

**2.**      [18-0807](#)**Proposed Project:**

Forward Recommendations related to the Civic Center Modernization Master Plan Project to the City Council to:

1. Adopt a **Resolution** to:
  - a. Certify the Environmental Impact Report;
  - b. Make the Findings Required by the California Environmental Quality Act; and
  - c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

**Location:** City of Sunnyvale Civic Center Complex

**File #:** 2018-7219

**Applicant / Owner:** City of Sunnyvale

**Environmental Review:** Environmental Impact Report

Associate Planner, Momoko Ishijima presented the Civic Center Modernization Master Plan and EIR. She briefly summarized the phases of the Civic Center Modernization Plan, where Phase I includes the demolition of the current City Hall, City Hall Annex, the South Annex, the Sunnyvale Office Complex in replacement of a new City Hall building and the construction of a Public Safety Emergency Operations Center. She then noted that Phase II includes a new multi story library and a new public safety building. She noted significant and unavoidable impacts including that City Hall and the Sunnyvale Office Complex are individually eligible for listing in the California Register. Other known significant and unavoidable environmental impacts such as noise from construction and sirens were also stated. She discussed mitigation measures in the Environmental Impact Report and alternatives to the Civic Center Modernization Plan and noted that staff's recommendation is to certify the Environmental Impact Report, make the findings, and adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Vice Chair Larsen asked about the construction schedule and City Manager Kent Steffens noted that Phase 1 is scheduled for completion in roughly three years.

Commissioner Wu asked staff if there are any feedback from the Native American organizations and Ms. Ishijima responded that staff has sent certified letters requesting for comment and that staff had yet received any correspondence regarding this project.

Vice Chair Larsen asked if there were archeological findings when these buildings were originally built. Ms. Ishijima was not aware of findings or requirements at that time.

Senior Planner Noren Caliva Lepe noted that construction of the existing City Hall Campus predates CEQA..

Deborah Marks stated that she did not notice a CEQA alternative to maintain and renovate the existing buildings, instead of demolition. She noted the significance of the existing landscaping, and that workshops that took place in the 2015 acknowledged that renovating the existing buildings were an option.

Commissioner Wu asked if staff has considered renovation as an alternative. Ms. Ishijima responded that CEQA Alternative 3 in the DEIR includes an option to maintain and renovate the existing buildings.

City Manager Kent Steffens discussed the alternatives and noted that the environmental analysis concluded that a new building is the best option to meet the City's goal.

Comm. Wu asked for cost comparisons between renovating and new construction.

Ms. Caliva Lepe reminded the Commission that they're responsibility is to comment on the adequacy of the EIR as it relates to heritage preservation and that comments on the merits of the project should be reserved for upcoming public hearings for the actual project.. Comm. Wu asked about artifacts, and how the on site construction workers are trained to know if they are artifacts. Senior Assistant City Attorney Rebecca Moon responded that there is standard training provided for construction workers and that this is a typical training topic on construction sites.

Senior Assistant City Attorney Rebecca Moon also outlined the responsibility of the Commission to determine if the EIR is adequate, and if the potential benefits of the project outweigh the loss of the heritage resource through adoption of the Statement of Overriding Considerations.

Ms. Caliva Lepe explained the Alternatives contained in the staff report.

Comm. Wu asked staff to elaborate on the potential Historic District designation.

MOTION:

Comm. Larsen moved and Comm. Valenzuela seconded the motion for Alternative 1;

to forward Recommendations concerning Heritage Preservation related to the Civic Center Modernization Master Plan Project to the City Council to Adopt a Resolution to Certify the Environmental Impact Report, Make the Findings Required by the California Environmental Quality Act, and Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Motion carried as follows:

**Yes:** 4 - Chair Hopkins  
Vice Chair Larsen  
Commissioner Valenzuela  
Commissioner Wu

**No:** 0

**Absent:** 1 - Commissioner Michitaka

3. [18-0809](#) **Proposed Project:** **RESOURCE ALTERATION PERMIT** To allow a 100 square foot second-floor addition to the rear of an existing two-story home, resulting in 2,787 square feet and 42.9% floor area ratio.  
**Location:** 550 South Frances Street (APN: 209-30-022)  
**File #:** 2018-7525  
**Zoning:** R-0  
**Applicant / Owner:** Art Prindle Construction Inc. (applicant) / Justin and Kathy Welsh (owner)  
**Environmental Review:** A 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).  
**Project Planner:** Shila Behzadiaria, (408) 730-7456, sbehzadiaria@sunnyvale.ca.gov

Associate Planner Shila Behzadiaria presented the report.

Chair Hopkins opened the public hearing.

Commissioner Larsen asked if a shed is counted as living space. Commissioner Wu asked about the floor area and Ms. Caliva Lepe confirmed that the shed counts towards floor area ratio.

Comm. Larsen asked if the solar panels will remain if this proposal gets approved and property owner Justin Welsh owner responded yes.

Art Prindle, Applicant, welcomed the preservation efforts and stated that their project