



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, November 13, 2017

5:30 PM

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

Special Meeting - Study Session - 5:30 PM | Special Meeting - Public Hearing 7 PM

5:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

- A.** [17-1053](#) **File #:** 2017-7527
Location: 333 W. Iowa Ave. (APN's: 209-34-020, 209-35-013, 209-35-024)
Zoning: DSP/18
Proposed Project: Modification to previously approved Sunnyvale Town Center project, including architectural and site revisions to the 94 multi-family residential units facing Iowa Avenue (Blocks 1, 4 and 5).
Applicant / Owner: Sunnyvale Town Center/STC Venture Block B LLC
Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov
- B.** [17-0975](#) **File #:** 2016-8035
Location: 1 AMD Place (APN: 205-22-024)
Zoning: SP/ITRR3
Proposed Project:
 SPECIAL DEVELOPMENT PERMIT: to construct 1,074 dwelling units (130 townhomes, 887 mid-rise apartments, 57 walk up apartments) including extension of a public street and dedication of a 6.5-acre public park.
Applicant / Owner: Irvine Company/1090 East Duane Avenue LLC
Project Planner: Gerri Caruso, (408) 730-7591, gcaruso@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session**7 P.M. PLANNING COMMISSION MEETING****CALL TO ORDER**

Chair Rheame called the meeting to order at 7:23 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Rheame led the salute to the flag.

ROLL CALL

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

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

ORAL COMMUNICATIONS**CONSENT CALENDAR**

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

Yes: 6 - Chair Rheame
Vice Chair Weiss
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons

No: 0

Absent: 1 - Commissioner Harrison

1. A [17-1064](#) Approve Planning Commission Meeting Minutes of October 23, 2017

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0995](#) **File #:** 2017-7703
 Location: 1675 Langport Drive (APN: 309-52-048)
 Zoning: R1 (Low Density Residential) Zoning District
 Proposed Project:
 DESIGN REVIEW: To allow a first and second story addition of 691-square feet to an existing two-story, single-family home resulting in 3,435-square feet of living area and a 566-square foot garage and 52.5% floor area ratio (FAR).
 Applicant / Owner: Josh Miner Design (applicant) / Rajib Bhattacharya and Mukta Banerji (owners)
 Environmental Review: Categorically Exempt Class 1
 Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Planning Officer Andrew Miner presented the staff report.

Chair Rheume opened the Public Hearing.

Applicant Josh Miner presented information about the proposed project.

Commissioner Olevson confirmed details with Mr. Miner about the existing vaulted ceiling and future structural supports.

Planning Officer Miner provided information about standard two car garage dimensions to Commissioner Howe.

Commissioner Howard confirmed with Planning Officer Miner that the Planning Commission's purview pertains to the Design Review, not the existing non-conformities, and that there is no request for a variance.

Commissioner Simons suggested that the front eaves could be further extended and Mr. Miner confirmed that they will explore this idea.

Vice Chair Weiss discussed the railing materials with Mr. Miner.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Simons moved and Vice Chair Weiss seconded the motion for Alternative 1 – Approve the Design Review with the conditions in Attachment 4.

Commissioner Simons commented that there are no issues with the project's sense of place or size and noted that this item requires a public hearing because the total floor area exceeds the threshold.

Vice Chair Weiss stated that she can make the findings. Vice Chair Weiss commented that the design is compatible with the neighborhood and that this project will improve the property.

Commissioner Olevson stated that he will support the motion. Commissioner Olevson commented that the applicant has not requested variances or deviations and that the legal non-conformities have existed for 39 years. Commissioner Olevson noted that this neighborhood is seeing an increase in expansion of existing homes.

Chair Rheame stated that he can make the findings and will be supporting the motion. Chair Rheame commented that the applicant has not requested any variances and that this project is a great reinvestment in the community. Chair Rheame noted his appreciation of the front design with regards to the roofline.

The motion carried by the following vote:

Yes: 6 - Chair Rheame
Vice Chair Weiss
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons

No: 0

Absent: 1 - Commissioner Harrison

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

Planning Officer Miner advised that he had forwarded two study issue requests from a member of the public who was notified that only City Council can still accept study issues for 2018.

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

Commissioner Simons commented on a high-density apartment complex previously approved by the Planning Commission where the applicant presented car sharing as a community benefit during the public hearing. Commissioner Simons stated an opinion that projects should not be allowed to circumvent proposed community benefits simply because those benefits are not included in the Conditions of Approval (COA). Planning Officer Miner advised that staff is focused on applicants' commitments to pledges made during Planning Commission public hearings and will follow up.

-Staff Comments

Planning Officer Andrew Miner provided information about the approved Ordinances heard at the November 7th, 2017 City Council meeting.

Planning Officer Miner advised that the Sunnyvale Democratic Club e-mailed a request for a Planning Commissioner to make a presentation at their November 18th, 2017 meeting. Planning Officer Miner provided additional details about this request.

Commissioner Howe stated an opinion that this request would be better presented during the Oral Communications section of the public hearing than via e-mail.

Vice Chair Weiss nominated Chair Rheume to attend the Sunnyvale Democratic Club meeting.

Commissioner Howard commented that he is hoping to attend the meeting but is not planning to present.

Senior Assistant City Attorney Rebecca Moon suggested that a Planning Commission can volunteer and attend if there are no objections from other Planning Commissioners. Senior Assistant City Attorney Moon clarified that the Planning Commissioner should speak on their own behalf and not act as an official representative of the Planning Commission.

Chair Rheume confirmed that he will attend the meeting.

ADJOURNMENT

Chair Rheaume adjourned the meeting at 7:51 PM