



# City of Sunnyvale

## Meeting Minutes - Draft Planning Commission

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Monday, April 8, 2019

6:00 PM

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

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

### **6:00 PM STUDY SESSION**

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

**Roll Call**

**Study Session**

- A**      [19-0452](#)      **Proposed Project:** CityLine Block 6  
**Project Planner:** Dave Hogan, 408-730-7440,  
dhogan@sunnyvale.ca.gov
- B**      [19-0451](#)      **Proposed Project:** Construct 4 new mini warehouse storage buildings  
totaling 317,392 s.f. and demolish 7 existing buildings.  
**Location:** 1060 Stewart Drive (APN: 205-23-019)  
**File #:** 2017-7912  
**Project Planner:** Shetal Divatia, 408-730-7637,  
sdivatia@sunnyvale.ca.gov

**Public Comment on Study Session Agenda Items**

**Adjourn Study Session**

### **7:00 PM PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

Chair Howard called the meeting to order at 7:04 PM in the Council Chambers.

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

Chair Howard led the salute to the flag.

#### **ROLL CALL**

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

### **ORAL COMMUNICATIONS**

Maria Hamilton, Sunnyvale resident, stated her opposition to California SB50 and that it would not alleviate Sunnyvale's housing shortage nor decrease the cost of living if passed.

Linda Davis, Sunnyvale resident, stated that residents are raising awareness for an option for district-based elections for City Council and encouraged the Commissioners to take the citizen- and City-sponsored surveys.

Richard Mehlinger, Sunnyvale resident, stated that the effects of SB50 would be limited but is a good first step towards making Sunnyvale more affordable.

### **CONSENT CALENDAR**

Commissioner Harrison moved and Commissioner Rheaume seconded the motion to approve the meeting minutes of March 11, 2019.

The motion carried by the following vote:

**Yes:** 6 - Commissioner Weiss  
Chair Howard  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Rheaume  
Commissioner Harrison

**No:** 0

**Abstained:** 1 - Commissioner Howe

**1.A**     [19-0407](#)     Approve Planning Commission Meeting Minutes of March 11, 2019

Commissioner Howe moved and Commissioner Harrison seconded the motion to

approve the meeting minutes of March 25, 2019.

The motion carried by the following vote:

**Yes:** 6 - Commissioner Weiss  
Chair Howard  
Commissioner Howe  
Commissioner Olevson  
Commissioner Rheaume  
Commissioner Harrison

**No:** 0

**Abstained:** 1 - Vice Chair Simons

**1.B**      [19-0450](#)      Approve Planning Commission Meeting Minutes of March 25, 2019

Assistant Director Andrew Miner presented an overview of the proposed project.

Commissioner Howe disclosed that he met with the applicant on a site visit and confirmed with Assistant Director Miner that a permit for part of the work was issued at a staff level because it did not meet the threshold for a Planning Commission review and that the current construction is legal. Commissioner Howe asked about the difference in height between property's yard and the yard directly behind it. Associate Planner Mary Jeyaprakash answered that there is a one foot difference in height. Assistant Director Miner added that the applicant and the neighbor directly behind the property have come to an agreement that a tree would be planted along the back property line for screening purposes.

Commissioner Howe stated that he would like to clarify the number of trees affected, what the plan is for them, and the screening details, based on communication the applicant submitted. Assistant Director Miner explained that the Planning Commission's review is limited to the patio cover and that there is the potential to add one more tree to the proposed project. Commissioner Howe confirmed with Assistant Director Miner the limited review and that the potential to add additional trees could be added to conditions of approval. Commissioner Howe stated that he would like to open the Public Hearing.

Assistant Director Miner presented the staff report.

Commissioner Harrison confirmed with Associate Planner Jeyaprakash that the patio cover is connected to the house's roof.

Chair Howard opened the Public Hearing.

Ken Okumura, applicant, presented images and information about the proposed project.

Commissioner Howe stated that the applicant has a great proposed project but is concerned about the privacy of the neighbor directly behind the property. He asked Mr. Okumura if he is amenable to planting two new trees, one more in addition to the tree that will be replacing the existing tree. Mr. Okumura stated that he is unsure about the best place for the second tree but that he is amenable to planting a total of two new trees.

