



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, August 12, 2019

6:30 PM

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

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing - 7:00 PM

6:30 PM STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

- A.** [19-0847](#) **Proposed Project:** Redevelop a 48,352-square foot industrial property. Demolish one existing office building and construct one new 6-story hotel building totaling 105,553 square feet and 44.3% lot coverage, with 80 parking spaces.
Location: 1296 Lawrence Station Road (APN: 104-33-012)
File #: 2017-8060
Zoning: MS (Industrial and Service)
Applicant / Owner: Baywood Hotels (Applicant) / Douglas and Suejane Lau (Owner)
Project Planner: Kelly Cha, 408-730-7408, kcha@sunnyvale.ca.gov

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:09 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Howard led the salute to the flag.

ROLL CALL

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

ORAL COMMUNICATIONS

CONSENT CALENDAR

MOTION: Commissioner Howe moved to approve the Consent Calendar. The motion failed due to lack of a second.

Vice Chair Simons requested that Item 1.B be pulled from the Consent Calendar.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion to approve Items 1.A and 1.C.

The motion carried by the following vote:

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

No: 0

1.A [19-0848](#) Approve Planning Commission Meeting Minutes of July 8, 2019

1.C [19-0857](#) REQUEST FOR CONTINUANCE TO AUGUST 26, 2019

Proposed Project:

MAJOR MOFFETT PARK DESIGN REVIEW PERMIT: to
construct a new four-story 123,595 s.f. office building and
associated site improvements resulting in a 47% FAR

Location: 1389 Moffett Park Drive (APN: 110-37-002)

File #: 2018-8050

Zoning: MP-I (Moffett Park Industrial)

Applicant / Owner: RMW Architecture & Interiors (applicant) / WP Carey & Harvest Properties, Inc. (owner)

Environmental Review: Mitigated Negative Declaration

Project Planner: Ryan Kuchenig, 408-730-7431,
rkuchenig@sunnyvale.ca.gov

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion to approve Item 1.B.

The motion carried by the following vote:

Yes: 5 - Chair Howard
Commissioner Howe
Commissioner Harrison
Commissioner Rheume
Commissioner Weiss

No: 0

Abstained: 2 - Commissioner Olevson
Vice Chair Simons

1.B [19-0849](#) Approve Planning Commission Meeting Minutes of July 22, 2019

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [19-0727](#) **Proposed Project:** Related applications on a 12,060 square-foot site:
USE PERMIT: to allow lot width and lot area less than the minimum required.
DESIGN REVIEW: to allow construction of three new single-family homes (2,035 square feet, 2,067 square feet and 2,354 square feet) resulting in overall Floor Area Ratio (FAR) of 53.5%.
TENTATIVE MAP: to subdivide one parcel into three lots.
Location: 1268 Poplar Avenue (APN: 213-44-036)
File #: 2019-7117
Zoning: R-2
Applicant / Owner: Silicon Valley WZSU Capital, LLC
Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include new construction of up to three single-family residences in urbanized area (CEQA Guidelines, Section 15303).
Project Planner: Aastha Vashist, 408-730-7458,
avashist@sunnyvale.ca.gov

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

Associate Planner Aastha Vashist presented the staff report and noted minor revisions to it.

Commissioner Harrison confirmed with Associate Planner Vashist that R-2 zoning requires lot areas of at least 3,600 square feet per unit and that each unit of the proposed project meets the requirement. Commissioner Harrison asked staff how long R-2 zoning has applied to the parcel and Principal Planner Caliva-Lepe responded that it has been in effect since as early as 1980.

Vice Chair Simons confirmed with Principal Planner Caliva-Lepe that staff would not object to requirements to replace trees on the lot with genetically large species and provide variegated roof colors and confirmed with Associate Planner Vashist that decorative pavers would be used for the driveway.

Commissioner Weiss asked staff if there is any additional guest parking available for the proposed project because parking is difficult to find on this section of Poplar Avenue. Principal Planner Caliva-Lepe stated that the proposed project meets the single-family home requirement of two covered and two uncovered parking spaces on site, with street parking also available. Commissioner Weiss confirmed with staff that the three homes' garage doors would be white.

