



# City of Sunnyvale

## Meeting Minutes - Draft City Council

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Tuesday, April 18, 2017

5:45 PM

West Conference Room and Council  
Chambers, City Hall, 456 W. Olive Ave.,  
Sunnyvale, CA 94086

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**Special Meetings: Closed Session - 5:45 PM | Public Hearings - 7 PM**

### **5:45 P.M. SPECIAL COUNCIL MEETING (Closed Session)**

Mayor Hendricks announced the items for Closed Session and invited any members of the public to provide public comments before convening to Closed Session.

#### **1 Call to Order in the West Conference Room**

Mayor Hendricks called the meeting to order at 5:46 p.m.

#### **2 Roll Call**

**Present:** 6 - Mayor Glenn Hendricks  
Vice Mayor Gustav Larsson  
Councilmember Jim Griffith  
Councilmember Larry Klein  
Councilmember Russ Melton  
Councilmember Michael S. Goldman  
**Absent:** 1 - Councilmember Nancy Smith

Councilmember Smith's absence was excused.

Vice Mayor Larsson participated in the meeting from Staybridge Suites Alpharetta North Point, Room 144, 3980 North Point Parkway, Alpharetta, Georgia, 30005.

#### **3 Public Comment**

No speakers.

#### **4 Convene to Closed Session**

[17-0449](#)

Closed Session held pursuant to California Government Code  
Section 54957.6: CONFERENCE WITH LABOR

**NEGOTIATORS**

Agency designated representatives: Deanna J. Santana, City Manager; Teri Silva, Director of Human Resources  
Employee organization: Sunnyvale Employee Association (SEA)

[17-0460](#)

Closed Session held pursuant to California Government Code Section 54956.9: CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION  
(Initiation of litigation pursuant to Government Code Sections 54956.9(c),(d)(4): One case)

**5 Adjourn Special Meeting**

Mayor Hendricks adjourned the meeting at 7:04 p.m.

**7 P.M. COUNCIL MEETING****CALL TO ORDER**

Mayor Hendricks called the meeting to order.

**SALUTE TO THE FLAG**

Mayor Hendricks led the salute to the flag.

**ROLL CALL**

**Present:** 6 - Mayor Glenn Hendricks  
Vice Mayor Gustav Larsson  
Councilmember Jim Griffith  
Councilmember Larry Klein  
Councilmember Russ Melton  
Councilmember Michael S. Goldman  
**Absent:** 1 - Councilmember Nancy Smith

Mayor Hendricks stated Councilmember Smith's absence is excused.

Vice Mayor Larsson participated in the meeting via teleconference from Staybridge Suites Alpharetta North Point, Room 144, 3980 North Point Parkway, Alpharetta, Georgia, 30005.

**CLOSED SESSION REPORT**

Council met in Closed Session pursuant to California Government Code Section 54957.6: Conference with Labor Negotiators; Agency designated representatives: Deanna J. Santana, City Manager; Teri Silva, Director of Human Resources; Employee organization: Sunnyvale Employee Association (SEA).

Council met in Closed Session pursuant to pursuant to California Government Code Section 54956.9: Conference with Legal Counsel – Anticipated Litigation (Initiation of litigation pursuant to Government Code Sections 54956.9(c),(d)(4): One case).

Mayor Hendricks reported Council met in Closed Session and authorized the City Attorney to file a request for the Public Employment Relations Board to seek injunctive relief on behalf of the City of Sunnyvale to prevent positions essential to public health and safety from participating in a strike or similar labor action. Mayor Hendricks reported the following vote:

**Yes:** 6 - Mayor Hendricks  
Vice Mayor Larsson  
Councilmember Griffith  
Councilmember Klein  
Councilmember Melton  
Councilmember Goldman

