



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Tuesday, May 26, 2020

7:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

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

SPECIAL TELECONFERENCE NOTICE

STUDY SESSION CANCELED

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:00 PM via teleconference.

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 Howe confirmed with Chair Howard that Commissioner Olevson's absence is excused.

ORAL COMMUNICATIONS

Recording Secretary Bonnie Filipovic stated that staff did not receive any public comments for this agenda item.

CONSENT CALENDAR

MOTION: Commissioner Howe moved and Commissioner Rheaume seconded the motion to approve the Consent Calendar.

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

1. [20-0537](#) Approve Planning Commission Meeting Minutes of May 11, 2020

PUBLIC HEARINGS/GENERAL BUSINESS

2. [20-0509](#)

Proposed Project: Related projects on a 0.20-acre site:
USE PERMIT to allow reduced lot area and lot width for a small lot subdivision;
DESIGN REVIEW to construct two new two-story single-family homes with an overall floor area ratio (FAR) of 53%; and
TENTATIVE PARCEL MAP to subdivide one lot into two lots.
Location: 606 W. McKinley Avenue (APN: 165-12-083)
File #: 2018-7927
Zoning: R-2
Applicant / Owner: Gladysinv LLC
Environmental Review: A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.
Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

Associate Planner Mary Jeyaprakash presented the staff report and noted a minor modification to it.

Vice Chair Simons asked if staff considered arches for the non-shuttered windows on the front facade of the Mediterranean-style home to match the front door and garage door. Associate Planner Jeyaprakash responded that staff considered it, commenting that the applicant prefers rectangular windows and staff aimed for compatibility with the architecture in the neighborhood. Vice Chair Simons clarified that adding arches to the two smaller vertical windows on the far left on the first floor of the front facade would balance the architectural design. Vice Chair Simons commented that the Arts and Crafts-style home garage door is bright and not consistent with that architectural style and asked staff to explain how it was chosen.

Associate Planner Jeyaprakash stated that a nearby home exhibits similar higher contrast colors. Vice Chair Simons mentioned a frosted glass garage door as a possible option instead of the one proposed.

Commissioner Harrison confirmed with Associate Planner Jeyaprakash and Assistant Director Andrew Miner that the 25% maximum rear yard encroachment allowance is based on total area of the rear yard which the proposed project meets. Commissioner Harrison asked staff to comment on the size and bulk of the proposed homes given their first floor nine-foot plate height. Associate Planner Jeyaprakash and Principal Planner Noren Caliva-Lepe stated that nine-foot plate heights are common for recently approved projects in the neighborhood and acknowledged that older homes in the neighborhood have eight-foot plate heights. Assistant Director Miner added that staff believes the proposed homes would not be significantly larger than those in the existing neighborhood.

Commissioner Rheaume asked what utilities would be placed underground. Associate Planner Jeyaprakash stated that there are plans to place only the service drops underground. Assistant Director Miner added that the Sunnyvale Municipal Code exempts four or fewer single-family homes from undergrounding overhead lines because it is expensive and infeasible. Commissioner Rheaume commented that the nine-foot plate heights might help block the taller multi-family structure located behind the property and improve the look of the neighborhood.

Chair Howard opened the Public Hearing.

Yin Su, designer, presented images and information about the proposed project.

Recording Secretary Bonnie Filipovic read the following oral comment received via email:

Robert Ruiz, Sunnyvale resident, communicated his support for the proposed project and his preference for replacing the Italian Cypress trees with Bay Leaf trees on W. McKinley Avenue and undergrounding the dry utilities.

Commissioner Weiss confirmed with Ms. Su that the property is occupied and asked how many families currently live there. Jay Wang, property owner, and Principal Planner Caliva-Lepe clarified that there is one duplex structure with two units on the existing site.

Vice Chair Simons commented that Bay Leaf trees are not recommended in Sunnyvale because they contribute to sudden oak death. He confirmed with Ms. Su that they are amenable to adding arches to the two smaller vertical windows previously identified on the Mediterranean-style home and working with staff to improve the style of the garage door on the Arts and Crafts-style home so that it is less standard.

Mr. Wang presented additional information about the proposed project.

