



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, June 26, 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. [17-0599](#) **File #:** 2017-7308
 Locations: Citywide
 Project Description: Single-Story Combining District Setback Study
 Project Planner: Kelly Cha, (408) 730-7408, kcha@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 7:04 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Harrison led the salute to the flag.

ROLL CALL

Present: 7 - Chair Sue Harrison
 Vice Chair Ken Rheaume
 Commissioner Daniel Howard
 Commissioner John Howe
 Commissioner Ken Olevson
 Commissioner David Simons
 Commissioner Carol Weiss

PRESENTATION**Recognition of Service**

Mayor Glenn Hendricks thanked all the Planning Commissioners for their service on the Planning Commission and noted the importance of the Planning Commission in relation to the City Council. Mayor Hendricks stated that Commissioner Olevson has completed a term of service and was reappointed to the Planning Commission. Mayor Hendricks presented a certificate of appreciation to Commissioner Olevson. Mayor Hendricks offered to answer any questions and provided details about the recently signed contract for the water treatment plant.

ORAL COMMUNICATIONS

Alan Breakstone, Sunnyvale resident, presented information about Hubhaus. Mr. Breakstone noted his concern that the use of Hubhaus could change the single-family residential neighborhood character and felt it circumvents residential zoning regulations. Mr. Breakstone requested that the boardinghouse rules in the zoning code be modified to remove the "meals included" requirement to regulate Hubhaus and limit any expansion of use.

Commissioner Olevson confirmed with Mr. Breakstone that the rental agreements exceed 30 days at a time. Mr. Breakstone provided additional details about the rental agreements.

CONSENT CALENDAR

Commissioner Howe moved and Commissioner Weiss 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 Olevson
Commissioner Weiss

No: 0

Abstained: 1 - Commissioner Simons

1. A [17-0660](#) Approve Planning Commission Meeting Minutes of June 12, 2017

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0185](#) File #: 2016-7293

Location: 1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03-013)

Proposed Project:

REZONE: Introduction of an Ordinance to rezone the property at 1314-1320 Poplar Ave. (APN 313-03-013) from R-1/ECR (Low Density Residential/Precise Plan for El Camino Real) to C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real); and

SPECIAL DEVELOPMENT PERMIT: Construct 108 residential units (rental apartment complex) on a 2.05-acre site, where 20% of units will be affordable to very low income households. The complex will consist of one five-story building facing El Camino Real (four stories above ground floor amenities and parking plus one underground level of parking) and one three-story building facing Poplar Ave. The project includes deviation requests from the required minimum distance between buildings on the same lot, maximum building height, parking requirements and maximum lot coverage. The project site is composed of a former mobile home park (Conversion Impact Report certified and closure approved in January 2016) and a duplex property.

VESTING TENTATIVE PARCEL MAP: Combine two lots into one lot.

Applicant / Owner: St. Anton Communities / Sunnyvale Park LLC; Alhambra Apartments LP

Environmental Review: Mitigated Negative Declaration

Project Planner: Rosemarie Zulueta, (408) 730-7437, rzulueta@sunnyvale.ca.gov

Acting Principal Planner Rosemarie Zulueta presented the staff report.

Commissioner Weiss asked staff if the below market rate (BMR) units would be maintained if the apartment units are converted to condominiums. Planning Officer Andrew Miner stated that this would impact Condition of Approval (COA) GC-7 and that a change in ownership would require renegotiation of the agreement. Planning Officer Miner clarified that the developer would have to maintain the same percentage of affordable units regardless of rental or ownership. Commissioner Weiss asked staff if this could be added to the COA and Planning Officer Miner advised that staff will return to this question.

Commissioner Weiss commented on the use of jackhammers per Attachment 6 and noted her concern regarding the noise and the start time for work hours. Commissioner Weiss asked staff if the use can be restricted and Planning Officer Miner confirmed that this could be added as a COA. Acting Principal Planner Zulueta stated that there is a mitigation measure to provide a temporary noise

barrier.

Commissioner Weiss confirmed with Acting Principal Planner Zulueta that a landscaping strip and walkway would exist between the proposed project and the neighboring townhomes.

Commissioner Weiss confirmed with Acting Principal Planner Zulueta that there would be one curb cut to access the garage along the eastern property line.

