



City of Sunnyvale

Meeting Minutes - Draft

Planning Commission

Monday, October 28, 2019

6:00 PM

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

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

6:00 PM STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

- A.** [19-1153](#) **Proposed Project:** Redevelopment of a 40.5-acre site for two new 5-story R&D office buildings totaling 1,041,890 square feet, including a 4-level parking structure resulting in 59% FAR. The existing 710,381 square feet of office & manufacturing buildings will be demolished.
Location: 360 Caribbean Drive (APNs: 110-26-020, 110-26-021, 110-26-022, 110-26-023, 110-26-025, 110-26-027, 110-26-028, 110-26-029, 110-26-030, 110-26-031)
File #: 2017-8042
Zoning: MPI (Moffett Park Industrial)
Applicant / Owner: Google LLC (applicant) / Google Inc (owner)
Project Planner: Michelle King, 408-730-7463, mking@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 7:00 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Howard led the salute to the flag.

ROLL CALL

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

Commissioner Olevson's absence is excused.

ORAL COMMUNICATIONS

CONSENT CALENDAR

MOTION: Commissioner Weiss moved and Vice Chair Simons seconded the motion to approve Item 1.A.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Olevson

Abstained: 1 - Commissioner Howe

1.A [19-1072](#) Approve Planning Commission Meeting Minutes of September 23, 2019

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

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Olevson

Abstained: 1 - Chair Howard

1.B [19-1156](#) Approve Planning Commission Meeting Minutes of October 14, 2019

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [19-1093](#) Forward a Recommendation to the City Council to Introduce an Ordinance Amending Chapters 19.20 (Commercial Zoning Districts), 19.22 (Industrial Zoning Districts), and 19.24 (Office and Public Facilities Zoning Districts) and Adopt a Resolution to Amend the Land Use and Transportation Element of the General Plan to Clarify the Allowance of Residential Uses in Non-Residential Zoning Districts and Find that the Action is Exempt from the California Environmental Quality Act

Principal Planner Amber Blizinski presented the staff report.

Commissioner Howe asked staff if law requires hazardous materials be stored a certain distance from residences located within commercial and industrial zones. Principal Planner Blizinski stated that residential uses are generally prohibited from the industrial zones because of the presence of hazardous materials, the C-4 zone restricts residential uses, and that the use of hazardous materials is uncommon in the C-1 and C-2 zones.

Vice Chair Simons clarified with Principal Planner Blizinski that the proposed change would affect zoning in commercial districts C-1 and C-3 and in industrial and public facility zones. Principal Planner Blizinski confirmed for Vice Chair Simons that the El Camino Real Precise Plan and the seven C-1 Village Centers would be excluded from the new ordinance. Principal Planner Blizinski also confirmed that M-S zones along Evelyn Avenue where many automotive repair shops are located would be subject to the new law, and that sites that prohibit residential uses could file for a General Plan Amendment Initiation and/or rezoning for a property. Assistant Director Andrew Miner stated that the goal is to codify SB 330's creation of more residential use opportunities so that it is more consistent with the City's General Plan.

Commissioner Harrison asked staff if the action would be strong enough to preserve the City's ability to regulate residential development in the specified zoning districts. Principal Planner Blizinski stated that staff believes that the change could make an impact and commented that other potential issues stemming from SB 330 will be addressed as they arise. Senior Assistant City Attorney Rebecca Moon added that this SB 330 provision is ambiguous in its application so that staff believes it is necessary to protect the City from potential litigation over areas that it never intended for residential use. Assistant Director Miner stated that staff also aims to incorporate objective standards into the Area Plans.

Commissioner Weiss asked staff how the housing planned for the borders of Peery Park would be affected. Principal Planner Blizinski stated that proposed projects must still meet density and objective standards and that the only difference would be that staff could not require developers to build less housing units.

Chair Howard confirmed with Principal Planner Blizinski that SB 330 would eliminate the need for an applicant to pursue a General Plan Amendment Initiation if it weren't for staff's proposed ordinance.

Chair Howard opened the Public Hearing

There were no public speakers for this item.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 1 – Introduce an Ordinance Amending Chapters 19.20 (Commercial Zoning Districts), 19.22 (Industrial Zoning Districts), and 19.24 (Office and Public Facilities Zoning Districts) (Attachment 3 to this report) and Adopt a Resolution to Amend the Land Use and Transportation Element of the General Plan to Clarify the Allowance of Residential Uses in Non-Residential Zoning Districts (Attachment 2 to this report) and Find that the Action is Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Commissioner Howe congratulated staff for presenting a timely, objective, necessary, carefully considered, and effective ordinance and resolution proposal.

Vice Chair Simons stated that he will support the motion and thanked staff for a necessary report well done.

Chair Howard stated that it is particularly important to protect the C-1 zones from developers wanting to replace important commercial uses with housing.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Olevson

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the Tuesday, November 5, 2019 meeting.

3. [19-1096](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to demolish two existing residential units and construct two new two-story detached single family homes, resulting in 2,233 square feet (1,826 square feet of living area and 407 square feet garage) and 56% Floor Area Ratio (FAR) for each home. The project includes reduced lot area and lot width for a small lot subdivision and a deviation to allow tandem parking.

TENTATIVE PARCEL MAP to subdivide one lot into two lots.

Location: 417 and 421 E Washington Ave. (APN: 209-04-034)

File #: 2017-8019

Zoning: R-2/PD

Applicant / 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 (CEQA).