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 the Tentative Parcel Map with the following modified conditions:

1. Recommended Condition of Approval EP-23 must be modified to replace "northeast corner of Central Avenue and E. McKinley Avenue" with "southwest corner of McKinley Avenue and Florence Street", as noted in the staff presentation.
2. The two smaller vertical windows on the far left on the first floor of the front facade of the Mediterranean-style home should be modified to be arched.
3. The applicant and staff must work together to soften the brightness of the color and make subtle changes to the style of the garage door on the Arts and Crafts-style home so that it is more consistent with that type of architecture, subject to staff review and approval.

Commissioner Howe stated that the proposed project is an improvement to the existing property and neighborhood. He added that he can make the findings and urged the Commissioners to support the motion.

Vice Chair Simons clarified that the motion should include the ability for staff to slightly modify the garage door so that it is more consistent with the home's architectural style. Commissioner Howe agreed and added that staff should have the final approval. Vice Chair Simons agreed with Commissioner Howe's previous comments and complimented the architect on the design and quality of the proposed project presented that includes architecturally appropriate elements. He further remarked that he is impressed with the proposed project.

Commissioner Rheume stated that he will support the motion and can make the findings. He thanked the applicant and staff for the quality design that is true to

each architectural style and includes all the details that he looks for in a proposed project. He noted his particular appreciation for the stone on the Mediterranean-style home and the use of casement, double-hung windows. He added that the homes would be a good addition to the neighborhood and hoped for the Commissioners to also support the motion.

Commissioner Harrison agreed with the Commissioners' previous statements and commented on her appreciation for the contemporary color scheme and barn door of the Craftsman-style home and the proposed project's overall cohesive design. She also appreciated the use of a small lot close to downtown intended for ownership. She stated that she will support the motion.

Commissioner Weiss agreed with the Commissioners' comments and stated that she will support the motion. She added that the proposed project meets the basic principles of the single-family home design guidelines, consists of well-articulated architectural styles, is compatible with the neighborhood, and reflects careful consideration in the design.

Chair Howard summarized the motion and stated that he will support it. He also thanked Associate Planner Jeyaprakash for her work.

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 decision is final unless appealed or called up for review by the City Council within 15 days.

3. [20-0516](#) **Proposed Project:** Related projects on a 12.1-acre site:
 MAJOR MOFFETT PARK DESIGN REVIEW: to demolish
 existing buildings and construct a new five-story, 182,500-square
 foot office building on a merged parcel (1265 Borregas Avenue

and 160 Gibraltar Court) resulting in 60.5% floor area ratio (FAR) with use of the green building incentive,

MINOR MOFFETT PARK SPECIAL DEVELOPMENT

PERMIT: to allow surface parking and open space on 1190 and 1196 Borregas Avenue to serve parking requirements for 1265 Borregas Avenue.

Location: 1265 Borregas Avenue (APN: 110-35-006)

160 Gibraltar Court (APN: 110-35-005)

1190 Borregas Avenue (APN: 110-34-007)

1196 Borregas Avenue (APN: 110-34-008)

File #: 2019-7269

Zoning: MP-TOD - Moffett Park Transit Oriented Development (1265 Borregas Avenue and 160 Gibraltar Court), MP-I - Moffett Park Industrial (1190 and 1196 Borregas Avenue)

Applicant / Owner: Google LLC

Environmental Review: The project is consistent with the City's General Plan and no additional environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 and Public Resources Code Section 21083.3.

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

Commissioner Rheume recused himself from the agenda item.

Commissioner Howe disclosed that he briefly met with the applicant to discuss the proposed project.

Senior Planner Momoko Ishijima presented the staff report and noted minor corrections to it.

Commissioner Harrison asked what changes have been made to the proposed project in response to the Commissioners' comments at the Study Session and what the second phase of construction involves. Senior Planner Ishijima responded that during the second phase the current building at 160 Gibraltar Court would be demolished after the current tenant's lease agreement expires in 2021 and green space would be created, confirming with Commissioner Harrison that the applicant does not have any plans to build on the surface parking or green space after the Moffett Park Specific Plan (MPSP) is updated. Assistant Director Andrew Miner added that the applicant might view the property as an opportunity for additional development if the updated MPSP allows for it, but staff has not received any application and the applicant has not discussed those plans.