Chair Howard closed the Public Hearing.

Commissioner Howe moved and Commissioner Harrison seconded the motion for Alternative 2 - Approve the Design Review with the following modified conditions:

- 1.) Specify that two new trees be added to the proposed project in consultation with the City arborist given the proximity of the two existing trees;
- 2.) Specify that in consultation with the City arborist, at least one tree be of a larger, longer living, slower growing variety.

The motion carried by the following vote:

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

**No:** 0

Assistant Director Miner stated that this action is final unless appealed to or called up for review by the City Council by 5:00 p.m. on Tuesday, April 23, 2019.

**1.C**      [19-0351](#)

**Proposed Project:** Application on a 0.25-acre site:

**DESIGN REVIEW:** to allow construction of a solid roof over an accessory structure (gazebo) to the rear of an existing one-story single family home, resulting in 4,766 square feet (4,359 square feet existing home unchanged and 407 square feet accessory structure) and 43.4% floor area ratio (FAR).

**Location:** 1630 Manitoba Dr. (APN: 323-22-044)

**File #:** 2018-8016

**Zoning:** R-1 (Low Density Residential)

**Applicant / Owner:** Kikuchi + Kankel Design Group (applicant) / Kenneth and Donna Okumura (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(e) Categorical Exemption includes construction of accessory structures and installation of small new equipment and facilities in small structures.

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

## **PUBLIC HEARINGS/GENERAL BUSINESS**

**2**      [18-1118](#)

**CONTINUED FROM MARCH 25, 2019 Proposed Project:** Related applications on a 34.7-acre site:

**REZONE:** the site from M-S/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/Medium Density Residential/Planned Development) and M-S/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/High Density Residential/Planned Development) **TO** R-3/PD (Medium Density Residential/Planned Development) R-4/PD (High Density Residential Planned Development) and P-F (Public Facilities).

**SPECIAL DEVELOPMENT PERMIT:** Demolish existing industrial/office buildings (formerly AMD campus) and construct 1,051 residential units, including 944 units in three to five-story apartment buildings and 107 units in three-story townhome style buildings. The unit count includes 45 apartment units for very low-income households and 13 below market rate townhome units. Public improvements include the dedication of a 6.5-acre public park, extension of Indian Wells Avenue to the east to connect with the Duane Avenue/Stewart Drive intersection, and associated public improvements. Requested deviations include reduced private useable open space and front setbacks on Indian Wells Avenue and Stewart Drive.

**VESTING TENTATIVE MAP:** Lot line adjustment between two existing lots and subdivide one lot into six lots, to create a total of seven lots.

**Location:** 1 AMD Place (APNs: 205-22-024, 205-22-025), 975 Stewart Drive (205-22-028)

**File #:** 2016-8035

**Zoning:** Industrial Service/Industrial-to-Residential/Medium Density/Planned Development Zoning District (MS/ITR/R-3/PD) and Industrial Service/Industrial-to-Residential High Density Zoning District (MS/ITR/R-4/PD) Zoning District

**Applicant / Owner:** Irvine Company (applicant /owner)

**Environmental Review:** Adopt a resolution to make findings required by CEQA, certify the Environmental Impact Report (EIR), and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

**Project Planner:** Gerri Caruso/Margaret Netto, (408) 730-7440, mnetto@sunnyvale.ca.gov

Assistant Director Andrew Miner presented the staff report.

Senior Assistant City Attorney Rebecca Moon stated that the Environmental Impact Report (EIR) addresses the size, location, and conceptual ideas for the park, but the final design would be reviewed by the City Council and any additional environmental review needed would be decided later.

Commissioner Howe stated that he met with the applicant and members of the public regarding the proposed project.

Commissioner Simons stated that he met with the applicant and members of the public regarding the proposed project.

Commissioner Rheume stated that he met with the applicant regarding the proposed project.

Commissioner Weiss stated that she met with the applicant regarding the proposed project.

Commissioner Olevson stated that he met with the applicant regarding the proposed project.

Chair Howard stated that he met with the applicant regarding the proposed project.

