



City of Sunnyvale

Meeting Minutes - Final Planning Commission

Monday, September 10, 2018

7:00 PM

Council Chambers, City Hall, 456 W. Olive
Ave., Sunnyvale, CA 94086

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

STUDY SESSION CANCELLED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:00 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Howard led the salute to the flag.

ROLL CALL

Present: 5 - Chair Daniel Howard
Commissioner John Howe
Vice Chair David Simons
Commissioner Ken Rheaume
Commissioner Sue Harrison
Absent: 2 - Commissioner Carol Weiss
Commissioner Ken Olevson

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

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

ORAL COMMUNICATIONS

Maria Hamilton, Sunnyvale resident, asked staff to provide more direction to developers in regards to their adherence to the City's Design Guidelines and Single Family Home Design Techniques.

CONSENT CALENDAR

Commissioner Howe moved and Commissioner Harrison seconded the motion to

approve the Consent Calendar. The motion carried by the following vote:

Yes: 5 - Chair Howard
Commissioner Howe
Vice Chair Simons
Commissioner Rheume
Commissioner Harrison

No: 0

Absent: 2 - Commissioner Weiss
Commissioner Olevson

1.A [18-0793](#) Approve Planning Commission Meeting Minutes of August 27, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [18-0670](#) **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

Commissioner Howe disclosed that he met with City staff early in the Civic Center planning process and stated an opinion that he can objectively review this item.

Associate Planner Momoko Ishijima presented the staff report.

Vice Chair Simons commented on the difficulties of reading raw engineering data in the Environmental Impact Report (EIR) and asked staff about the potential inclusion of graphics to improve readability. Assistant Director Andrew Miner advised that the background data must be included in the EIR or EIR appendices but advised that staff is open to suggestions for future EIR's.

Vice Chair Simons discussed the potential for future changes to the Civic Center Modernization Master Plan Project and how compliance will be measured against

the EIR and a California Environmental Quality Act (CEQA) checklist with Assistant Director Miner.

Commissioner Harrison commented on the potential noise impacts due to the proposed relocation of the Department of Public Safety (DPS) Headquarters and confirmed with Associate Planner Ishijima that one mitigation measure could be to delay the use of sirens. Associate Planner Ishijima commented that typically officers are already in the field when called to respond to emergencies and that the DPS Headquarters will not produce the same noise level as a Fire Station.

Chair Howard opened the Public Hearing.

Deborah Marks commented on the Civic Center campus's eligibility for listing in the California Register as a historic district. Ms. Marks commented on the cost effectiveness of renovation over new construction and asked the Planning Commission to consider the merits of a historic district.

Mei-Ling Stefan requested retention of the existing fuel dock and noted her objection to the Phase I Public Safety Building addition. Ms. Stefan commented that residents want to preserve the Civic Center's heritage as expressed during community outreach meetings.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion for Alternative 1 – Adopt a Resolution (Attachment 2) to:

- a. Certify the EIR;
- 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.

Commissioner Howe commented that the process for the proposed project included substantial communication with residents through online forums and outreach meetings. Commissioner Howe stated that the EIR is only one component of this complex project and stated an opinion that it's been handled exceptionally well. Commissioner Howe noted that sirens will always create a noise conflict with neighbors regardless of the location of the DPS Headquarters and commented on the critical functions that DPS provides for the City.

Vice Chair Simons stated his support for the EIR as it has been developed. Vice Chair Simons noted his concerns regarding preservation of the historical aspects of the Civic Center. Vice Chair Simons provided information about upgraded historic government buildings. Vice Chair Simons commented on the justification of the cost of maintaining the Civic Center campus. Vice Chair Simons stated an opinion that all long-term projects should be incorporated into the City's 20-year financial plan. Vice Chair Simons stated that he will be supporting the motion.

Chair Howard asked staff about the next steps if the City Council approves the EIR and the Civic Center Modernization Master Plan Project. City Manager Kent Steffens advised that the next steps would be to start the design for Phase I and then complete the public bidding process before starting construction.

Chair Howard stated that he will be supporting the motion. Chair Howard commented on his openness to the idea of the Civic Center's historical significance if an alternative argument was to be made. Chair Howard commented on the effectiveness of the Civic Center public hearings and the ongoing process.

The motion carried by the following vote:

Yes: 5 - Chair Howard
Commissioner Howe
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 2 - Commissioner Weiss
Commissioner Olevson

Assistant Director Miner stated that the City Council will hold a Civic Center Study Session in the West Conference Room on September 11, 2018 and that this item goes to the City Council on September 25th, 2018.

3. [18-0802](#) **Proposed Project:** **DESIGN REVIEW** to allow Verizon wireless telecommunications facility on an existing wooden PG&E utility pole in the public right-of-way.
Location: Utility pole located in the public right-of-way near 737 San Juan Drive, between Blythe Avenue and Carmel Avenue.
File #: 2018-7410

Zoning: R-3 (Medium Density Residential)

Applicant: Verizon Wireless C/O The CBR Group

Owner: Pole: PG&E; Right-of-way: City of Sunnyvale.

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).

Project Planner: Mary Jeyaprakash, (408) 730-7449,
mjeyaprakash@sunnyvale.ca.gov

Associate Planner Mary Jeyaprakash presented the staff report.

Chair Howard opened the Public Hearing.

Mark Peters, representing the CBR Group and Verizon Wireless (Verizon), presented images and information about the proposed project.

Daniel Ro, representing Hammett & Edison, presented information about the proposed project.

Commissioner Howe asked staff about the distance from the utility pole to San Miguel Elementary School. Associate Planner Jeyaprakash advised that it is approximately 150 feet. Commissioner Howe asked the applicant about the maximum percentage of Radio Frequency (RF) exposure at San Miguel Elementary School. Mr. Ro advised that the maximum RF percentage for any nearby building would be 0.82% of the Federal Communications Commission (FCC) public limit for RF exposure.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 1 – Approve the Design Review based on the Findings in Attachment 2 and the Conditions of Approval in Attachment 3.

Vice Chair Simons stated that he can make the findings and will be supporting the motion.

Chair Howard stated that he will be supporting the motion. Chair Howard noted that his child attends San Miguel Elementary School and that he has no objections with the proposed project.

The motion carried by the following vote:

Yes: 5 - Chair Howard
Commissioner Howe
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 2 - Commissioner Weiss
Commissioner Olevson

Assistant Director 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 about consideration for expansion of the wetlands for future resiliency. Assistant Director Miner advised that the Moffett Park Specific Plan is being updated and will address enhancing these land uses in conjunction with future sea level rise and climate change.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Assistant Director Andrew Miner stated that the City Council approved the rezone for the 932 Eleanor Way and 1358 Hampton Drive project on August 28, 2018. Assistant Director Miner stated that the proposed project at 311 S. Mathilda Ave has been appealed and will be heard by the City Council on September 11, 2018.

Assistant Director Miner provided information about the Project Review Committee (PRC) process and noted that the purpose is to provide feedback to applicants and determine if applications are complete. Assistant Director Miner stated that design review for proposed projects occurs after PRC meetings.

Senior Assistant City Attorney Rebecca Moon noted that she will be not be attending the September 24, 2018 Planning Commission meeting but that Assistant City Attorney Melissa Tronquet will attend.

Assistant Director Miner commented that the State of the City will take place this weekend on September 15, 2018.

ADJOURNMENT

Chair Howard adjourned the meeting at 7:57 PM.