



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, May 8, 2017

6:30 PM

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

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing 7 PM

6:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [17-0513](#)

File #: 2016-7830

Location: 1190 Borregas Avenue (APN:110-34-007)

Applicant / Owner: Arc Tec, Inc. (applicant) / Moffett Park Drive
Owner, LLC (owner)

Proposed Project:

Major Moffett Park Special Development Permit: to allow a new 65,240 sq. ft. 3-story office building with a new parking lot and site landscaping, resulting in 61% FAR. The project also request to utilize square footage from the development reserve and green building incentives.

Project Planner: Cindy Hom, Assistant Planner, (408) 730-7411,
chom@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Harrison called the meeting to order at 7:03 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Harrison led the salute to the flag.

ROLL CALL

Present: 6 - Chair Sue Harrison
Vice Chair Ken Rheaume
Commissioner Daniel Howard
Commissioner John Howe
Commissioner David Simons
Commissioner Carol Weiss
Absent: 1 - Commissioner Ken Olevson

Status of absence; Commissioner Olevson's absence is excused.

ORAL COMMUNICATIONS

Deborah Marks, representative of Sunnyvale Urban Forest Advocate (SUFA), presented images and information about SUFA.

CONSENT CALENDAR

Commissioner Howe moved and Commissioner Simons seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

Yes: 6 - Chair Harrison
Vice Chair Rheaume
Commissioner Howard
Commissioner Howe
Commissioner Simons
Commissioner Weiss

No: 0

Absent: 1 - Commissioner Olevson

1. A [17-0518](#) Approve Planning Commission Meeting Minutes of April 24, 2017

Approve Planning Commission Meeting Minutes of April 24, 2017 as submitted.

1. B [17-0391](#)

File #: 2017-7155

Location: 1377 Bluebird Court (APN: 309-19-004)

Zoning: R0 (Low Density Residential) Zoning District

Proposed Project:

DESIGN REVIEW: To allow the addition of an 887-square foot hobby room to the first floor of an existing two-story, single-family residence resulting in a total floor area of 3,717 sq. ft. (including a 461-square foot garage) and 33% Floor Area Ratio (FAR).

Applicant / Owner: Flury Bryant Design Group (applicant) / Jerome

and Marilee Lazar (owners)

Environmental Review: Categorically Exempt Class 1

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Planning Officer Miner stated that the decision for 1377 Bluebird Court, approved on the Consent Calendar, is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0520](#)

File #: 2017-7012

Location: 1467 Dartshire Court (APN: 309-117-075)

Applicant / Owner: Moe Jalili (applicant) / Mohan Akella (owner)

Proposed Project:

DESIGN REVIEW PERMIT: to allow a 333-square foot one and two-story addition to an existing two-story home resulting in a 50% FAR (2,715 square foot of living area and 418 square feet garage) on a 6,322-square foot lot.

Environmental Review: Categorically exempt from CEQA pursuant to Section Class 1, 15301(Existing Facilities) and Class 3, Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA).

Project Planner: Cindy Hom, (408) 730-7411,
chom@sunnyvale.ca.gov

Assistant Planner Cindy Hom presented the staff report.

Commissioner Simons confirmed with Assistant Planner Hom that the materials used to extend the roof will match the existing roof materials and that this requirement is included in the Conditions of Approval (COA).

Chair Harrison commented that the lower and upper levels have the same setbacks which is why there are no requested deviations. Chair Harrison asked staff if they felt that any modifications were needed due to the flat planes. Assistant Planner Hom advised that the addition will match the existing structure and commented that the Planning Commission could recommend an articulation. Chair Harrison confirmed with Assistant Planner Hom that staff did not feel any modifications were necessary.

Chair Harrison opened the Public Hearing.

Mohan Akella presented information about the proposed project.

Chair Harrison closed the Public Hearing.

MOTION: Vice Chair Rheaume moved and Commissioner Howe seconded the motion for Alternative 1 – Approve the Design Review subject to the recommended findings (Attachment 3) and Conditions of Approval (Attachment 4).

Vice Chair Rheaume thanked staff for presenting a proposed project that did not request any deviations. Vice Chair Rheaume commented that the applicant has followed the guidelines and that this project is an investment in the community.

Commissioner Simons commented that he will be supporting the motion. Commissioner Simons recommended that staff give special consideration to any roofing material changes. Commissioner Simons advised that in the past some applicants have painted the additional roofing material to match the existing roof color.

Chair Harrison stated that she will be supporting the motion and can make the findings.

The motion carried by the following vote:

Yes: 6 - Chair Harrison
Vice Chair Rheaume
Commissioner Howard
Commissioner Howe
Commissioner Simons
Commissioner Weiss

No: 0

Absent: 1 - Commissioner Olevson

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

3. [17-0510](#) **File #:** 2017-7198
 Location: 1490 Hampton Drive (APN: 313-13-015)
 Zoning: R-0
 Proposed Project:
 DESIGN REVIEW: Allow construction of a new two-story

residence totaling 3,702 sq. ft. (2,583 sq. ft. living area, a 490 sq. ft. garage and a 629 sq. ft. covered patio) resulting in 52% FAR. The existing one-story residence will be demolished.