Project Planner: Cindy Hom, 408-730-7411, chom@sunnyvale.ca.gov

Associate Planner Cindy Hom presented the staff report and noted a minor

modification to it.

Commissioner Harrison confirmed with Associate Planner Hom that the project proposes a 56% Floor Area Ratio.

Commissioner Rheume asked staff about the material proposed for the driveways and if there would be a distinct property line separating the driveways. Associate Planner Hom stated that the driveways would consist of pavers and that the proposed project does not have a visible break dividing the driveways.

Commissioner Rheume asked about the types of windows planned for each house and Associate Planner Hom responded that the windows would have external grids with the applicant able to give more details. Commissioner Rheume confirmed with Associate Planner Hom that the applicant would be responsible for installing the new street trees specified.

Chair Howard stated his understanding that the slide presented should have read that staff's Recommended Conditions of Approval are listed in Attachment 5.

Chair Howard opened the Public Hearing.

Jennie Li, property owner representing Silver Maple Investments LLC, presented images and information about the proposed project.

Vice Chair Simons gave his thanks for the incorporation of the Commission's suggestions into the design. He asked Ms. Li about the extent of the stone veneer for the pillars and the material used to frame the porch on the Mediterranean style plan. Ms. Li confirmed that the stone veneer would wrap around to entirely cover both pillars and that the window trim material would also be used as framing between the pillars.

Commissioner Rheume asked about window types and Qing Li, architect representing applicant LADC Consulting Inc., answered that sliding windows are planned for the front of each property. Commissioner Rheume confirmed with Mr. Li that they would consider installing the driveway pavers in different directions to distinguish the properties from one another. Commissioner Rheume also confirmed with Principal Planner Noren Caliva-Lepe that the applicant must follow the site plan and not pave over the area planned for the park strips.

Laura Sharpless, resident of 428 East Washington Avenue, stated her concern with

the design similarity between her home and the proposed Craftsman style property.

Vice Chair Simons confirmed with Ms. Sharpless that she is primarily concerned with differentiating the two properties in color and pillar style. Vice Chair Simons stated that the Commission can ask the applicant if they are agreeable to modifying the pillar style and commented that the property could get painted a different color at any time.

Ms. Li presented additional images and information about the proposed project.

Vice Chair Simons asked Ms. Li if it is possible to change the design to single tapered pillars on each side of the porch to further differentiate the Craftsman style property from 428 East Washington Avenue and Ms. Li responded that they can change the design accordingly.

Chair Howard closed the Public Hearing.

MOTION: Vice Chair Simons moved and Commissioner Howe seconded the motion for Alternative 2 - Approve the Special Development Permit and the Tentative Parcel Map subject to the following modified condition of approval:

1. Specify that the Craftsman style property use a single tapered column on each side of the porch to further differentiate it from the home at 428 East Washington Avenue.

Vice Chair Simons added to specify that the construction of the proposed project matches the materials presented and that staff's Recommended Conditions of Approval are listed in Attachment 5 of the staff report. Principal Planner Caliva-Lepe stated that Condition of Approval GC-1 states that the properties, if approved, must substantially conform with the drawings, material samples, and building colors submitted as part of the application.

FRIENDLY AMENDMENT: Commissioner Weiss offered a friendly amendment to specify that the driveway pavers be installed at different orientations to create a visually distinct property line.

Commissioner Howe asked staff if there is an easement for the driveways of the two properties. Principal Planner Caliva-Lepe stated that there is no easement and the homes are proposed on two separate lots.

Commissioner Howe accepted the friendly amendment.

Vice Chair Simons stated that he will support the motion and thanked the applicant for incorporating the Commission's previous recommendations into the current design. He added that the proposed homes are nice designs that the neighbors and homeowners would appreciate.

Commissioner Howe stated that the proposed project is an improvement from previous designs and would be a dramatic improvement for the neighborhood.

Commissioner Rheume stated he will support the motion and thanked the applicant for their work in improving the design since previous Commission reviews. He stated that the proposed project's tandem garages are acceptable given the neighborhood, that he recognizes a difference between the Craftsman style proposed home and 428 East Washington Avenue, and that the proposed project would enhance the neighborhood. He noted that it would be suitable to him if the pavers for both driveways are installed in the same direction save for a vertical line of pavers down the middle to delineate a property line.

Commissioner Weiss stated she will support the motion and thanked the applicant for considering the Commission's recommendations. She noted her appreciation for the proposed project's prominent living rooms and the two properties' distinctive architectural styles and superior designs. She stated that she can make the findings and that the tandem parking deviation is acceptable.

Commissioner Harrison stated that she agrees with the other Commissioners' comments and repeated Commissioner Rheume's suggestion that some aspect of the driveway should distinguish the two properties from each other that does not necessarily have to involve different paver orientation or material for each driveway. She added that she can make the findings regarding the Land Use and Transportation Element of the Sunnyvale General Plan.

Chair Howard summarized the motion and stated that both proposed houses are beautiful. He encouraged more full-size single family homes on smaller lots for Sunnyvale, complimented Ms. Sharpless on her home, and noted a considerable difference between her home and the Craftsman style proposed home.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Olevson

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

4. [19-1157](#) Planning Commission Proposed Study Issues, Calendar Year: 2020

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Assistant Director Andrew Miner stated that the City Council will consider the adoption of the 2019 California Building Code with local amendments at the October 29, 2019 meeting.

ADJOURNMENT

Chair Howard adjourned the meeting at 7:58 PM.