



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, November 23, 2020

6:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15

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

TELECONFERENCE NOTICE

6:00 PM STUDY SESSION

Call to Order

Roll Call

Study Session

A. [20-0986](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: for an 85-feet tall six-story building with 8,732 square feet retail, 155,469 square feet office and three levels of parking (including two above ground and one underground).

Location: 300 South Mathilda Avenue (APN: 209-34-019)

File #: 2019-7923

Zoning: DSP-18

Applicant / Owner: STC Venture LLC (applicant/owner)

Environmental Review: The proposed project is exempt pursuant to CEQA Guidelines Section 15183-Project Consistent with a Community Plan and was previously evaluated in the Downtown Specific Plan EIR (SCH # 2018052020) which was Certified by the City Council on August 11, 2020.

Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

B. [20-0987](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: To construct 135 condominium units in sixteen three- to four-story buildings. The project utilizes the State Density Bonus Law to request a concession from the rear setback requirement.

TENTATIVE MAP: for condominium units.

Location: 1139 Karlstad Drive (APN: 110-14-197)

File #: 2019-7576

Zoning: R-4/PD

Applicant / Owner: The Sobrato Organization (applicant/owner)

Environmental Review: Mitigated Negative Declaration

Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Adjourn Study Session

7:30 PM PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:59 PM.

ROLL CALL

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

ORAL COMMUNICATIONS

CONSENT CALENDAR

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

The motion carried by the following vote:

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

No: 0

1.A [20-0988](#) Approve Planning Commission Meeting Minutes of November 9, 2020

1.B [20-0985](#) **Proposed Project:** Related applications on a 9,207 square foot site:

DESIGN REVIEW to allow a first-story addition of 514 square feet to an existing two-story single-family home, resulting in 3,967 square feet (3,187 square feet living area and 780 square feet garage) and 43% floor area ratio (FAR).

Location: 1350 Elsona Drive (APN:320-08-044)

File #: 2019-7900

Zoning: Low Density Residential (R-1)

Applicant / Owner: Innovative Concepts / Ashok and Pushpa Saraf
Trustee

Environmental Review: A Class 1 Exemption relieves this project from the California Environmental Quality Act provisions.

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

PUBLIC HEARINGS/GENERAL BUSINESS

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Harrison asked how electric vehicle charging has been incorporated into the Reach Codes. Assistant Director Andrew Miner stated that the Reach Codes will return to the City Council in December 2020 and they may consider increasing the electric vehicle chargers requirement and he will keep the Commission apprised of the outcome when the Reach Codes are approved.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Vice Chair Simons stated that he and Chair Howard attended the Joint Meeting of City Council with Board and Commission Chairs and Vice Chairs on November 17, 2020 to discuss the effectiveness of Commission meetings and shared about the study issue process and the City's Code of Ethics and Conduct for Elected and Appointed Officials. He added that due to the Brown Act, he will not participate in discussions on topics that the Commission considers that were discussed at the Joint Meeting.

-Staff Comments

Assistant Director Andrew Miner stated that the City Council approved the office development project at 888 Ross Drive at the November 17, 2020 meeting and he will inform the Commissioners of any follow up work that stems from the Joint Meeting of City Council with Board and Commission Chairs and Vice Chairs that took place the same day. Assistant Director Miner encouraged the Commissioners to join the Special City Council Meeting on November 30, 2020 for the Moffett Park Specific Plan (MPSP) Update Sea Level Rise and Climate Change public outreach

presentation with City Council feedback at the Study Session's end. He added that staff has reached out to the public extensively about the MPSP Update to elicit as much feedback as possible.

Commissioner Rheaume asked the status of the Google development at 360 W. Caribbean Drive. Assistant Director Miner stated that Google has submitted building permits and is in the process of demolishing the existing site. He further remarked that staff is working on updating four Area Plans and will likely receive a request to update the Peery Park Specific Plan and gave statuses on other recently approved major development projects. He credited staff and the Commissioners on their successful efforts to maintain existing trees.

Vice Chair Simons asked about the status of the MPSP Update. Assistant Director Miner stated that there are an approved vision statement and guiding principles and that issues of concern on sea level rise, infrastructure, transportation, and then land use will be methodically presented to the community and decision makers with sea level rise addressed during the Special City Council Meeting on November 30, 2020. Assistant Director Miner added that Google, Jay Paul Company and Lockheed Martin Company are supporting the MPSP Update and the Commission will consider the preferred land use option in May 2020 which will be used to draft the updated MPSP and will serve as the basis of the Environmental Impact Report.

ADJOURNMENT

Chair Howard adjourned the meeting at 8:22 PM.