Commissioner Simons asked staff about the status of his previous suggestion to review possible multipurpose functions for the portion of Indian Wells Avenue connected to the park. Assistant Director Miner stated that staff received the

applicant's comments after completion of the staff report but that the applicant is prepared to discuss the issue. Commissioner Simons confirmed with Assistant Director Miner that the applicant can also address variability of matching molding styles, light-colored soffits, and distributing architectural details along the building lengths. Assistant Director Miner stated that staff can discuss these issues after the applicant's response if necessary.

Commissioner Rheaume confirmed with Assistant Director Miner that taller buildings require further setbacks and that the applicant can address how the setbacks on Indian Wells Avenue compare to the existing setbacks on that street.

Commissioner Weiss stated her concern with the trash and recycling facilities in the mid-rise buildings given the issues they have caused at other multi-family projects. Assistant Director Miner acknowledged that larger projects have had issues with interim trash rooms and that staff work with applicants to help them understand the responsibilities involved with these types of facilities which are ultimately the responsibility of property management. He suggested she ask the applicant about what assurances they can provide. Project Planner Margaret Netto stated that staff added a Condition of Approval (COA) to refine the solid waste management plan.

Commissioner Harrison confirmed that the concern of construction vehicle use on Lawrence Expressway in Attachment 19 is addressed in Attachment 20 of the staff report.

Chair Howard commented that the bike lane merges onto the street just before the traffic circle on Indian Wells Avenue. Transportation and Traffic Manager Shahid Abbas stated that the traffic circle must be designed in conformance with the Federal Highway Administration guidelines. He added that the street plan is currently conceptual and that staff would work closely with the developer on the final design to ensure that bicycles and pedestrians would be able to move through the traffic circle safely. Chair Howard asked Transportation and Traffic Manager Abbas if protected bike paths are an option. Transportation and Traffic Manager Abbas stated that the bicycle path design must ensure that vehicles maintain sight of bicycles and pedestrians and that staff will review separating bicycles from the traffic circle. Chair Howard confirmed with Transportation and Traffic Manager Abbas that it is appropriate to add a COA that the Bicycle and Pedestrian Advisory Commission (BPAC) provides a courtesy review of the final transportation plan.

Chair Howard opened the Public Hearing.

Carlene Matchniff, Irvine Company Vice President, presented images and information about the proposed project.

Commissioner Rheaume confirmed with Ms. Matchniff that they are requesting a 6.5-foot deviation on Indian Wells Avenue.

Commissioner Simons asked the applicant about the potential to close a portion of Indian Wells Avenue for multipurpose use. Chris Lanzisera, Irvine Company Vice President of Architecture, stated that they are open to exploring the idea and plan to work closely with Public Works to ensure that that portion of the street is safe and functional. Commissioner Simons confirmed with Mr. Lanzisera that Irvine Company would be receptive to a COA that recommends working with staff to research the possibilities.

Commissioner Simons confirmed with Mr. Lanzisera that they are able to provide more architectural details to the townhome balconies, increase and enhance the trim molding on the window openings for the low-rise apartments, incorporate some trim details and variety while maintaining architectural cohesion, add metal work to the tower of one of the large mid-rise buildings, continue to examine the possibility of darkening the soffits, variegate the tile roofing, and include colored and textured hardscape, all based on Commissioner Simons' previous suggestions.

Commissioner Weiss asked the applicant if opening Indian Wells Avenue would help mitigate traffic for the neighborhood or just for the residents of the development. Transportation and Traffic Manager Abbas stated that Indian Wells Avenue would serve mostly as an interior road for pedestrians, bicyclists, and residents of the site. Commissioner Weiss asked the applicant how noise and particulate matter would be mitigated given that the apartments surround the parking garage. Mr. Lanzisera explained that the parking structure is not connected to the apartments and that it is subject to acoustical and ventilation requirements. She confirmed with Mr. Lanzisera that the parking garages are independently ventilated.

Michael Lozeau, representing Laborers International Union of North America Local 270, stated that the EIR does not address the indoor air quality concerns from the formaldehyde present in construction materials and is deficient in addressing air quality and the potential for bird strikes against the buildings.

Elisa Silva, Sunnyvale resident, stated that the East Duane speed limit should be



reduced to 30 mph and that the City should enforce the East Arques Avenue construction vehicle route and coordinate the execution of upcoming construction projects in the vicinity. She also stated that the EIR does not propose a traffic mitigation plan for all the new daily vehicle trips and that all the proposed project's buildings should be no taller than three stories.