**No:** 0

**Absent:** 1 - Councilmember Smith

### **PUBLIC HEARINGS/GENERAL BUSINESS**

- 1      [17-0454](#)      (Continued from April 11, 2017 to April 18, 2017, formerly RTC 17-0336)  
Proposed Project: Related General Plan Amendment and Rezoning applications:  
GENERAL PLAN AMENDMENT: Proposed land use designation change from Industrial to: Residential Low-Medium Density (7-14 du/ac), Medium Density (14-27 du/ac), or High Density (27-45 du/ac); or Commercial Neighborhood Shopping for 210 W. Ahwanee Avenue, a 0.41-acre site; 214 W. Ahwanee Avenue, a 0.31-acre site; and 220 W. Ahwanee Avenue, a 1.18-acre site.  
REZONE: Introduction of an Ordinance to rezone 210 W. Ahwanee Avenue, a 0.41-acre site; 214 W. Ahwanee Avenue, a 0.31-acre site; and 220 W. Ahwanee Avenue, a 1.18-acre site from Industrial and Service with a Planned Development

combining district (M-S/PD) to Low-Medium (R-2/PD), Medium (R-3/PD), or High (R-4/PD) Density Residential with a Planned Development combining district; or Industrial and Service with a Planned Development combining district (M-S/PD) to Neighborhood Business with a Planned Development combining district (C-1/PD).

File #: 2016-7082

Location: 210, 214, and 220 W. Ahwanee Avenue (APNs: 204-03-003, 204-03-002, and 204-03-043).

Current Zoning: M-S/PD

Applicant / Owner: M Designs Architects/Tapti LLC - Kishore Polakala (210 W. Ahwanee Avenue), City of Sunnyvale/Multiple property owners (214 and 220 W. Ahwanee Avenue)

Environmental Review: Mitigated Negative Declaration

Associate Planner George Schroeder provided the staff report and a PowerPoint presentation. Planning Officer Andy Miner provided additional information.

Public Hearing opened at 7:38 p.m.

Applicant Kishore Polakala provided information regarding the proposed project. Architect Chip Jessup, M Designs Architects, provided additional information.

Joyce Hao, on behalf of neighbors on Hemlock Avenue, stated more guidelines are needed for compatibility with the neighborhood and stated that a four-story building would stick out like the storage unit does and have potential impacts on privacy and property values.

No speakers at the teleconference location.

Applicant Polakala provided closing comments and stated his willingness to work with staff to address the concerns of the neighbors. Architect Chip Jessup, M Designs Architects, provided additional information.

Public Hearing closed at 7:50 p.m.

MOTION: Councilmember Klein moved and Councilmember Melton seconded the motion to approve Alternatives 1, 2 and 3: 1) Make the findings required by CEQA (in Attachment 3 of the report) and adopt the Mitigated Negative Declaration; 2) Adopt a resolution amending the General Plan land use designation from Industrial to Residential High Density for 210, 214, and 220 W. Ahwanee Avenue; and 3)

Make the finding that the zoning amendment (rezoning) is deemed to be in the public interest in (Attachment 3 in the report) and introduce an ordinance to rezone 210, 214, and 220 W. Ahwanee Avenue from M-S/PD to R-4/PD.

City Clerk Kathleen Franco Simmons read the ordinance title.

The motion carried by the following random roll call vote:

**Yes:** 6 - Mayor Hendricks  
Vice Mayor Larsson  
Councilmember Griffith  
Councilmember Klein  
Councilmember Melton  
Councilmember Goldman

**No:** 0

**Absent:** 1 - Councilmember Smith

- 2      [17-0455](#)      (Continued from April 11, 2017 to April 18, 2017, formerly RTC 17-0337)  
Proposed Project: PEERY PARK PLAN REVIEW PERMIT to allow a 150,651 square foot four-story office/R&D building and a detached six-level with partial underground parking structure, resulting in 100% FAR, in the Peery Park Specific Plan area. The project includes a 2,500 square foot retail space on the ground floor.  
File #: 2015-8110  
Location: 675 Almanor Ave. (APNs: 165-44-006 165-44-012)  
Applicant / Owner: Chang Architecture/Almanor Ventures LLC  
Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094(c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.

