



City of Sunnyvale

Meeting Minutes - Final Planning Commission

Monday, October 24, 2016

7:00 PM

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

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION CANCELLED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Harrison called the meeting to order in the Council Chambers.

SALUTE TO THE FLAG

Chair Harrison led the salute to the flag.

ROLL CALL

Present: 6 - Chair Sue Harrison
Vice Chair Ken Rheume
Commissioner Russell Melton
Commissioner Ken Olevson
Commissioner David Simons
Commissioner Carol Weiss

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

MOTION: Commissioner Olevson moved and Vice Chair Rheume seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

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

No: 0

1.A. [16-1009](#) Approve Planning Commission Meeting Minutes of October 17, 2016

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [16-0946](#) **File #:** 2016-7264
Location: 890 W. Iowa Avenue (APN 165-05-003)
Zoning: RO
Proposed Project: Related applications on a 0.13-acre site:
 DESIGN REVIEW: to allow demolition of an existing single family residence and construction of a new two-story single family residence with 1,530 square foot basement resulting in a total floor area of 2,782 square feet (2,342 square feet living area and 440 square foot garage) and a 52% Floor Area Ratio (FAR).
 Applicant / Owner: Useldinger Architect / Kailin Wang
 Environmental Review: Categorically exempt from CEQA pursuant to Section Class 1, 15301, Class 3, Section 15303 (New Construction of Small Structures) Class 4, 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA).

Assistant Planner Cindy Hom presented the staff report.

Chair Harrison opened the Public Hearing.

Applicant Kurt Useldinger presented additional information about the proposed project.

Vice Chair Rheaume confirmed with Mr. Useldinger that the large windows facing the street on the second floor look into the shower and will have obscured glass, and they discussed why the bedroom window next to the front door on the first floor is too small to meet egress requirements. Vice Chair Rheaume also confirmed with Mr. Useldinger that a swim spa is planned in the basement, and discussed the depth of the spa into the ground beneath the basement.

Commissioner Olevson discussed with Mr. Useldinger whether the flood plain and water table were taken into account when designing the basement and spa and Mr. Useldinger said that it has not yet been an issue.

Commissioner Weiss and Mr. Useldinger discussed working with PG&E to underground the utility wires, and discussed water efficiency with regard to the swim spa. Commissioner Weiss and Mr. Useldinger also discussed why the proposed lot coverage is less than the existing, and they confirmed the proposed material and design of the garage door.

Commissioner Simons confirmed with Mr. Useldinger the proposed roof pitch and material and the design and color of the paving. They also discussed the type of gutter proposed and whether the utilities will be undergrounded prior to construction of the house. Commissioner Simons confirmed with Mr. Useldinger and co-applicant Graham Gudgin that the purpose of two garage doors is to break up the scale of the home and confirmed the proposed materials for the outer wall surfacing and windows.

Mr. Gudgin provided additional information about the swim spa.

Chair Harrison closed the public hearing.

MOTION: Vice Chair Rheaume moved and Commissioner Simons seconded the motion for Alternative 1: Approve the Design Review subject to the recommended findings and conditions of approval.

Vice Chair Rheaume noted that the project has come before the Planning Commission because the Floor Area Ratio (FAR) is over 45 percent but that the applicant has stayed within all other guidelines. He said this is a nice design and commended the applicant for investing in the City.

Commissioner Simons recommended that the applicant consider a deeper gutter style, try to get the undergrounding done before digging and review the City's requirements for roofing as they go through the process. He said this project will work in this neighborhood and that its shape is not unusual. He said although the design is much more modern, the applicant could have selected other elements of nearby contemporary homes, and that this is a nice compromise while still being considered Silicon Valley style.

Commissioner Olevson said he is supporting the motion and can make the findings. He said this design is attractive and very compatible with the neighborhood, and that he is impressed there is so much living space with such a small footprint, which indicates a lot of work went into the design. He said the project will help upgrade the neighborhood and keep it contemporary as Sunnyvale moves forward.

Commissioner Melton said he is supporting the motion and can make the findings. He said this is a nice looking project and thanked the applicant for investing in Sunnyvale and the property. He added that another appealing feature about the architectural design is that there is not much bulkiness with regard to the second floor massing.

Commissioner Weiss said she supports the motion, and that the design preserves the sense of place and fits well in the neighborhood. She said the applicant will have a very livable and enjoyable home when construction is complete.

Chair Harrison said she supports the motion and that the design meets all of the rules and is a nice architectural meld of craftsman and modern styles.

The motion carried by the following vote:

Yes: 6 - Chair Harrison
Vice Chair Rheume
Commissioner Melton
Commissioner Olevson
Commissioner Simons
Commissioner Weiss

No: 0

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Chair Harrison suggested a study issue to evaluate what the City can do to provide more space for operation of private schools and daycare centers. Principal Planner Gerri Caruso noted that certain zoning districts allow private schools, and that industrial areas are the most affordable places and have more space, but that school uses often conflict with business uses. Principal Planner Caruso noted that commercial areas allow learning centers with Use Permits but would not allow schools or daycares due to the requirement of an outdoor play area. She said the City may look into rezoning areas to provide more space.

Chair Harrison and Principal Planner Caruso also discussed asking the Department

of Library and Community Services to provide a study session on the master plan for parks.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Principal Planner Caruso discussed upcoming Planning-related City Council items.

ADJOURNMENT

Chair Harrison adjourned the meeting at 7:36 p.m.