Planning Officer Miner returned to Commissioner Weiss's earlier question and advised that the Planning Commission can add a COA regarding the BMR units and that staff with the City Attorney's office can provide the correct language.

Commissioner Olevson commented that the staff report appears to search for reasons to approve this project and that previously on El Camino Real the building height had to equal the setback distance. Commissioner Olevson commented that this project would be five stories right along El Camino Real with a minimal setback and asked for staff comments. Planning Officer Miner advised that staff agreed that the building was designed in a way that crowds the street and added COA PS-1 for this reason. Planning Officer Miner explained that staff's goal is to support additional housing but that staff struggled with the design, which is why the project was continued twice. Planning Officer Miner stated that if the Planning Commission agrees with a housing project with affordable units in this location but wants to break up the façade then staff will utilize COA PS-1 to make additional modifications.

Commissioner Olevson commented on the planned use of tandem parking and compact spaces and noted that tandem parking is generally discouraged in the City. Acting Principal Planner Zulueta stated that parking requirements apply Citywide and are not based on residential zones. Acting Principal Planner Zulueta advised that the code does currently allow tandem spaces and that the design guidelines are being met. Acting Principal Planner Zulueta commented that the additional compact parking spaces may mitigate resident concerns over a potential lack of parking.

Vice Chair Rheume commented on the number of requested exceptions as well as the desire for affordable housing and asked for staff comments. Planning Officer Miner noted that this project is more than just affordable housing and advised that some El Camino Real standards are outdated, which is one reason why the Precise Plan for El Camino Real (ECR Plan) is being updated. Planning Officer Miner advised that in some instances expectations make sense but noted an

understanding why the Planning Commission tries to avoid granting exceptions.

Vice Chair Rheume asked staff to explain how the number of affordable housing units in this project compares to recent project approvals. Acting Principal Planner Zulueta advised that 20% is a high number for either rental or ownership and that other projects on residential zoning districts have utilized the state density bonus, which only requires 11% of the units to be very low income units. Planning Officer Miner clarified that because the site is zoned C-2 (Commercial Zone Highway Business) the residential density is zero, so there is no established minimum and the applicant isn't eligible for the state density bonus. Planning Officer Miner advised that normally the requested deviations would be allowed through the state density bonus. Acting Principal Planner Zulueta commented that if the applicant could utilize the state density bonus law they would receive two deviations and the reduced parking requirement.

Vice Chair Rheume asked staff if any projects have been built with tandem parking and to explain their status. Acting Principal Planner Zulueta provided details about one project and noted that the change to allow tandem parking is recent.

Commissioner Howard confirmed with Acting Principal Planner Zulueta that the driveway on Poplar Avenue is private property but that there is a shared easement with the adjacent property.

Commissioner Howard clarified with Acting Principal Planner Zulueta that the two crosswalks off El Camino Real were included for decorative purposes.

Commissioner Howard asked staff to advise the residential zoning for the project site if it were not zoned commercial. Acting Principal Planner Zulueta advised that it would be R-5 with the addition of the state density bonus. Planning Officer Miner stated that this proposed project is one of the higher density projects when compared to other residential projects built in commercial zones.

Commissioner Simons noted his concern about COA PS-1 as it relates to designing from the dais and that historically it has not been that successful. Commissioner Simons noted his concern about COA GC-15, commenting that window requirements are not always followed. Planning Officer Miner stated that staff shares the concern about designing from the dais and that staff could craft COA PS-1 with the Planning Commission's direction or return the project to the Planning Commission for a final design review. Planning Officer Miner spoke to staff concerns about the project's massing and support of the housing element,

noting that COA PS-1 would allow staff to reexamine the project before final adoption. Planning Officer Miner stated that initially staff wanted retail activity on the ground floor but that dictating that space as retail can be problematic. Planning Officer Miner stated that the clear glass would encourage the use for active space with potential spillover into the front patio area.

Chair Harrison asked staff if there would be fewer requested deviations if the new ECR plan were already adopted. Acting Principal Planner Zulueta advised that staff cannot currently make that determination as only the land use in the proposed ECR plan has been confirmed.