Vice Chair Simons asked what material would be used for the parking lot. Senior Planner Ishijima suggested asking the applicant for more information about the material.

Chair Howard opened the Public Hearing.

Jeff Holzman, representing Google, and Natalie Telewiak, Principal Architect with Michael Green Architecture, presented images and information about the proposed project.

Commissioner Weiss asked the applicant if the raised planter garden would be accessible to the community and asked how it would be used. Ms. Telewiak answered that the garden is intended to be an employee amenity and the details of how it would be used have not yet been determined. Commissioner Weiss suggested that it be accessible and of use to employees and not groundskeepers.

Commissioner Howe asked the applicant to comment on any additional sustainable features of the proposed project and to explain the view of the site from the south and from inside the building looking north. Ms. Telewiak responded that the planned water use and landscaping represent the site's sustainability and the mechanical system complements the building's high performing facade and massing. She added that viewing the building from the south, one would notice that the facade creates shading in certain solar conditions and the landscaping enhances the natural materials used for the building and from the north, the plaza layering, height and trees provide a special space that reflects the creativity of the area. Commissioner Howe asked about the requested parking reduction and what the plan is for installing more electric vehicle chargers if more are needed in the future. Mr. Holzman responded that there are provisions that allow them to install more chargers later on if needed. He added that Google does not need as much parking and can therefore provide open space and focus more on architectural features while incentivizing employees to use alternative methods of transportation.

Vice Chair Simons asked Ms. Telewiak if the parking lot material is pervious asphalt and she responded that she will confirm if it is pervious. Vice Chair Simons and Ms. Telewiak discussed the location of Redbud trees on the site and Ms. Telewiak displayed an image of the planting plan. Vice Chair Simons asked if they are amenable to a condition that requires them to work with staff to either relocate or replace the Redbud trees with a different species to prevent the leaning they are prone to with the wind in Moffett Park. Ms. Telewiak displayed an image of the

planned parking lot tree shading and Vice Chair Simons noted his concern that the parking lot trees be longer-living in addition to serving the 15-year shading requirement. He mentioned the possibility for staff and the applicant to work together to ensure that the parking lot trees are longer living.

Commissioner Harrison asked the applicant what changes have been made to the proposed project in response to the Commissioners' comments at the Study Session. Ms. Telewiak stated that since the Study Session they have made refinements to the site design and have chosen material samples but that there were no comments about the building's design at the Study Session. Commissioner Harrison confirmed with Ms. Telewiak that the blinds are linked to the main mechanical system that is programmable on a system-wide level to automatically adjust based on the environmental conditions and the needs within the space.

Recording Secretary Bonnie Filipovic stated that staff has not received any public comments for this agenda item.

Chair Howard closed the Public Hearing.

Senior Planner Ishijima added that during the Study Session there were no comments related to building exterior improvements but there were requests to provide more information on materials and glazing. She further remarked that the only substantial change since the Study Session has been the addition of open space in place of the previously planned sports court.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 2 - Make the findings required to approve the CEQA determination that the project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required as noted in the checklist in Attachment 5, approve the Major Moffett Park Design Review and Minor Moffett Park Special Development Permit based on the findings in Attachment 3, and the following modified conditions of approval:

1. Correct the project file number in the staff report to 2019-7507, as noted during the staff presentation.
2. Revise the Project Data Table in Attachment 2 to indicate the applicant's requested parking deviation from development standards, as noted during the staff presentation.
3. Specify that the applicant and staff work together to relocate or replace with a

different species the proposed Redbud trees that are prone to leaning due to wind.

4. Specify that the applicant and staff review the tree species proposed for the parking lot to ensure that the species selected is longer living.

Commissioner Howe commented that the proposed project is outstanding and one of the best he has seen. He noted the building's environmental soundness with the chosen building materials, energy efficiency, and all electric energy sources. He stated that these benefits along with the TDM Program and design would make the proposed project a substantial improvement to the immediate area and city.