Planning Officer Andy Miner provided the staff report and a PowerPoint presentation. Director of Community Development Trudi Ryan, City Manager Deanna Santana and City Attorney John Nagel provided additional information.

Applicant Derrick Larson, Dollinger Properties, provided information and a PowerPoint presentation regarding the proposed project. Cliff Chang, Chang Architecture, provided additional information.

Public Hearing opened at 8:46 p.m.

No speakers.

No speakers at the teleconference location.

Public Hearing closed at 8:46 p.m.

MOTION: Councilmember Klein moved and Mayor Hendricks seconded the motion to approve Alternative 2: Make the required Findings to approve the California Environmental Quality Act determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 4 to the report; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the report, adopt the Findings for the Peery Park Plan Review Permit, Sense of Place fee and Water Infrastructure fee in Attachment 4 to the report, including the deviation for parking and adopt the recommended Conditions of Approval set forth in Attachment 5 to the report, as modified by the Planning Commission, with additional Conditions of Approval: For BP-27, add the wording “to consider all sides of the parking garage for artwork” and an additional BP to have staff review the parking garage design for all four sides to make sure that it is meeting the parking structure design guidelines, and a new condition of approval to require solar panels to be installed or similar energy production to be installed some number of years after the first tenant takes occupancy, to be negotiated by and reviewed by the Director of Community Development.

Director of Community Development Ryan suggested language for the modification regarding solar: “Require solar panels or other alternative energy production technique to be installed on the site within five years after occupancy approval subject to Director of Community Development review and approval.”

The maker and seconder of the motion accepted the suggested language.

The motion failed by the following random roll call vote:

**Yes:** 2 - Councilmember Klein  
Councilmember Goldman

**No:** 4 - Mayor Hendricks  
Vice Mayor Larsson  
Councilmember Griffith  
Councilmember Melton

**Absent:** 1 - Councilmember Smith

MOTION: Councilmember Griffith moved and Councilmember Melton seconded the

motion to approve Alternative 2: Make the required Findings to approve the California Environmental Quality Act determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 4 to the report; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the report, adopt the Findings for the Peery Park Plan Review Permit, Sense of Place fee and Water Infrastructure fee in Attachment 4 to the report, including the deviation for parking and adopt the recommended Conditions of Approval set forth in Attachment 5 to the report, as modified by the Planning Commission; with additional Conditions of Approval: For BP-27, add the wording "to consider all sides of the parking garage for artwork" and an additional BP to have staff review the parking garage design for all four sides to make sure that it is meeting the parking structure design guidelines.

The motion carried by the following random roll call vote:

**Yes:** 5 - Mayor Hendricks  
Vice Mayor Larsson  
Councilmember Griffith  
Councilmember Klein  
Councilmember Melton

**No:** 1 - Councilmember Goldman

**Absent:** 1 - Councilmember Smith

- 3      [17-0415](#)      Accept Report on Sunnyvale Golf and Tennis Operations and Approve Budget Modification No. 42 in the Amount of \$300,000 for a Total FY 2016/17 General Fund Subsidy of \$850,000

Director of Public Works Manuel Pineda provided the staff report and a PowerPoint presentation. Superintendent of Parks and Golf Jim Stark and City Manager Santana provided additional information.

Public Hearing opened at 9:33 p.m.

No speakers.

No speakers at the teleconference location.

Public Hearing closed at 9:33 p.m.

MOTION: Councilmember Melton moved and Councilmember Klein seconded the motion to approve Alternative 1: Accept report on Sunnyvale Golf Operations and Approve Budget Modification No. 42 in the amount of \$300,000 for a total FY 2016/17 subsidy of \$850,000.

The motion carried by the following random roll call vote:

**Yes:** 6 - Mayor Hendricks  
Vice Mayor Larsson  
Councilmember Griffith  
Councilmember Klein  
Councilmember Melton  
Councilmember Goldman

**No:** 0

**Absent:** 1 - Councilmember Smith

**ADJOURNMENT**

Mayor Hendricks adjourned the meeting at 9:39 p.m.