Maria Hamilton, Sunnyvale resident, stated her opposition to the proposed project because of its requested deviations. She added that the applicant should work with staff to follow the City codes.

Paul Luckcuck, Sunnyvale resident, stated his opposition to the increased density for the proposed project, the traffic mitigation plan that he believes is inadequate considering the existing traffic issues in the area, and his interest in the access to and design for the proposed public park.

Eugene Dong, member of Local 104 Sheet Metal Workers Union, stated that the proposed project would create high paying construction jobs in the area and fund Sunnyvale schools with Irvine Company's donation offer. He added that his union supports developers that employ local union labor at good rates.

Joseph Dunnam, Sunnyvale resident, stated his support for the proposed project as it would provide affordable housing for those in need and reduce the cost of living in Sunnyvale.

Michal Healy, representing Santa Clara Unified School District, stated that the school district would receive \$1.6 million from Irvine Company in installments as each building permit is issued and that the school district would be able to use the money for any future capital facilities projects.

Josue Garcia, representing Residents for Responsible Development, asked the members of the construction industry in the audience in support of the proposed project to stand. He stated that only 25% of construction workers in the City of San Jose are local and that his organization supports Irvine Company because it is willing to use local union labor.

Commissioner Harrison asked Mr. Garcia where the other 75% of non-local construction workers travel from. Mr. Garcia responded that most travel from at least 50 miles away and from out of state and that they are most often paid at a lower rate consistent with their origin where local construction workers cannot compete.

Richard Mehlinger, Sunnyvale resident, stated that the proposed project would help alleviate Sunnyvale's housing shortage, provide needed affordable housing and allow people to live near their place of employment, ultimately reducing carbon emissions from commuting. He added that traffic can be mitigated by adding more bicycle infrastructure and recommended that the project be approved with the condition that the bicycle infrastructure is forwarded to BPAC for review.

Commission Simons discussed with Mr. Mehlinger the opinion that BPAC should review the safety and connectivity of the bicycle infrastructure and the possibility of creating a bike lane physically separated from the roadway on Indian Wells Avenue.

Chair Howard commented about the possibility of designating Indian Wells Avenue for bicycles only.

Serge Rudaz stated that he no longer wishes to address the Planning Commission.

Zachary Kaufman stated that it is important for the public to know the school impact fees to determine if they can be adequately addressed.

Orlando Alza, Sunnyvale resident, stated that the affordable housing would help many people and create high-paying construction jobs that would benefit both residents and the city. He added that the ability to live and work in the same city is invaluable.

Ms. Matchniff; Jennifer Hernandez, Irvine Company's attorney; and Ashley Brooks, Irvine Company's traffic consultant with Fehr and Peers, presented additional information about the proposed project.

Commissioner Harrison confirmed with Ms. Matchniff that there are no rear setbacks for the mid-rise apartments. Ms. Matchniff clarified that they comply with the townhome setback requirements.

Chair Howard asked Ms. Matchniff if the Transportation Demand Management Plan (TDMP) includes bicycle maintenance facilities, a bicycle rental fleet, and a car share service. Ms. Matchniff stated that those amenities are being considered and have not been finalized.

Commissioner Simons asked Ms. Brooks to explain the organized walking and

biking program referenced in the TDMP. Ms. Brooks stated that it would mostly consist of encouraging people to walk and bike by showing them what they can access by those methods. Commissioner Simons stressed the importance of the program being recurring and confirmed with Ms. Matchniff that they are amenable to consulting with Silicon Valley Bicycle Coalition (SVBC) on the program.

Chair Howard stated that he would like to attend the program if it is open to the public.

Chair Howard closed the Public Hearing.

Commissioner Rheume asked staff how to prevent the removal of protected trees at project sites. Assistant Director Miner stated that staff ensures the construction plans are clear and the Building Inspector verifies that protected trees are fenced off before grading take place.

Commissioner Weiss asked if staff have researched the possibility of designating East Arques Avenue as a construction vehicle route. Transportation and Traffic Manager Abbas responded that a lengthy research and reclassification process must take place first, but confirmed with Commissioner Weiss that it can be considered on a temporary basis based on the applicant's temporary traffic control plan submitted during the construction phase, a standard requirement for every construction project.