Vice Chair Simons stated that he can make the findings and agreed with Commissioner Howe's comments. Vice Chair Simons noted that the City's parking lot shading requirements lead to the selection of trees that are short-lived and hard to maintain which does not meet the long-term shade goal and recommended that the study issue to revise landscaping requirements explore the topic. He commented that he hopes for the tree protection criteria to be more nuanced so that more than just tree size is considered. He further remarked that the architecture is interesting and modern, he likes the idea of reducing carbon emissions during the construction phase, and the landscaping plan is outstanding given its goals.

Commissioner Harrison stated that she will support the motion and emphasized her appreciation for the proposed project's reduced parking; daylighting; TDM program; use of large, native species trees and natural materials; and overall harmonious aesthetic. She noted her surprise that only half of Google's workforce travels to work in single occupied vehicles and thanked the applicant for the use of mass timber.

Commissioner Weiss stated her support for the motion and appreciated the proposed project's innovative use of materials such as mass timber, the variations in the planes of the exterior, the use and variety of native species to be planted and the Leadership in Energy and Environmental Design platinum rating goal. She added that she can make the findings and that it is a great project that she is looking forward to seeing built.

Chair Howard stated that he supports the proposed project and likes it very much.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Olevson

Recused: 1 - Commissioner Rheaume

Assistant Director Miner stated that this decision is final unless appealed or called up for review by the City Council within 15 days.

4. [20-0550](#) Review Planning Program Budget and Fees for FY 2020-2021

Assistant Director Andrew Miner presented the staff report.

Commissioner Harrison commented she found the Community Condition Indicators on public schools, population, housing units, office and retail space, operating budget, and poverty interesting. She confirmed with Assistant Director Miner that the Public Engagement Plan that the Commission considered was for the Fremont Corners Village Center.

Vice Chair Simons asked if the future will be for Commissioners to attend virtual training and conferences instead of in person. Assistant Director Miner responded that the future is uncertain and noted the advantages and disadvantages of virtual and in-person professional development, stating that some opportunities might be offered long term as a hybrid of online and in person. Vice Chair Simons stated that he is not concerned with the funding set aside for training and conferences.

MOTION: Commissioner Howe moved and Commissioner Rheaume seconded the motion to support the staff's recommendation to the City Council.

Recording Secretary Bonnie Filipovic stated that there are no public comments for this agenda item.

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, June 9, 2020 meeting.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Harrison asked if any entitled projects have been modified or withdrawn since the COVID-19 pandemic began. Assistant Director Andrew Miner stated the pandemic has negatively affected hotels and that the developer for the proposed hotel in Moffett Park has withdrawn their application. He added that there is significant activity for other types of development. Commissioner Harrison asked when the One Stop Permit Center will open. Assistant Director Miner responded that staff is proceeding cautiously with discussions on re-opening and are adjusting to working from home with new electronic plan check software.

Vice Chair Simons stated that he, Chair Howard, members of the Bicycle and Pedestrian Advisory Commission and the public have formed a subcommittee to review the possibility of slowing down important streets in major cities for non-automobile use and report any recommendations to the City.

Chair Howard commented that the demand for hotels may increase if more people telecommute long-term and if companies downsize and occasionally need access to facilities. He added that it would be advantageous for public meetings to continue with a virtual component even after the current crisis is over for those who cannot attend an in-person meeting.

Vice Chair Simons stated that the current style of public meetings is inadequate

because there is no engagement with the public and hoped that the process will improve with the use of Zoom.

-Staff Comments

Assistant Director Miner stated that the City Council unanimously approved the Google Caribbean project on May 12, 2020, the last round of Board and Commission applicant interviews took place today with appointments scheduled for June 9, 2020, and the June 16, 2020 Planning Commission meeting will be conducted via Zoom. He thanked the Commissioners for their flexibility with the special meetings in June.

Commissioner Rheaume asked if Downtown Sunnyvale development will be affected in any way due to the pandemic. Assistant Director Miner stated it is difficult to predict how the effects of the pandemic will play out in Sunnyvale.

Commissioner Rheaume, Chair Howard and Assistant Director Miner discussed the future opening dates, operations and opportunities for various businesses given the pandemic situation.

ADJOURNMENT

Chair Howard adjourned the meeting at 9:15 PM.