



# City of Sunnyvale

## Meeting Minutes - Draft Planning Commission

---

Monday, March 26, 2018

6:00 PM

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

---

**Special Meeting - Study Session - 6:00 PM | Special Meeting - Public Hearing 7 PM**

### **6 P.M. STUDY SESSION**

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

**Roll Call**

**Study Session**

- A.      [18-0150](#)      El Camino Real Corridor Specific Plan - Presentation of Preliminary  
Development Standards/Design Guidelines

**Public Comment on Study Session Agenda Items**

**Adjourn Study Session**

### **7 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

Chair Rheume called the meeting to order at 7:14 PM in the Council Chambers.

#### **SALUTE TO THE FLAG**

Chair Rheume led the salute to the flag.

#### **ROLL CALL**

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

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

### **ORAL COMMUNICATIONS**

Linda Davis, speaking on behalf of the League of Women Voters of Cupertino-Sunnyvale, presented information about a proposed State Initiative related to Proposition 13 for the November 2018 ballot.

Helen Liang, Sunnyvale resident, discussed her concerns with colocation of cell phone antennas.

Tao Xin, Sunnyvale resident, discussed his concerns with placement of cell phone towers.

Senior Assistant City Attorney Rebecca Moon advised that the speakers are appellants for a proposed telecommunications application scheduled for a future Planning Commission meeting and that any discussion should be deferred until that time.

### **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 Rheaume  
Vice Chair Weiss  
Commissioner Harrison  
Commissioner Howard  
Commissioner Howe  
Commissioner Simons

**No:** 0

**Absent:** 1 - Commissioner Olevson

**1. A**     [18-0288](#)     Approve Planning Commission Meeting Minutes of March 12, 2018

**1. B**     [18-0283](#)     **Request for continuance to April 23, 2018**

**File #:** 2017-7765

**Location:** 814 Coolidge Ave. (APN: 165-17-017)

**Zoning:**

**Proposed Project:** Related applications on a 3,800-square foot lot:

**DESIGN REVIEW AND VARIANCE:** A request for a new one-story single family home resulting in 1,963 square feet (1,640 square feet of living area and 323 square foot one-car garage) and 52% floor area ratio. Variance request is for a reduced front setback, continuation of a legal, non-conforming side yard setback, and to exceed the 45% maximum lot coverage on an existing substandard R-2 lot.

**Applicant / Owner:** Dan Stark (applicant) / Joe and Raquel Fanucchi (owner)

**Environmental Review:** Categorically Exempt Class 1.

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

## **PUBLIC HEARINGS/GENERAL BUSINESS**

### **2. [18-0213](#)**

**File #:** 2018-7004

**Location:** 1358 Spoonbill Way (APN: 313-08-019)

**Zoning:** R-0 (Low Density Residential)

**Proposed Project:**

**DESIGN REVIEW** for a 71-square first-story addition and a new 1,050-square foot second-story addition to an existing one-story single-family home resulting in 3,261 square feet (2,790 square feet living area and 471 square feet garage) and 54% floor area ratio.

**Applicant / Owner:** Hindesign (applicant) / David A Wylie Trustee & Et Al (owner)

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Associate Planner Kelly Cha presented the staff report.

Commissioner Simons confirmed the intent of the decorative materials as outlined in Condition of Approval (COA) PS-1 with Associate Planner Cha.

Vice Chair Weiss asked staff about the possibility of extending the stone veneer on all sides. Associate Planner Cha advised that the base of the side walls is not visible from the street.

Commissioner Harrison asked staff about implementation of the rear wall treatment. Planning Officer Andrew Miner provided information about implementation and the purpose of this treatment.

Commissioner Harrison stated that she viewed one other two-story home in the neighborhood and asked staff about the number of two-story homes cited in the staff report. Associate Planner Cha provided information about the process for counting two-story homes. Planning Officer Miner stated that attachment six provides a breakdown.

Vice Chair Weiss asked staff about continuing the stone veneer on all sides and widening the window framing to address the rear wall issue. Planning Officer Miner provided information about staff's intent for the rear wall treatment and different ways to break up the massing.

Vice Chair Weiss asked staff if a two-story home can be considered ranch architecture. Planning Officer Miner stated that staff focuses on the project's design to ensure neighborhood compatibility.

Chair Rheume opened the Public Hearing.

Steve Hinderberger, representing Hinderberger Design Management, LLC, presented information about the proposed project.

Commissioner Simons confirmed with Mr. Hinderberger that the existing trim is consistent along all sides of the house and will be maintained.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Howard seconded the motion for Alternative 1 – Approve the Design Review with the Conditions of Approval in Attachment 4.

Commissioner Howe stated that staff can modify the rear wall as outlined in COA PS-1 or consider the alternatives presented tonight to improve the project.

Commissioner Howe stated that he can make the findings. Commissioner Howe stated an opinion that this project will be an improvement for the house and that the modifications to the rear wall will make it unobtrusive to the surrounding area.

Commissioner Howard noted his agreement with Commissioner Howe's comments.

Vice Chair Weiss stated that she can make the findings. Vice Chair Weiss noted that the project has a consistent architectural design, respects the privacy of the neighbors and does not request any deviations. Vice Chair Weiss commented that the project avoids massing as do other two-story homes in the neighborhood. Vice Chair Weiss stated that she will be supporting the motion.

**FRIENDLY AMENDMENT:** Commissioner Simons offered a friendly amendment to add a COA to specify that the molding be consistent along all sides of the house. Commissioner Howe and Commissioner Howard accepted the friendly amendment.

Commissioner Simons stated that he can make the findings. Commissioner Simons commented on his concerns with home modifications changing over the decades with inconsistent results. Commissioner Simons stated an opinion that this project will be better and that he will be supporting the motion.

The motion carried by the following vote:

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

**No:** 0

**Absent:** 1 - Commissioner Olevson

Planning Officer Miner stated that 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 Harrison asked staff if the Planning Commission will be informed about the allowed uses for the El Camino Real Specific Plan and commented on empty retail establishments along El Camino Real. Planning Officer Andrew Miner stated that the allowed uses will be incorporated into the plan and provided information about potential development along El Camino Real.

Commissioner Harrison asked staff how to study the potential to enhance and promote wetlands vegetation in the City's Baylands Park. Planning Officer Miner

advised that staff will evaluate this request and provide feedback to the Planning Commission.

Commissioner Howe asked staff for an update regarding his previous request for a study issue on ownership housing opportunities. Planning Officer Miner advised that the next Planning Commission study session will provide an overview of California housing laws.

Chair Rheume confirmed with Planning Officer Miner that the upcoming study session can include a comparison of the City's housing data to surrounding cities.

### **NON-AGENDA ITEMS AND COMMENTS**

#### **-Commissioner Comments**

#### **-Staff Comments**

Planning Officer Miner commented on the ethics course required for all Planning Commissioners that is scheduled for September 2018.

### **ADJOURNMENT**

Chair Rheume adjourned the meeting at 7:56 PM.