



# City of Sunnyvale

## Meeting Minutes - Draft Planning Commission

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Monday, May 13, 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 | Public Hearing - 8:00 PM**

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

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

#### **Roll Call**

#### **Study Session**

- A.**      [19-0547](#)      **Proposed Project:** CityLine Block 3  
**Project Planner:** Dave Hogan, 408-730-7440,  
dhogan@sunnyvale.ca.gov
- B.**      [19-0542](#)      **Proposed Project:**    Demolish an existing home and construct a new  
two-story single-family home resulting in 5,672 square feet (5,182 square  
feet living area and 490 square feet garage) and 45% floor area ratio  
(FAR)  
**Location:** 1019 Edmonds Court (APN: 320-12-008)  
**File #:** 2019-7191  
**Project Planner:** Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov
- C.**      [19-0537](#)      **Proposed Project:**    Related applications on an 8,147 square foot  
residential lot:  
                 **TENTATIVE MAP** to subdivide one parcel into two lots.  
                 **SPECIAL DEVELOPMENT PERMIT** to demolish two existing  
                 one-story residential units and construct two new two-story  
                 detached single family homes and associated improvements.  
**Location:** 421 E. Washington Ave. (APNs: 209-04-034)  
**File #:** 2017-8019  
**Zoning:** R-2/PD  
**Applicant / Owner:** Owner: LADC Consulting Inc. / Silver Maple  
Investments LLC **Environmental Review:** Categorically exempt from  
further environmental review pursuant to Class 3, Section 15303 of the  
California Environmental Quality Act.  
**Project Planner:** Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

**Public Comment on Study Session Agenda Items****Adjourn Study Session****8:00 PM PLANNING COMMISSION MEETING****CALL TO ORDER**

Chair Howard called the meeting to order at 8:00 PM in the Council Chambers.

**SALUTE TO THE FLAG**

Chair Howard led the salute to the flag.

**ROLL CALL**

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

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

**ORAL COMMUNICATIONS**

Serge Rudaz, Sunnyvale resident, provided an update on the 4 + 3 City Council district election option, encouraged the Commissioners to take the citizen-sponsored survey to share their input, and supplied the survey link.

**CONSENT CALENDAR**

Chair Howard stated that the meeting minutes should read as for April 8, 2019 and not February 8, 2019.

Commissioner Howe moved and Vice Chair Simons seconded the motion to modify the meeting minutes to read the correct date of April 8, 2019 and continue the consideration of them to the May 28, 2019 meeting.

The motion carried by the following vote:

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

**No:** 0

**Absent:** 1 - Commissioner Olevson

**1.A**     [19-0548](#)     Approve Planning Commission Meeting Minutes of April 8, 2019

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2.**        [19-0541](#)        **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)

Associate Planner Mary Jeyaprakash presented the staff report.

Vice Chair Simons asked staff about the color of the window mullions. Senior Planner Noren Caliva-Lepe recommended that the architect confirm the color.

Commissioner Weiss asked staff if there is a diamond pattern on the window on the left side of the rendering. Senior Planner Caliva-Lepe stated that what is visible is most likely an artistic rendering of something inside the house and that there is no diamond shape intended for the glass. Commissioner Weiss confirmed with Senior Planner Caliva-Lepe that the six windows on the south side of the proposed project face the rear yards of the adjacent homes and the stone veneer wainscoting wraps

around the house.

Commissioner Rheume confirmed with staff that the final proposed project would have a larger stone veneer and the windows would have white frames and external grids.

Chair Howard opened the Public Hearing.

Hau-Ching Liao, architect and applicant, presented information about the proposed project.

Commissioner Rheume thanked Mr. Liao for his presentation and for his consideration of the Commissioners' previous comments on the proposed project. Commissioner Rheume confirmed with Mr. Liao that the window frames would be white and stated that divided light windows with grids on the outside and inside of the glass are more appropriate for the scale and quality of the proposed project, confirming with Mr. Liao that divided light windows can be substituted if required by the Planning Commission.

Vice Chair Simons stated that the stone wainscoting should be wider and confirmed with Mr. Liao that he is willing to work with staff to ensure a minimum stone width of 4 to 6 inches. Vice Chair Simons recommended that the driveway and porch steps be constructed using the same material and Mr. Liao answered that the same colored, stamped concrete can be used for both the porch steps and the driveway.

Senior Planner Caliva-Lepe confirmed with Commissioner Rheume that his interest in divided light windows applies to all four elevations.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Harrison moved and Commissioner Rheume seconded the motion for Alternative 2 - Approve the design review with the following modified conditions:

1. Stone veneer wainscoting must be enlarged, as reviewed and approved by staff;
2. Windows on all four elevations must be divided light windows; and
3. Driveway and porch steps must be constructed using the same colored, stamped concrete.

Commissioner Harrison thanked the applicant for presenting a consistent architectural style and demonstrating that the requested plate height enhances the different architectural elements. She stated her appreciation for some of the proposed project's features.

Commissioner Rheume stated that he can make the findings and also thanked the applicant for presenting a consistent architectural design. He confirmed with the Commissioners that the motion requires the applicant to work with staff to ensure a minimum width of 4 inches for the stone veneer wainscoting. He stated his opinion that divided light windows are appropriate for such a high quality proposed project and expressed his hope for the Commissioners' support of the motion.

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment to specify that the window frames and mullions are to be white. Commissioner Harrison and Commissioner Rheume accepted the friendly amendment.

Vice Chair Simons stated his intention to support the motion and commented that the applicant has seriously considered the Planning Commission's previous recommendations. He stated his opinion that the architectural consistency that the applicant presented improves the quality of the proposed project.

Commissioner Weiss thanked the applicant for presenting a better, more architecturally uniform design. She stated that she likes that the porch aligns with the garage, there are no deviations requested, the proposed project follows the single family design guidelines, and added that she can make the findings and plans to support the motion.

Chair Howard summarized the motion.

FRIENDLY AMENDMENT: Senior Planner Caliva-Lepe stated that the 4-inch minimum size for the stone veneer wainscoting was discussed but not formalized in the motion. Commissioner Harrison and Commissioner Rheume accepted the friendly amendment to specify that the stone veneer wainscoting must be at least 4 inches in width.

The motion carried by the following vote:

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

**No: 0**

**Absent: 1 -** Commissioner Olevson

Senior Planner Caliva-Lepe stated that this action is final unless appealed or called up for review by the City Council within 15 days.

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

Vice Chair Simons stated that he and Commissioner Rheaume are interested in the creation of a supplement to the single family design guidelines that outlines architectural basics and emphasizes the benefits of architectural style consistency.

Assistant Director Andrew Miner suggested that the actual single family design guidelines be revised since the nature of projects have changed significantly since they were last updated. He added that staff plans to provide a training session for the Planning Commission to discuss design review challenges and solutions.

Chair Howard confirmed with Assistant Director Miner that staff will present a study issue paper for the Commissioners to formally sponsor and provide training during a study session.

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

**-Staff Comments**

Assistant Director Andrew Miner stated that on April 9, 2019, City Council approved the Moffett Park Specific Plan (MPSP) Update Work Plan and Guiding Principles and that staff are continuing outreach with stakeholders and have started the process to hire a firm to work on the MPSP. He also stated that on April 23, 2019, the City Council approved the Summit School and 1 AMD projects and added that the City Council approved the Green Building Update on May 7, 2019 which will take effect on July 1, 2019.

**ADJOURNMENT**

Chair Howard adjourned the meeting at 8:40pm.