maybe some projects can wait for consideration until the beginning of year, and that other options to consider are a guideline for when to start and end meetings or limiting meetings to four items.

Planning Officer Miner said the recognition of service event will be held in the West Conference Room after adjournment.

ADJOURNMENT

Chair Melton adjourned the meeting at 9:15 p.m.