City of Sunnyvale

Meeting Minutes
Planning Commission

Monday, November 9, 2015 **6:45 PM** **Council Chambers and West Conference Room, City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

6:45 P.M. PLANNING COMMISSION - STUDY SESSION - WEST CONFERENCE ROOM

1 15-1008

File #: 2013-7525
Name: Landbank Central& Wolfe Campus
Location: Southeast corner of N. Wolfe Road and E. Arques Avenue (APNs: 205-33-002, 205-33-005, 205-33-007, 205-33-009, 205-33-010, 205-33-011, 205-33-012, 205-33-013, and 205-33-014)
Proposed Project:

INFORMATION ONLY: Overview of minor architectural modifications for a 17.84 acre site with an approved 747,170 square foot corporate office campus (100% FAR). Modifications include removal of rooftop "halo" and alternative design and window pane alignment.

Applicant/Owner: Scott Jacobs, Landbank Investments, LLC
Environmental Review: Considered under a previously certified EIR
Staff Contact: David Hogan, Project Planner, (408) 730-7411, dhogan@sunnyvale.ca.gov or Gerri Caruso, Principal Planner, (408) 730-7591, gcaruso@sunnyvale.ca.gov

2 15-0924

File #: 2015-7736
Location: 701, 711, 717, and 729 E. Evelyn Avenue (APNs: 209-01-009, -010, -011, -012, -013, -014, -029)
Zoning: M3/ITR/R3/PD (General Industrial/Industrial-to-Residential/Medium Density Residential/Planning Development)
Proposed Project: Related applications on a 1.98-acre site:

SPECIAL DEVELOPMENT PERMIT: to allow a modification to the previously-approved 204-townhome unit Special Development Permit 2014-7656 to include a 0.37-acre parcel located at 711 East Evelyn Avenue, add 11 new townhome units, and make adjustments to the site plan on and around the included parcel. The modified overall project would total 11.42 acres and 215 townhome units. The 11 new townhome units would utilize concierge trash service previously approved with a Variance for the overall project (2014-7656).

VESTING TENTATIVE MAP: to allow a modification to the previously-approved Vesting Tentative Map 2014-7656 to

include the 711 East Evelyn Avenue parcel in the project and add an additional lot, two common area parcels, and 11 condominium units; and reconfigure the location of six previously-approved lots and 27 condominium units on and around the included parcel.

Applicant / Owner: D.R. Horton
Environmental Review: Mitigated Negative Declaration
Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

3 15-0993

File #: 2014-7417
Location: 915 DeGuigne Drive and 936 E. Duane Avenue (APNs: 205-21-001 and 2015-21-002)
Proposed Project:

SPECIAL DEVELOPMENT PERMIT for the redevelopment of a 25.2 acre site with 450 residential townhouse units and a public park;
VESTING TENTATIVE MAP to allow 13 lots and 450 condominium units; and
VARIANCE to allow concierge trash service

Environmental Review: Environmental Impact Report.
Applicant/Owner: Watt Investments at Sunnyvale, LLC
Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

4 Public Comment on Study Session Agenda Items

5 Comments from the Chair

6 Adjourn Study Session

8:00 P.M. PLANNING COMMISSION - PUBLIC HEARING - COUNCIL CHAMBERS

CALL TO ORDER

Chair Melton called the meeting to order at 8:00 p.m.

SALUTE TO THE FLAG

Chair Melton led the salute to the flag.

ROLL CALL

Present: 6 - Chair Russell Melton
Vice Chair Sue Harrison
Commissioner Ken Olevson
Commissioner Larry Klein
Commissioner Ken Rheaume
Commissioner David Simons

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

1.A 15-0994 Approval of the Draft Minutes of the Planning Commission Meeting of October 26, 2015

Comm. Klein moved to approve the draft minutes. Vice Chair Harrison seconded. The motion carried by the following vote:

Yes: 6 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Klein
Commissioner Rheaume
Commissioner Simons

No: 0

PUBLIC HEARINGS/GENERAL BUSINESS

2 15-0896

File #: 2015-7296
Location: 433 E. Washington Ave. (APN: 209-04-032)
Zoning: R-2/PD (Low Medium Density Residential/Planned Development)
Proposed Project:

> **SPECIAL DEVELOPMENT PERMIT:** for demolition of existing single-story duplex and construction of a new two-story, single-family home, resulting in 2,763 square feet (2,299 square feet living area and 464 square feet garage) and 53% FAR.

Applicant / Owner: LPMD Architects (applicant) / Craig Campbell (owner)
Environmental Review: Categorically Exempt from provisions of CEQA, Class 3 Section (a)
Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Gerri Caruso, Principal Planner, presented the staff report.

Vice Chair Harrison clarified with Ms. Caruso the current configuration of a shared driveway with the adjacent neighbor and the proposal to modify both driveway approaches, and confirmed with Rebecca Moon, Senior Assistant City Attorney, that the modification to the sidewalk would occur in the public right of way.