Applicant / Owner: Mission City Construction Inc. (applicant) / Christopher Kassel (owner)

Environmental Review: A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemption include construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303).

Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Associate Planner Teresa Zarrin presented the staff report.

Commissioner Simons stated that the roofing which creates a covered patio counts towards the floor area and asked staff to clarify what constitutes a solid roof. Associate Planner Zarrin stated that the second story extends over the first story, which is considered solid, and that if the roof is more than 50% solid than it is counted towards the floor area. Planning Officer Andrew Miner advised that a patio cover which uses a lattice structure that isn't more than 50% solid would be considered uncovered.

Vice Chair Rheume asked staff what is required if the applicant decides to enclose the porch and include it as part of the inside of their home. Associate Planner Zarrin stated that if the Planning Commission approves this proposed project then the applicant would be able to enclose the porch as part of the Floor Area Ratio (FAR). Planning Officer Miner commented that this potential change would require a Design Review Permit and review by the Planning Division, but that it wouldn't be reviewed by the Planning Commission, except on appeal.

Commissioner Weiss stated an understanding that the second story bedroom window is required for egress and asked staff what the window would overlook. Associate Planner Zarrin advised that there is a 13-foot setback, which exceeds the required seven-foot setback, and then it is an additional seven feet to the adjacent one-story home. Commissioner Weiss asked staff if there were any privacy concerns for the one-story home. Associate Planner Zarrin stated that the window is required for egress and must meet those requirements. Commissioner Weiss commented that the window placement could be shifted. Planning Officer Miner stated that if the window was moved towards the street it would be less likely to impact the neighbor's house but that the larger setback mitigates the privacy concern. Planning Officer Miner advised that the Planning Commission could consider moving that window.

Chair Harrison opened the Public Hearing.

Aaron Van Roo, representing Mission City Construction Inc., presented information about the proposed project. Mr. Van Roo advised that the owner of the adjacent one-story home wrote a letter supporting the application.

Christopher Kassel presented information about the proposed project.

Chair Harrison asked the applicant about the significance of the nine-and-a-half first-floor ceiling height, noting that the proposed project is adjacent to a single-story home. Mr. Van Roo advised that the ceiling height was brought down from ten feet after working with staff and examining the neighborhood ceiling heights.

Chair Harrison asked the applicant if the neighbor is aware of the proposed project's building height. Mr. Van Roo explained that the onsite posting showed a streetscape and that the adjacent building is a foot taller than the proposed project's building height.

Commissioner Howe confirmed with Mr. Van Roo that the letter of support is from the homeowner to the north with the smaller one-story home.

Commissioner Simons commented that the Planning Commission has been sensitive to ceiling heights and has modified ceiling heights for previous projects based on considerations such as single-story neighborhoods.

Chair Harrison closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Simons seconded the motion for Alternative 1 – Approve the Design Review subject to recommended Conditions of Approval in Attachment 4.

Commissioner Howe stated that staff did a good job ensuring that the new home will be compatible with the neighborhood and commented that it sounds like it will be a wonderful house.

Vice Chair Rheume stated that he will be supporting the motion and can make the findings. Vice Chair Rheume noted his appreciation that staff provided another clean project to the Planning Commission. Vice Chair Rheume stated that he appreciates the design and that there is nice symmetry between the first and second stories. Vice Chair Rheume commented that it is great to see that

residents can still afford to raise a family in the City and wished the applicant good luck.

The motion carried by the following vote:

Yes: 6 - Chair Harrison
Vice Chair Rheume
Commissioner Howard
Commissioner Howe
Commissioner Simons
Commissioner Weiss

No: 0

Absent: 1 - Commissioner Olevson

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Simons confirmed with Planning Officer Miner that his previous study issue recommendation is still in progress.

Chair Harrison commented that a developer in Los Angeles is considering building parking garages with modifications based on the future of self-driving vehicles. Chair Harrison stated that the City recently finished the garage guidelines and asked for staff comments on suggestions for future parking garages. Planning Officer Miner stated that Commissioner Simons' study issue pertains to the management of autonomous cars and that it could be expanded to consider parking garages. Commissioner Simons confirmed with Planning Officer Miner that the land use impacts on garages were included in his proposed study issue.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Planning Officer Miner advised that on May 9, 2017, the City Council will review a revised version of the Planning Commission's Work Plan. Planning Officer Miner stated that the revised version will include the El Camino Real Corridor as an item to be scheduled.

Senior Assistant City Attorney Rebecca Moon advised that a new provision in the

Brown Act mandates that if a public speaker requires a translator they must receive twice the normal amount of speaking time.

ADJOURNMENT

Chair Harrison adjourned the meeting at 7:45 PM.