Chair Harrison commented on the collaboration between staff and the applicant and asked for staff comments about further redesign of the project's frontage. Acting Principal Planner Zulueta provided details about the modifications as made by the applicant and noted that the front elevation has been a second priority to the rear interface with the adjacent residential neighborhood, but is still a concern as it impacts the pedestrian experience along El Camino Real.

Chair Harrison asked staff to clarify how the current C-2 zoning compares to residential R-4 or R-5 zoning. Acting Principal Planner Zulueta advised that there are no minimum or maximum densities specified for a C-2 zoning district but that staff has previously used the development standards of a residential zoning district with similar densities. Planning Officer Miner stated that when the ECR Plan was prepared in 2007, the interest in development along El Camino Real was not anticipated and so there were no densities or minimum lot areas included as appropriate for these uses. Planning Officer Miner advised that is another reason the ECR Plan is being updated.

Chair Harrison opened the Public Hearing.

Ardie Zahedani, representing St. Anton Communities, presented images and information about the proposed project.

Ron Metzker, representing LPAS Architecture and Design, presented images and information about the proposed project.

Commissioner Weiss asked the applicant if non-residents will have access to the wellness plaza. Mr. Zahedani provided details about the wellness plaza. Mr. Zahedani returned to Commissioner Weiss's earlier question, stating that there will be a 55-year restriction on the affordable housing units. Mr. Zahedani stated an understanding that the existing entitlement obligations would have to be modified if

there was a future conversion to condominiums.

Commissioner Weiss referenced sheet A2 of the site plan which depicts fully grown evergreen trees and asked the applicant if a larger species tree can be planted that would mature more quickly. Mr. Zahedani stated that this can be reviewed and noted that their goal is to minimize the project's visual impact, citing that a ten-foot wall will be implemented around the project site.

Commissioner Howard asked the applicant if they could take into consideration local amenities, such as a nearby gym, and potentially lease their amenity space as a commercial space. Mr. Zahedani stated that tenants of affordable housing have difficulty accessing disposable income goods and that their amenity programming will also have a classroom space for tutoring. Mr. Zahedani stated that the offering could change based on neighborhood needs. Mr. Zahedani noted that they have an agreement with the school district to provide improvements in line with the Safe Routes to School (SRTS) program.

Commissioner Simons noted his concern about the Planning Commission providing direction without impacting the project's design and placement. Commissioner Simons commented that the applicant did accommodate many issues raised during the study session but that the tunnel effect along El Camino Real still presents a problem. Commissioner Simons stated an opinion that the lack of landscaping space in the front, the tree heights in the frontage and the sheer wall all contribute to this issue. Commissioner Simons noted his concern about the amenities space, stating that previously the Planning Commission has encouraged retail space on the first floor. Mr. Zahedani stated that there is a desire to activate the street in transit oriented development and that their goal was to capitalize on their active amenities area, given the proximity to transit. Commissioner Simons stated that his goal is to locate the minimum amount of space needed to plant large species trees because El Camino Real is a heat well, which restricts pedestrian use. Mr. Zahedani advised that they would take direction as given by the Planning Commission to focus on trees in the frontage area.

Chair Harrison asked the applicant about the additional slides they wanted to present depicting the project modifications. Mr. Metzker presented additional images and information about the revisions made by the applicant per staff's recommendations.

Chair Harrison asked the applicant if most traffic for vehicular ingress and egress would be operating along El Camino Real or Poplar Avenue. Mr. Zahedani advised that there are two entrances and that they anticipate the most use along El Camino

Real. Mr. Zahedani stated that only right hand turns will be allowed from both Poplar Avenue and El Camino Real. Senior Transportation Engineer Ralph Garcia confirmed that left hand turns for egress from Poplar Avenue will be prohibited.

Ben Huey, representing Kimley Horn, provided details about the assumptions used for the Transportation Operations Analysis (TOA). Chair Harrison noted that traffic is exceptionally heavy during school hours and asked if there would be any restriction for vehicular ingress along Poplar Avenue. Mr. Huey stated that an even split was assumed for the TOA and Senior Transportation Engineer Garcia advised that there is no way to restrict vehicular ingress along Poplar Avenue.

Chair Harrison asked the applicant if they legally share the driveway with the property to the north. Mr. Zahedani advised that they have full control of the easement and allow that property owner to utilize it.