Comm. Olevson confirmed with Ms. Caruso that the total driveway width is shared between the applicant and neighbor and that the neighbor does not have an easement that would be violated by the proposed project. He also confirmed with Ms. Caruso that the 35 percent second-to-first floor area ratio recommendation does not apply to this property because it is in a mixed neighborhood of one and two story homes. Comm. Olevson discussed with staff whether the applicant's reasoning for additional living space would mean the Commission is approving a multi-family project, and discussed with Ms. Moon the limitations on the number of people inhabiting a dwelling.

Comm. Klein confirmed with Ms. Caruso that the proposed second-to-first floor area ratio is 34 percent and within the Design Guidelines.

Chair Melton verified with Ms. Caruso that there are no solar Variances for this project on the neighbor's property.

Chair Melton opened the public hearing.

Craig Campbell, the project applicant, gave a presentation on the proposed project.

Comm. Rheaume and Mr. Campbell discussed the proposed modifications to his and his neighbor's driveways.

Mr. Campbell noted that he hired a local contractor who is aware of the landscaping requirements of the City.

Chair Melton closed the public hearing.

Comm. Simons confirmed with Ms. Caruso that there are no exemptions in the Downtown Specific Plan for shared driveways, and Comm. Simons commented on whether we want to change the look and feel of downtown, where shared driveways are commonly found.

Comm. Rheaume verified with Ms. Caruso that staff recommended widening the driveway one foot but that it was not specified as to whether it would be to the right

or left of the current driveway, and verified that two cars can fit in a 17 foot driveway.

Comm. Rheaume moved Alternative 1 to approve the Special Development Permit subject to recommended Conditions of Approval.

Comm. Klein seconded.

Comm. Rheaume thanked the applicant for his presentation, and said this is an eclectic neighborhood. He said the project has no setback issues or requested Variances and is a good investment in the community and an upgrade to a neighborhood that seems to be in transition. He said the project meets development standards and promotes homeownership, so it seems like a slam dunk.

Comm. Klein said he is able to make the findings, that this is an easy project that is only in front of of the Commission because of the floor area ratio requested, and that he is happy that the applicant is staying within the Design Guidelines. He said he agrees with Comm. Simons about trying to support shared driveway access because at times the better use of land is to have this commonality. He said he understands that the envisioning of this project and the staff recommendation will create a separate driveway and deal with curb cutting appropriately, but that in downtown you see a lot of shared driveways for older homes which helps to increase the green space on opposite sides of the homes. He said the project will be a good addition to the downtown area where one is seeing a lot of homes go through transition, and that the project has a good design that should fit in well within the community.

Comm. Olevson said he will be supporting the motion, and that he agrees with the staff comment that this project will create a buffer between the multi-story building behind it and the single-story buildings across the street. He noted that this is a neighborhood in transition with other two story homes in the area, and that he can make the findings.

Chair Melton said he can make the findings to support the project, thanked the applicant for making a capital addition into the neighborhood and said he looks forward to the project coming to fruition.

MOTION: Comm. Rheaume moved Alternative 1 to approve the Special Development Permit subject to recommended Conditions of Approval.

Comm. Klein seconded. The motion carried by the following vote:

Yes: 6 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Klein
Commissioner Rheaume
Commissioner Simons

No: 0

3 15-0949

File #: 2015-7872
Location: 825 Tamarack Lane (APN: 213-29-053)
Zoning: R0
Proposed Project:

DESIGN REVIEW: For a new two-story single-family home of 3,026 square feet (2,626 square foot living area and 400 square foot garage) and 55% FAR. The existing 1,374 square foot one-story single-family home will be demolished. This project supersedes the previous project (2015-7266) that was denied by the Planning Commission.

Applicant / Owner: Arsen Avagyan
Environmental Review: Categorical Exemption, Class 3
Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

George Schroeder, Associate Planner, presented the staff report.

Chair Melton opened the public hearing.

Arsen Avagyan, the project applicant, discussed the proposed project.

Vice Chair Harrison and Mr. Avagyan discussed whether he attempted any designs closer to the recommended 50 percent first floor to second floor ratio.

Chair Melton closed the public hearing.

Comm. Rheaume verified with Mr. Schroeder that there is no recommendation for first floor to second floor ratios in this neighborhood, that the proposed ratio is 56 percent and that the Floor Area Ratio (FAR) comparison table does not include nearby Toll Brothers homes.

Vice Chair Harrison confirmed with Mr. Schroeder that the proposed 56 percent second to first floor ratio is higher than the other homes presented on the comparison table and that 100 square feet would need to be knocked off of the proposed home to reach a 50 percent ratio.

Comm. Rheaume moved to Alternative 1 Approve the Design Review with the conditions in Attachment 7.

Comm. Olevson seconded.

Comm. Rheaume thanked staff for putting together the report and the applicant for addressing most of what the Planning Commission asked him to review. He said all setbacks have been met and noted that while the Planning Commission asked for a 50 percent second to first floor ratio and that has not been met, the applicant is not asking for any Variances. He said he becomes concerned when we get fixated on percentages and want to slice and dice homes in a way that no longer makes sense. He said the guidelines should be used in a way that makes sense, and that although we will be approving a project that is two percent higher than something approved two years ago, he can make the findings and see how the applicant has addressed the first floor and bulkiness of the original project. He said the biggest pieces here are that there are no Variations being asked for, that the project meets all setback requirements and that the applicant is making an investment in the community.