Commissioner Olevson asked staff if the Cypress trees planned for the proposed project would create solar shading for the neighbors in violation of State law. Principal Planner Caliva-Lepe stated that staff will review the existing landscape on the north side of the property.

Commissioner Howe confirmed with Associate Planner Vashist that a Homeowners Association is not required for a project of this scale but that staff is requiring a Declaration of Covenants, Conditions, and Restrictions that would address driveway maintenance.

Chair Howard opened the Public Hearing.

Henry Zang, applicant representing Silicon Valley WZSU Capital, LLC, presented images and information about the proposed project.

Commissioner Harrison asked Mr. Zang what Building 2 is at the existing site and

Mr. Zang responded that he believes it is a dwelling unit.

Ryan Loh, applicant also representing Silicon Valley WZSU Capital, LLC, confirmed that Building 2 is a dwelling unit and added that there is also a detached garage and shed on the existing property.

Vice Chair Simons stated that sometimes it is difficult for grass to grow between turf block without enough water and that he might recommend using crushed granite. Mr. Zang stated that they can look at ensuring the grass gets enough water with the sprinkler system or installing the turf block at a shallower depth enabling the grass to grow, if they use grass. Vice Chair Simons confirmed with Mr. Zang that the gutter color and trim would both be white and stated his interest that the stone wainscoting extend to the fence for Lot C.

Commissioner Weiss stated her concern with the plain outside wall that faces the street on Lot B and asked Mr. Zang if it is possible to install clerestory or high sill windows to break up the wall but still maintain privacy. Mr. Zang confirmed that those types of windows can be added to the plain outside walls that face each other for Lots 1 and 2.

Jennie Lee, neighbor to the south of the property, asked for clarification of what trees would be removed and stated privacy concerns with the Lot C second story windows that would face towards her property.

Mr. Zang presented additional information about the proposed project.

Commissioner Howe asked Vice Chair Simons to clarify his statement regarding variegated roof colors.

Vice Chair Simons confirmed with Mr. Zang that an asphalt roof with variegated colors to match the housing construction would be used.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 2 - Approve the Use Permit, Design Review and Parcel Map subject to the following modified conditions of approval:

1. Plant at least two genetically large species trees;

2. Construct a variegated asphalt 3 tab Presidential roof;
3. Work with staff to determine if the irrigation system is adequate to support grass between the decorative pavers, and if not, review crushed rock or a combination of crushed rock and turf block alternatives;
4. Extend the stone wrapping around the house to the fence for Lot C;
5. Match the gutter color to the white trims;
6. Work with staff to review installing clerestory windows in the bedrooms for the plain outside walls of Lots 1 and 2;
7. Install windows consistent in quality to all home elevations; and
8. Provide staff review of all south-facing windows and use landscaping, obscured glass, or clerestory windows to mitigate any privacy concerns.

Chair Howard summarized the motion.

Commissioner Howe thanked the applicant for the care they put into the proposed project, their willingness to work with the neighbors, and their addition to Sunnyvale housing.

Vice Chair Simons stated that he will support the motion, that he can make the findings, and that he likes this type of architecture and believes that the proposed conditions that address details would improve the proposed project in a significant way.

Commissioner Rheume stated that he will support the motion and can make the findings. He added that he likes the quality of the design, the true Craftsman style with the river rock wainscoting detail, the plan to save the mature trees on site, that no deviations are requested, and that the proposed project adds additional housing to the city.

Commissioner Harrison stated that she will support the motion, that the proposed project provides more housing and home ownership opportunities that the city needs and values, and that she appreciates the quality, consistent architecture presented.

Commissioner Olevson stated that he will support the motion and can make the findings and thanked the applicant for presenting a proposed project of such high quality. He added that he expects staff to review the trees that would be planted to ensure they do not create solar shading for the neighbors.

Commissioner Weiss stated that she will support the motion. She stated that the proposed project is compatible with the neighborhood and that it would provide much needed housing in a well-positioned location. She thanked the applicant for presenting a consistent architectural style and for making good use of the property's shape and size.