Chair Harrison confirmed with Mr. Zahedani that the project shown at 1101 North Fair Oaks does not include any very low income units.

Chair Harrison asked the applicant to explain if there is an area for transportation services to load and unload or an area for autonomous vehicles. Mr. Zahedani stated that the area adjacent to the leasing office could be utilized for this purpose and noted that there is a separate location for moving vans.

Chair Harrison confirmed with Mr. Zahedani that the additional slides which were shown were part of the modifications to relieve the flatness of the project's façade.

Michal Healy, representing Santa Clara Unified School District, spoke in support of the proposed project. Ms. Healy noted the applicant's willingness to collaborate to improve safety for Peterson Middle School students and provided details about the safety improvement plan.

Chair Harrison confirmed with Ms. Healy that the school district's transportation department reviewed this project. Ms. Healy advised that additional improvements were desired but that due to the lack of sidewalks on Poplar Avenue it could be more dangerous to direct pedestrians towards this area.

Commissioner Olevson asked if this project will negatively impact Peterson Middle School to the point of overcrowding. Ms. Healy advised that overcrowding already exists and stated that this project shouldn't add more students than the volume which existed within the now closed mobile home park.

Commissioner Howard confirmed with Ms. Healy that she did not know the percentage of low income students currently enrolled at Peterson Middle School.

Sue Serrone, chair of Livable Sunnyvale, spoke in support of the proposed project, noting the need for housing, especially affordable housing for very low income families. Ms. Serrone commented on the opportunity to create neighborhoods not just at the nodes but all along El Camino Real. Ms. Serrone commented on the proximity to bus stops and the potential to collaborate with VTA. Ms. Serrone mentioned the possibility of art to enhance the project's frontage.

Commissioner Simons asked Ms. Serrone for additional details about her recommendations for the pedestrian realm. Ms. Serrone stated that the tree canopy should be planned to accommodate changes due to global warming, such as higher winds and temperatures and less rainfall. Ms. Serrone advised that wider sidewalks and seating between bus stops would be helpful for pedestrians.

Maria Hamilton, Sunnyvale resident, spoke in opposition of the proposed project. Ms. Hamilton stated her concern that there are no justifications for the deviations for lot coverage, distance between buildings and building height. Ms. Hamilton stated an opinion that the proposed development does not meet Policy LT-4.2 nor does it support Goal 3.2.5 of the ECR Plan.

Mike Serrone, Sunnyvale resident, spoke in support of the proposed project. Mr. Serrone noted the need for affordable housing, stated that El Camino Real is well suited for high density development and that this residential project will support existing retail businesses. Mr. Serrone commented that the developer has made some concessions to mitigate neighborhood concerns and stated his hope that the proposed project would be further refined in regards to the pedestrian realm and landscaping.

Zachary Kaufman spoke in opposition of the proposed project, citing Policy LT-4.2 and Goal 3.2.5 of the ECR Plan. Mr. Kaufman commented that the project should not be voted on until the final design is known.

Jolene Cummings, Sunnyvale resident, discussed her concerns with the proposed project. Ms. Cummings commented on the potential increase in traffic and noise, lack of adequate parking and safety concerns for children walking in the street due to the lack of sidewalks on Poplar Avenue.

Mr. Zahedani provided additional details about parking and deviations for the proposed project.

Commissioner Howe asked the applicant how trucks and moving vans would access the project site. Mr. Zahedani provided details about the loading area for delivery trucks off El Camino Real and the moving van parking at the end of the driveway off El Camino Real.

Commissioner Howe asked the applicant how they would view their role in addressing the mitigation of the tunnel effect of the proposed project's frontage before the July 25th City Council meeting. Mr. Zahedani advised that the next step would be to redesign, collaborate with staff in five days to review the redesign and complete a detailed presentation for the City Council meeting. Commissioner Howe asked the applicant about changes for the pedestrian realm. Mr. Zahedani stated that the landscape architect can modify the landscape plan, collaborate with staff and address the changes before the City Council meeting.

Commissioner Howe asked for staff comments on the redesign process as outlined by the applicant. Planning Officer Miner noted that it would be a tight time frame but that the item could be continued if needed. Planning Officer Miner commented on staff's concern about the two tower elements and the potential increased setbacks to accommodate the additional landscaping. Commissioner Howe asked staff if the pedestrian realm changes and reduction of the tunnel effect can be accommodated. Planning Officer Miner commented on the nature of El Camino Real and the relationship of the building with the character of the City. Planning Officer Miner advised that the concern about the flatness of the façade can be addressed with the Design Guidelines.