Commissioner Howe asked staff how BPAC could be helpful in reviewing the bicycle and pedestrian infrastructure and how the Planning Commission can facilitate its review. Assistant Director Miner stated that BPAC only reviews policy and not projects. Transportation and Traffic Manager Abbas added that it is standard practice for the City to request BPAC's input whenever there is a bicycle and pedestrian element to a proposed project.

Commissioner Harrison asked Transportation and Traffic Manager Abbas his opinion of the EIR consultant's traffic study. He replied that the study is robust, that the trip generation was overcompensated for, and that the study identified small delay impacts on a few already problematic intersections but no significant delays for the area overall. Commissioner Harrison asked if the Vehicle Miles Traveled (VMT) metric was used in the traffic study. Transportation and Traffic Manager Abbas answered that VMT will be considered beginning in July 2020 and stated his opinion that trip generation is the more comprehensive tool to study traffic.

Chair Howard asked Transportation and Traffic Manager Abbas to explain VMT. He replied that the metric is calculated at the city level and that each applicant must demonstrate how it plans to reduce VMT for a site by 30% as per the State requirement.

Commissioner Harrison confirmed with Transportation and Traffic Manager Abbas that an existing COA requires the installation of a pedestrian crosswalk with warning signs and flashing lights on East Duane Avenue.

Commissioner Harrison asked Patrick Angell, representing Ascent Environmental, to respond to the written public comment with concerns about the EIR. Mr. Angell stated that the opposition letter does not consider current building codes and standards for materials and ventilation, that the proposed project's current preliminary design meets the City's guidelines for bird strikes, and that there are existing buildings of similar height in the area. Mr. Angell added that Ascent Environmental reviewed the air quality calculations prepared for the EIR and confirmed that the conclusions of the EIR are correct.

Chair Howard asked staff how members of the public can petition the City to change posted speed limits. Transportation and Traffic Manager Abbas answered that State law requires the City to conduct speed surveys every five years for all city streets to determine the 85th percentile speed under free flow conditions and that the City employs every method possible to reduce speed limits when necessary. Chair Howard asked if the 15 mph school zone speed limit affects traffic on East Duane Avenue and Transportation and Traffic Manager Abbas stated that that speed limit is only enforced when children are present.

MOTION: Commissioner Howe moved and Commissioner Simons seconded the motion for Alternatives 1, 3, and 6 – 1) Adopt a Resolution to Certify the Environmental Impact Report including the modified mitigation measures in Attachment 20; Make the Findings required by the California Environmental Quality Act (CEQA); and, Adopt the Statement of Overriding Consideration and Mitigation Monitoring Report Program 3) Introduce an Ordinance to rezone the site from M-S/ITR/R-3/PD (Industrial and Service/Industrial-to Residential/Medium Density Residential/Planned Development) and MS/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/High Density Residential/Planned Development) to R-3/PD (Medium Density Residential/Planned Development) R-4/PD (High Density Residential Planned Development) and P-F (Public Facilities)

6) Approve the Special Development Permit and Vesting Tentative Map subject to Findings in Attachment 4 with the following modified conditions of approval:

- 1.) Recommend the roadway design of Indian Wells Avenue regarding bicycle use is presented to the Bicycle and Pedestrian Advisory Commission for a courtesy review;
- 2.) Increase and enhance ironwork and molding architectural details on townhome balconies and trim molding on window openings for low-rise apartments with goal to minimize the plain, square openings in the buildings;
- 3.) Recommend a textured and colored hardscape to complement and enhance the architecture;
- 4.) Specify that the Transportation Demand Management plan is continually updated and input is actively solicited from the Silicon Valley Bicycle Coalition;
- 5.) Specify that staff review portion of Indian Wells Avenue connected to the park for possible multipurpose functions;
- 6.) Specify that the tile roofing is variegated.

Commissioner Howe stated that the proposed project is family friendly and would reduce traffic and commutes for those employed in Sunnyvale. He encouraged the Commissioners to support the motion.

Commissioner Simons stated that he has been invested in the quality of the proposed project throughout the lengthy process and will support the motion.