Comm. Olevson said he will be supporting the motion, that he likes the design of the house and the look and feel it will bring to the neighborhood. He said he sees the 50 percent second to first floor ratio being more of an ideal, and that many of these ratios were built around a standard 6,000 square foot lot. He said this lot is smaller and was probably standard when constructed, but that since then we have changed our goals. He noted that this project has a Variance but only from our guidelines, and that the applicant has done a fine job of putting together a nice design, meeting setbacks and keeping the look and feel of the neighborhood somewhat consistent.

Comm. Simons said this is a good example of a large house on small lot in Sunnyvale, and that some may look at this as bulking up in different small neighborhoods of small homes. He said the original intent when we were changing guidance was to avoid building monster homes, but that one goal from a former City Councilmember was to allow people to develop on their lots and stay in Sunnyvale rather than being forced to leave because they need more space. He said this project is meeting that goal, and that the positives are that there are no requested Variances and it is meeting most of the guidelines. He said the negative is that the project is not meeting the 50 percent requested first to second floor ratio, but that this guideline cannot always be met, and that when it is met, within reason, this is a desirable outcome.

Vice Chair Harrison said she is supporting the motion, and that the applicant has done a good job at trying to meet the intent which was to reduce the bulk of the home so that it blends into the neighborhood. She said she would like to have seen a smaller second to first floor ratio because that is what affects the neighborhood as far as feeling bulky, but the reduced living room height and plate heights have gone a long way.

Chair Melton said he will be supporting the motion, and that the applicant has done a great job making the modifications. He said when comparing the old and new drawings one can look at the percentages of the FAR, but that there is an art to the design. He said through the Design Techniques we have gotten through the bulkiness of the original design and the two story wall on the left rear corner of house that has now been desgined out with an eave and the second story setback. He thanked the applicant for making a capital injection into the neighborhood and said he looks forward to the project moving forward.

MOTION: Comm. Rheaume moved to Alternative 1 Approve the Design Review with the conditions in Attachment 7.

Comm. Olevson seconded. The motion carried by the following vote:

Yes: 6 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Klein
Commissioner Rheaume
Commissioner Simons

No: 0

4 15-0977 **File #:** 2014-7990
Location: 1500 Partridge Avenue (APN: 313-24-031)
Zoning: PF (Public Facility)
Proposed Project:
PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) to allow the Stratford School to operate a private school at the former Raynor Activity Center.
Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Momoko Ishijima, Associate Planner, provided information on the Draft Environmental Impact Report (DEIR) and said this hearing is for gathering public input only.

Denise DeLange, a Sunnyvale resident, noted that the DEIR says Alternative 3 would result in a significant unavoidable traffic impact at Lawrence and Benton and said this conclusion is inaccurate because if we have an adult school serving Sunnyvale residents they would not be coming through that intersection. She said other alternatives and uses should be revisited and that this project is not the best use of this site because of the cars it brings into the neighborhood. She said a private school will bring more traffic into the neighborhood than a public school would and that with the Apple campus and other nearby projects this has real potential for horrific traffic problems. She added that her main concerns are noise, pollution, traffic congestion, the safety of children walking to Peterson Middle School, the loss of trees and the loss of the use of the park field.

Henry Alexander, a Sunnyvale resident, noted that the times the area are most impacted with traffic are between 8:00 and 8:30 a.m. and after school between 3:00 and 6:00 p.m. when an influx of vehicles begin cutting through the neighborhood to avoid traffic on Lawrence, Homestead and Wolfe. He said speeding is the rule in the area as parents drop off their kids at school, and that idling cars, an inevitability with a new school and children coming in from outside of the neighborhood, cause pollution which adversely affects the health of those in the neighborhood.

Comm. Klein said he questions the traffic analysis and the ongoing effects of cut through traffic as the Apple campus will be opening within the next few years and whatever traffic calming measures that will require, this is a just a cumulative effect on that. He suggested capturing a percentage of traffic a new Valco shopping mall and a new Apple Campus would create for people cutting over from Lawrence and down from Fair Oaks.

Chair Melton commented on page 2.0-13 that Project Objectives were identified by the City of Sunnyvale, and he requested that the narrative be expanded to describe how it came about that the City of Sunnyvale identified those and not the project applicant. He also requested that on page 3.14-22 regarding Field Observations that we add another field observation at the intersection of Quail and Dunford of predestians flowing through that intersection between 7:20 and 7:50 a.m., and an additional field observation of the Safe Walks to School enhancements identified.

In response to Comm. Klein's request, Ms. Ishijima provided a timeline for the Environmental Impact Report and said the project is scheduled to be heard by the Planning Commission at the beginning of next year.

Chair Melton closed this agenda item.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Ms. Caruso discussed Planning-related City Council items.

INFORMATION ONLY ITEMS

None.

ADJOURNMENT

With no further business Chair Melton adjourned the Planning Commission meeting at 9:06 p.m.