Chair Harrison asked staff to clarify how the Planning Commission can make a recommendation when they haven't seen the final design. Planning Officer Miner explained that the Planning Commission can provide comments regarding their concerns and that staff will address these and incorporate them into the redesign. Senior Assistant City Attorney Rebecca Moon advised that the Planning Commission is making a recommendation to the City Council and stated that they could recommend approval or denial for the proposed project and condition certain changes. Acting Principal Planner Zulueta commented that the Planning Commission could also modify COA PS-1 and require the applicant to return to the Planning Commission for review of the final design.

Commissioner Simons asked the applicant if they would be amenable to incorporating artwork into the front of the building and Mr. Zahedani stated that they are open to exploring that idea.

Commissioner Howard commented on the lack of sidewalks on Poplar Avenue and asked about the possibility of encouraging sidewalk development or implementing traffic calming measures through the proposed project. Mr. Zahedani stated that they can only implement improvements on land that they own or control. Planning Officer Miner stated that sidewalk implementation was analyzed but that there are limitations on what staff can achieve and what can be required of the applicant.

Commissioner Howard confirmed with the applicant that there would not be a pedestrian cut through to the adjacent shopping center. Commissioner Howard confirmed with the applicant that the western side of the project site would not be publicly accessible.

Chair Harrison asked the applicant to provide details about the construction parking. Mr. Zahedani advised that there would be a staged onsite construction plan to mitigate any parking impact on the surrounding neighborhood. Planning Officer Miner commented that COA BP-32i outlines a construction parking management plan.

Chair Harrison closed the Public Hearing.

Vice Chair Rheume asked staff if the Planning Commission can make recommendations for the street trees. Planning Officer Miner explained that the City street trees are managed by the Department of Public Works (DPW) but that the Planning Commission could recommend that DPW consider larger trees. Acting Principal Planner Zulueta noted that per the City arborist it is more difficult to establish 100% success rates when starting with larger boxed trees.

Vice Chair Rheume asked staff about the lack of a park strip in the landscape plan. Acting Principal Planner Zulueta stated that the standard detail along El Camino Real is decided by the Director of the DPW. Vice Chair Rheume commented on two hotels along El Camino Real with park strips and Planning Officer Miner advised that these hotels were built using an older design. Planning Officer Miner noted that the Planning Commission conditioned the hotel at 590 W. El Camino Real to include a park strip, if feasible, and that a park strip could be similarly conditioned for this project.

Commissioner Simons asked staff to provide guidance to the Planning Commission about the difference and usefulness of recommending approval or denial with conditions. Planning Officer Miner reiterated that staff struggled with the project's design but does not recommend denial. Planning Officer Miner advised that staff can collaborate with the applicant to incorporate changes as recommended by the

Planning Commission. Planning Officer Miner stated that a study session could be held after the City Council meeting to ensure that the changes correctly address the Planning Commission's concerns.

Chair Harrison asked staff if the requirement for the distance between buildings is related to fire concerns. Planning Officer Miner stated that the building meets all the fire code requirements and provided details about fire code requirements.

MOTION: Vice Chair Rheume moved and Commissioner Howe seconded the motion for Alternatives 1, 3 and 6 –

1. Make the findings required by CEQA in Attachment 4 and adopt the Revised Mitigated Negative Declaration in Attachment 6;
3. Introduce the ordinance in Attachment 11 to rezone 1314-1320 Poplar Ave. (APN 313-03-013) from R-1/ECR to C-2/ECR; and,
6. Approve the Special Development Permit and Vesting Tentative Parcel Map with modified conditions of approval –
 - a. Staff work with the applicant to soften the front elevation and enhance the side elevations;
 - b. Incorporate native large species trees along El Camino Real to provide a more sufficient canopy and allocate appropriate planter space to support these trees, as feasible;
 - c. Add a park strip along the frontage, as feasible;
 - d. Ensure vehicular ingress and egress will occur primarily at the El Camino Real driveway as opposed to the Poplar Avenue driveway.