Commissioner Olevson stated that he intends to support the motion. He added that the city would benefit from the park and from the quantity and variety of the housing options. He stated his opinion that the construction plans are high quality and commented that the proposed project would decrease housing and traffic issues, increase recreational opportunities, and enhance quality of life.

Commissioner Weiss stated that all the requested deviations are necessary and reasonable, that the City would gain affordable housing that is in demand, and commended the applicant for the promise to employ local labor and pay living wages. She added that she can make the findings and will enthusiastically support the motion.

Commissioner Harrison stated that she will support the motion and can make the CEQA, general plan, and vesting tentative map findings. She added that she appreciates the variety in roof heights which give the development a sense of

community.

Commissioner Rheaume stated that he will support the motion and can make the findings. He stated that hard work on the proposed project has resulted in a great final product; that he can make the findings for the deviations because on the trade off benefits; and that the varying roof heights, proposed use of local labor, and affordable housing are benefits. He also thanked staff for their work on the proposed project.

Chair Howard encouraged the use of alternative modes of transportation given the anticipated increase in traffic. He stated that the proposed project is the most beautiful one he has seen during his time on the Planning Commission, that he wishes there were more affordable housing units offered, and that the park and potential for more bicyclists are exciting.

The motion carried by the following vote:

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

**No: 0**

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the Tuesday, April 23, 2019 meeting.

- 3**      [19-0350](#)      **Proposed Project:** Application on a 0.38-acre site:  
                                 **DESIGN REVIEW:** to allow construction of a new one-story single-family home resulting in 5,641 square feet (4,701 square feet living area, 760 square feet garage, and 180 square feet covered patio) and 42.9% floor area ratio (FAR). The existing home will be demolished.  
                                 **Location:** 1150 S. Bernardo Ave. (APN: 202-34-030)  
                                 **File #:** 2018-7952  
                                 **Zoning:** R-1 (Low Density Residential)  
                                 **Applicant / Owner:** LHC Design, Inc. (applicant) / Kaili Kan and Qing Fan (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemption includes construction of one single-family residence in a residential zoning district.

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

Assistant Director Andrew Miner introduced Acting Principal Planner Noren Caliva-Lepe.

Associate Planner Mary Jeyaprakash presented the staff report.

Commissioner Harrison asked staff what the process would be if pending legislation passes and allows for this single family property to subdivide into two units in the future. Acting Principal Planner Caliva-Lepe stated that current zoning allows one unit for every 8,000 square feet of lot area and that staff cannot comment on possible future legislation.

Commissioner Rheume asked staff how the proposed project's current design could accommodate an accessory dwelling unit (ADU) if the applicant decided to create one in the future. Associate Planner Jeyaprakash stated that the applicant would need to apply for a separate permit and that an additional Planning Commission hearing would likely be required to add additional square footage. Commissioner Rheume confirmed with Acting Principal Planner Caliva-Lepe that the proposed project exceeds the minimum requirements for parking and that this site would accommodate an ADU. Commissioner Rheume confirmed with Associate Planner Jeyaprakash that the applicant must confirm what doors and windows they plan to use.

Commissioner Simons commented on the large size of the roof and the unusual sides and asked staff to suggest possible architectural improvements. Acting Principal Planner Caliva-Lepe stated that there is a similar home nearby with dormers that breaks up the mass of the roof and that dormers were added just to the proposed project's frontage to avoid overdesigning. She added that the setbacks exceed the minimum requirements and that the roof slopes away from the side property lines.

Commissioner Weiss asked staff when a solar analysis is required for new single family homes. Acting Principal Planner Caliva-Lepe stated that the Sunnyvale Municipal Code requires a solar analysis for new two-story structures, including single family homes.

Chair Howard opened the Public Hearing.

Hau-Ching Liao, architect and applicant, presented information about the project and distributed additional details.

Commissioner Rheume confirmed with Mr. Liao that the requested 10-foot plate height is needed to maintain the proposed window design, that the roof design is proposed to accommodate future solar panels, and that the front door would look exactly like the design plans. He also confirmed with Mr. Liao that the stone veneer can be enlarged to match the scale of the home.

