



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, June 28, 2021

6:00 PM

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

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

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

TELECONFERENCE NOTICE

6 P.M. STUDY SESSION

Call to Order via Teleconference

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

Roll Call

Study Session

A. [21-0689](#)

Proposed Project: Related applications on a 1.71-acre site:

SPECIAL DEVELOPMENT PERMIT: To redevelop an existing affordable housing development for a total of 123 affordable units. The proposal consists of demolition of a 32-unit apartment building, construction of a new six-story, 93 unit building, and rehabilitation of an existing 30 units apartment building. The project proposes to use the State Density Bonus, which allows four concessions and three waivers from development standards.

Location: 245 W. Weddell Drive (APN: 110-12-093)

File #: 2020-7620

Zoning: High Density Residential (R-4) with Planned Development Combining District (PD)

Applicant / Owner: First Community Housing (applicant) / Parkview Apartment Association (owner)

Environmental Review: Class 32 Infill Development

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

Adjourn Study Session**7 P.M. PLANNING COMMISSION MEETING****CALL TO ORDER**

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

Chair Howard called the meeting to order at 7:17pm.

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

PRESENTATION

City of Sunnyvale Mayor Larry Klein gave a recognition of service presentation for Commissioner Ken Olevson who served two terms on the Planning Commission.

The Planning Commissioners shared their gratitude for Commissioner Olevson who has served a total of eight years on the Planning Commission.

Commissioner Olevson stated his appreciation for the staff and the commission during his term.

1. [21-0686](#) PRESENTATION - Recognition of Service

ORAL COMMUNICATIONS**CONSENT CALENDAR**

2. [21-0687](#) Approve Planning Commission Meeting Minutes of June 14, 2021

Commissioner Harrison asked staff if the Meeting Minutes of June 14, 2021 can be revised to state the correct number of units for the Irvine Company Project. Assistant Director Andrew Miner responded that staff would correct the Meeting Minutes to

state the appropriate number of units.

MOTION: Commission Howe moved and Commissioner Harrison seconded the motion to approve the Consent Calendar with a revision to Agenda Item 3 to read 900 units instead of 900 BMR units.

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

PUBLIC HEARINGS/GENERAL BUSINESS

3. [21-0680](#) Public Comments on the Draft Subsequent Environmental Impact Report (DSEIR) for the Lawrence Station Area Plan (LSAP) Update and Intuitive Development Project

Location:

LSAP - The adopted plan area north of the tracks is bounded by Kifer Road and the City of Santa Clara border to the north, Uranium Drive and the City of Santa Clara border to the east, and 960 Kifer Road (APN 205-49-008) to the west. The plan area south of the tracks is located west of Lawrence Expressway, north of Reed Avenue, and includes 1155-1175 Aster Avenue (APNs 213-01-034, -033, -032), 1171-1193 Buttercup Terrace (APNs 213-73-001 to -016), 1159 Willow Avenue (APN 213-01-023) and four parcels at the northeast corner of Willow Avenue and Reed Avenue (APNs 213-01-001, -002, -003, and -004). Intuitive Development Project Sites (within the proposed LSAP boundary) - 932 Kifer Road (APN 205-49-005), 950 Kifer Road (APN 205-49-012), 945 Kifer Road (APN 205-40-002), and 955 Kifer Road (APN 205-40-001).

File nos.: 2017-7082 (Specific Plan Amendment), 2018-7714 (Sense of Place Plan), 2018-7723 (Intuitive General Plan Amendment/Rezoning), 2019-7557 (Intuitive Development Application)

Zoning:

LSAP - Various designations of MXD-I, MXD-II, MXD-III, M-S/LSAP, O-R, and R-5

Intuitive Development Project Sites - M-3 (932 and 950 Kifer Road) and

M-S (945 and 955 Kifer Road)

Applicants: City of Sunnyvale (file #'s 2017-7082 and 2018-7714) and Intuitive Surgical, Inc. (file #'s 2018-7723 and 2019-7557)

Project Planner: George Schroeder, 408-730-7443,
gschroeder@sunnyvale.ca.gov <<mailto:gschroeder@sunnyvale.ca.gov>>

COMMENTS ONLY

Provide public comments on the Draft Subsequent Environmental Impact Report.

Senior Planner George Schroeder shared the staff report with a slide presentation.

Vice Chair Simons asked staff if the plan area is included in a federal mapping program for the heat island effect. He also shared his concerns about the residential units and how it may result in development project requests for concessions or deviations from tree planting requirements, exacerbating the heat island effect. Assistant Director Miner responded that staff would address his questions in the Environmental Impact Report (EIR).

Chair Howard opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Howard closed the Public Hearing.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

INFORMATION ONLY REPORTS/ITEMS

4. [21-0688](#) Planning Commission Proposed Study Issues, Calendar Year: 2022
(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Olevson stated his appreciation for the Planning Commission and staff during his term on the Commission.

-Staff Comments

Assistant Director Miner stated his appreciation for Commissioner Olevson during his eight-year term on the Planning Commission. He also shared that the City Council will be doing a studied redistricting commission interviews at the next Council meeting. Assistant Director Miner stated that the Council adopted the

budget on June 15, 2021 and that the Planning Commission was not affected by the budget.

ADJOURNMENT

Chair Howard adjourned the meeting at 8:03pm.