Planning Officer Miner requested to use the same language for the addition of the park strip, to indicate if feasible, and Vice Chair Rheume agreed.

Vice Chair Rheume thanked staff and the applicant, noting that this was a difficult application due to the deviations. Vice Chair Rheume noted an opinion that the proposed project is compelling due to the housing which is needed in the City, especially given the 20% of units made affordable to very low income households. Vice Chair Rheume commented that the design guidelines can't take precedence over these families being able to stay in the City. Vice Chair Rheume stated that he can make the findings for the Land and Transportation Use Element (LUTE) for Policy 64 and Policy 68 and Housing Policy HE-1.1. Vice Chair Rheume noted his appreciation of the design, dislike of the project's proximity to the single-story house and stated that overall, this project will be beneficial for the City.

Commissioner Howe stated that he can make the findings and commented that a fair amount of work has been completed between staff, the developer, and the

Planning Commissioners to ensure that the proposed project will be an appropriate fit for the City. Commissioner Howe commented that the Planning Commission will desire changes to mitigate the tunnel effect, improve the pedestrian experience and implement a park strip.

Commissioner Simons recommended that COA PS-1 be modified to incorporate artwork into the project's frontage. Vice Chair Rheume and Commissioner Howe accepted the recommendation.

Commissioner Simons recommended that improvements be made to the pedestrian realm with lighting and additional seating, coordinating as possible with the Valley Transportation Authority (VTA) in the bus stop areas. Vice Chair Rheume and Commissioner Howe accepted these recommendations.

Commissioner Simons recommended that native large species trees be utilized for the canopy improvements and that appropriate planter space be allocated to support these trees. Vice Chair Rheume and Commissioner Howe accepted the recommendation.

Vice Chair Rheume clarified with Planning Officer Miner and Commissioner Simons that the planter space would be allocated as feasible.

Commissioner Simons confirmed with Acting Principal Planner Zulueta that the CEQA modifications made by staff were included in the motion.

Commissioner Simons recommended that the landscape plan prioritize long term success over immediate effect. Vice Chair Rheume and Commissioner Howe accepted the recommendation.

Commissioner Simons stated that he can make the findings and stated an opinion that the tunnel effect should be mitigated. Commissioner Simons commented that the updated design shown tonight was an improvement. Commissioner Simons stated his dislike for the project because of the lack of retail space but noted that if the pedestrian realm is improved then this project will be an unusually large addition to El Camino Real. Commissioner Simons noted the general lack of concern for the pedestrian realm along El Camino Real, specifically the lack of shade, and that these conditioned improvements will greatly enhance the project. Commissioner Simons stated that he will be supporting the motion.

Commissioner Weiss recommended to require that the 22 units remain very low income units if the apartments are converted to condominiums, with language to be

provided by the City Attorney's office. Vice Chair Rheume and Commissioner Howe accepted the recommendation.

Commissioner Weiss provided an example of a young child's reaction to the notice board for the proposed project, noting that they were excited about the prospect for affordable housing. Commissioner Weiss stated an opinion that the provision of affordable housing is of paramount importance. Commissioner Weiss stated that the applicant has diligently incorporated changes and stated an opinion that the project's size is compatible for the transportation and commercial route that is El Camino Real. Commissioner Weiss commented that the requested deviations are reasonable, that she can make the findings and will be supporting the motion.

Commissioner Olevson stated that he was easily able to make the findings for the negative declaration and change in zoning but arrived at the hearing torn about approving the project itself due to the requested deviations. Commissioner Olevson commented that he is now inclined to support the project and recommend to the City Council to approve the project subject to the conditions of the Planning Commission's recommendations. Commissioner Olevson stated an opinion that this project will provide a better buffer between El Camino Real and the residents to the south of the project, noting that the wall and mature trees will add to that buffer and will be a positive benefit for the neighborhood. Commissioner Olevson stated that modifications are still needed to soften and improve the project's façade along El Camino Real. Commissioner Olevson commented that he was moved by the support presented by Peterson Middle School and noted that Ms. Healy does not expect the volume of students added by the project to exceed that of the former mobile home park. Commissioner Olevson stated that concessions were made based on staff and study session recommendations and that the project today will be of benefit to the City. Commissioner Olevson stated that he can make the recommendation for the Special Development Permit subject to the recommendations of the Planning Commission to the City Council and stated that he will be supporting the project.