Commissioner Weiss commented that she is pleased that the proposed project would use solar energy and asked the applicant what other energy efficient methods would be used to reduce the proposed project's carbon footprint. Mr. Liao answered that there are plans to use thick insulation, tankless water heaters, and a high efficiency furnace and air conditioning unit and that they would solidify these plans during the building permit phase.

Commissioner Harrison confirmed with Mr. Liao that the images provided of the front door, garage door, and windows are different architectural styles. Commissioner Harrison asked Mr. Liao what overall architectural style they would like to pursue and Mr. Liao responded that they prefer Mediterranean style.

Acting Principal Planner Caliva-Lepe added that staff categorizes the proposed project as Prairie style based on the shapes, proportion, details, and elevation and that staff can work with the applicant to further refine the architectural details to ensure consistency.

Chair Howard closed the Public Hearing.

Commissioner Weiss asked staff about the possibility of continuing the public hearing item to another date to allow time for staff and the applicant to work on a consistent style. Acting Principal Planner Caliva-Lepe responded that staff can review the proposed project if the concern is style consistency among the front door, garage door, and windows.

Commissioner Simons stated that he identifies many different architectural styles in the proposed project and expressed his opinion that it is best to continue the item to



a later date. Acting Principal Planner Caliva-Lepe asked the Commissioners for clear direction on the elements needing attention and for comment on the applicant's requests for a 10-foot plate height.

Commissioner Rheume stated that he is uncomfortable approving the proposed project with its lack of architectural consistency and recommends continuing it to another date or giving very specific direction for improvement.

Commissioner Harrison stated that in general she recommends a lower plate height for consistency with the neighborhood but cannot determine if a higher plate height is acceptable based on the lack of architectural uniformity. Commissioner Harrison also stated that a taller plate may be appropriate for specific architectural styles.

Chair Howard confirmed with Acting Principal Planner Caliva-Lepe that that Planning Commission's role is to evaluate the proposed project's fit within a neighborhood with respect to mass and bulk. Chair Howard responded that he trusts staff to work with the applicant to improve the consistency of the architectural style and establish an appropriate corresponding plate height.

MOTION: Commissioner Harrison moved and Commissioner Simons seconded the motion to continue to the Planning Commission meeting of May 13, 2019 to allow the staff and applicant to work together to develop a consistent architectural style and to determine if the proposed plate height is appropriate for the proposed project.

Commissioner Harrison encouraged the applicant to propose a more consistent style if the 10-foot plate height is integral to their design.

Commissioner Simons stated his expectation that the major housing elements will be consistent with the style chosen.

Commissioner Harrison added that she cannot make the findings that a 10-foot plate height and stacked windows are appropriate for a Prairie style.

Commissioner Rheume stated his support for the motion and the importance of a consistent, quality design that will blend with the neighborhood.

Commissioner Olevson stated his support for the motion and encouraged the applicant to work on developing a coherent style.

Commissioner Weiss stated that she supports the motion and recommended that the applicant refer to the City's single family design standards when redesigning the proposed project.

Chair Howard stated that he declines to support the motion. He added that the proposed project's design is inconsistent, but that he can make the findings to support the proposed project and entrusts staff to work with the applicant to produce a consistent architectural style.

The motion carried by the following vote:

**Yes:** 6 - Commissioner Weiss  
Commissioner Howe  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Rheaume  
Commissioner Harrison

**No:** 1 - Chair Howard

Acting Principal Planner Caliva-Lepe stated that this item will be continued to the Planning Commission for consideration at the Monday, May 13, 2019 meeting.

#### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

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

##### **-Commissioner Comments**

Commissioner Howe asked staff to provide feedback at the next Planning Commission meeting of their evaluation of the size of the boulders outside of Bright Horizons. He also asked staff about the possibility of utility boxes with painted artwork and Assistant Director Andrew Miner stated that he will research the issue.

##### **-Staff Comments**

Assistant Director Andrew Miner stated that the City Council held a Study Session on March 26, 2019 about the Draft Climate Action Playbook 2.0, that the Joint Info Study Session on the subject will be held on April 15, 2019 at the Las Palmas Park Building, and that the City Council will consider the Moffett Park Specific Plan Update Work Plan on April 9, 2019.

**ADJOURNMENT**

Chair Howard adjourned the meeting at 10:55pm.