Chair Howard thanked the applicant and staff for their work and Commissioner Howe and Vice Chair Simons for creating the detailed motion.

The motion carried by the following vote:

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

No: 0

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

3. [19-0717](#) **Proposed Project:**
 DESIGN REVIEW: To allow a 245 square feet first-floor addition and 448 square feet second-floor addition to an existing two-story single-family home, resulting in 3,178 square feet (2,698 square feet living area, 480 square feet garage and 75 square feet porch) and 51.4% Floor Area Ratio (FAR).
 Location: 808 Shetland Place (APN:316-27-085)
 File #: 2018-7876
 Zoning: R-0
 Applicant / Owner: Megan Miner Design (applicant) / Rajan Singh and Anila Godhania (owner)
 Environmental Review: A Class 1 Categorical Exemption relieves this project from the CEQA provisions.
 Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Associate Planner Aastha Vashist presented the staff report.

Vice Chair Simons asked staff if rectangular windows on the garage would be more appropriate to maintain architectural consistency. Principal Planner Noren Caliva-Lepe stated that the arched garage windows are an existing element and similar to other garage doors in the neighborhood.

Chair Howard confirmed with Principal Planner Caliva-Lepe that the Commission must consider the proposed project because it is over 45% Floor Area Ratio.

Chair Howard opened the Public Hearing.

Megan Miner, applicant representing Megan Miner Design, presented information about the proposed project.

Commissioner Weiss confirmed with Ms. Miner that the guest suite on the upper floor is a secondary master bedroom with a bathroom attached.

Vice Chair Simons stated that if possible, it would be better to substitute the arched windows at the top of the garage with rectangular windows to better complement the home's architecture. Ms. Miner stated that they are amenable to installing rectangular windows instead if the existing windows can be replaced.

Commissioner Rheume stated that the proposed project's mass is better balanced than some of the nearby homes. He confirmed with Ms. Miner that the stone veneer would wrap along the sides of the home for the first floor and around the back for the second floor and commented that the thickness of the veneer must be appropriate for the scale of the house. Ms. Miner responded that the intention is a substantial veneer with mass.

Chair Howard closed the Public Hearing.

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

FRIENDLY AMENDMENT: Vice Chair Simons offered a friendly amendment for the applicant and staff to review cost-effective options for replacing the arched garaged windows with rectangular ones and specifying that the stone veneer must extend along the back of the house for the second floor. Commissioners Howe and Rheume accepted the friendly amendment.

Chair Howard confirmed with Principal Planner Caliva-Lepe that the requirement for high sill windows overlooking the side yard is already included in the Conditions of Approval.

Commissioner Howe stated that he can make the findings and that it is a good proposed project that blends in with the neighborhood.

Commissioner Rheaume stated that he can make the findings and commented that the proposed project is a good addition to Sunnyvale and a good design without any deviations. He urged the Commissioners to support the motion.

Chair Howard summarized the motion.

Vice Chair Simons stated that he can make the findings and commented that small details can improve architectural consistency for projects that have undergone additions and renovations.

The motion carried by the following vote:

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

No: 0

Principal 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

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Vice Chair Simons commented that he has spoken with residents in the Lawrence Station Road area who have noticed that all of the trees have been removed at

Lawrence Station Road and Elko Drive where the hotel is being built and asked staff if the Conditions of Approval required any tree preservation. He also commented that the residents of Lawrence Station Apartments have expressed concern that the complex is transitioning to a main water meter instead of individual water meters for each unit while the complex is undergoing modifications. Assistant Director Andrew Miner stated that he will research both issues.

-Staff Comments

Assistant Director Andrew Miner stated that the application for the General Plan Amendment Initiation request for 870 W. Evelyn Avenue considered on July 22, 2019 has been withdrawn. He added that the other General Plan Amendment Initiation request for 828 Morse Avenue and 560 E. Ahwanee Avenue also considered that day will be continued to the City Council agenda of August 27, 2019 and that staff are working on securing translation services for the meeting.

ADJOURNMENT

Chair Howard adjourned the meeting at 8:26 PM.