Commissioner Howard stated that he can make the findings and will be supporting the motion. Commissioner Howard noted his enthusiasm about the 20% of units designated as affordable housing but that he didn't want that to overcome the City's due process or his respect for the neighborhood. Commissioner Howard commented that in listening to the collaboration between staff and the applicant he feels confident that the concerns presented tonight will be addressed before the project is heard by the City Council. Commissioner Howard noted his confidence that the City Council can make a final judgment if the final project benefits are not wholly inconsistent with the neighborhood concerns. Commissioner Howard

commented on the project's proximity to existing and future transit lines, as well as the proximity to Peterson Middle School and a shopping center. Commissioner Howard stated an appreciation of Commissioner Simons' point about the issue of heat generation from El Camino Real and that large trees could mitigate that issue. Commissioner Howard thanked everyone, especially the members of the community who presented their concerns.

Chair Harrison recommended to setback all five bays along the ground floor of the project's front elevation. Vice Chair Rheume and Commissioner Howe accepted the recommendation.

Chair Harrison recommended to incorporate hip roofs instead of gable roofs into the front towers redesign, as shown by the applicant. Vice Chair Rheume and Commissioner Howe accepted the recommendation.

Chair Harrison advised that traffic could be problematic and recommended to try and demonstrate to the City Council that vehicular ingress and egress will occur primarily at the El Camino Real driveway as opposed to the Poplar Avenue driveway and ensure this. Chair Harrison noted that safety, parking issues and relationships with the neighbors could all be managed with the correct vehicular ingress and egress traffic flows. Vice Chair Rheume and Commissioner Howe accepted the recommendation. Chair Harrison noted that she will be supporting the motion.

Senior Assistant City Attorney Moon stated that Chair Harrison obtained an opinion from the Fair Political Practices Commission (FPPC) allowing her to vote, due to her proximity to the proposed project.

The motion carried by the following vote:

Yes: 7 - Chair Harrison
Vice Chair Rheume
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons
Commissioner Weiss

No: 0

Planning Officer Miner advised that this item goes to the City Council on July 25.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**NON-AGENDA ITEMS AND COMMENTS****-Commissioner Comments**

Commissioner Simons commented that he recently spent time in Texas and observed that many of their cities have a complete lack of zoning. Commissioner Simons noted that there is a lack of green space around these cities and spoke to the interplay between the decaying portions and areas for future growth. Commissioner Simons commented on the affordability and the difference between Texas cities and the City of Sunnyvale, stating that there should be an optimal blend of these approaches.

Commissioner Weiss asked staff if a study session could take place about Hubhaus and how it can potentially be restricted. Planning Officer Miner advised that a written explanation or a study session can take place. Senior Assistant City Attorney Moon stated that the City's ordinance doesn't address this type of use, noting that there would be constitutional issues in limiting the number of renters allowed in a home. Senior Assistant City Attorney Moon advised that it's uncertain if Hubhaus meets the boarding house regulations and that staff would need to more closely examine those restrictions. Commissioner Weiss commented on the parking implications for renters through Hubhaus. Senior Assistant City Attorney Moon stated that potential parking issues could also occur through other means of finding roommates. Planning Officer Miner commented that he advised Mr. Breakstone to ask the Planning Commission or the City Council to sponsor a study issue, so that research could be conducted and a determination can be made. Planning Officer Miner advised that staff could write up a study issue paper to provide the Planning Commission so they can decide if a study issue is pertinent. Commissioner Weiss asked staff to first hold a study session and Planning Officer Miner confirmed.

-Staff Comments

Planning Officer Miner stated that the City Council considered the Royal Ann Court Single Story Combining District (SSCD) and that it was approved unanimously. Planning Officer Miner commented on a notice that was sent out regarding a project at Fremont Avenue and Sunnyvale Saratoga Road. Planning Officer Miner provided details about the process for a Village Center development. Planning Officer Miner advised that in this instance the applicant didn't communicate with staff about the outreach meeting and needed to first submit an application to begin the outreach process as required by the recently adopted Land Use and Transportation Element.

ADJOURNMENT

Chair Harrison adjourned the meeting at 9:53 PM.