



City of Sunnyvale

Meeting Minutes - Final Planning Commission

Monday, August 14, 2017

7:00 PM

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

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

6 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [17-0790](#)

File #: 2016-7521

Location: 1120 Innovation Way (APN: 110-27-027)

Zoning: MPI

Proposed Project:

MOFFETT PARK MAJOR SPECIAL DEVELOPMENT

PERMIT: For the redevelopment of a former fire station site to a new 7-story, 113,550-sf hotel with 180 rooms including a 4,500 sf restaurant area.

Applicant / Owner: DES Architects + Engineers/Moffett Place LLC

Environmental Review: Initial Study/Mitigated Negative Declaration

Project Planner: Margaret Netto, (408) 730-7628,
mnetto@sunnyvale.ca.gov

B. [17-0791](#)

File #: 2016-7607

Location: 445 N. Mary Avenue (APN: 165-32-015)

Zoning: PPSP/IE

Proposed Project:

USE PERMIT AND ENVIRONMENTAL ASSESSMENT: To develop a new 6-story office building, 5-level parking structure and associated site work and landscaping to an existing campus consisting of 2 4-story office buildings and one 2-level parking deck. The project will result in 100% FAR.

Applicant / Owner: Jay Paul/Tp Spe LLC

Project Planner: Margaret Netto, (408) 730-7628,
mnetto@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items**Adjourn Study Session****7 P.M. PLANNING COMMISSION MEETING****CALL TO ORDER**

Vice Chair Weiss called the meeting to order at 7:04 PM in the Council Chambers.

SALUTE TO THE FLAG

Vice Chair Weiss led the salute to the flag.

ROLL CALL

Present: 6 - Commissioner Sue Harrison
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Ken Olevson
Commissioner David Simons
Vice Chair Carol Weiss

Absent: 1 - Chair Ken Rheaume

Status of absence; Chair Rheaume's absence is excused.

ORAL COMMUNICATIONS**CONSENT CALENDAR**

Commissioner Howe commented that the Planning Commission meeting of July 24th, 2017 was exceptionally long and commended the Recording Secretary for the detail and content of the draft minutes.

Commissioner Howe moved and Commissioner Simons seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

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

No: 0

Absent: 1 - Chair Rheume

Abstained: 1 - Commissioner Harrison

1. A [17-0776](#) Approve Planning Commission Meeting Minutes of July 24, 2017

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0703](#) Split Zoning: Forward a Recommendation to the City Council to Introduce an Ordinance to Create Section 19.16.025 (Split-Zoned Parcels) of Chapter 19.16 (Precise Zoning Plans - Zoning Districts-Zoning Maps) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3).
Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

Associate Planner Kelly Cha presented the staff report.

Commissioner Howard asked staff about the use of split zoning outside of Single Story Combining Districts (SSCD's). Planning Officer Andrew Miner provided details about the uses of split zoning beyond SSCD's. Commissioner Howard asked about the use of split zoning by adjacent cities. Planning Officer Miner advised that it is used by other cities and noted that under certain circumstances split zoning is an effective tool.

Commissioner Howard clarified with Planning Officer Miner about the creation of the split zoning Ordinance.

Commissioner Harrison commented on the distinct line created with split zoning and its relation to the property boundary. Planning Officer Miner advised that a rezoning map is subsequently created which shows the line and defines the distance between property lines. Commissioner Harrison asked staff about split zoning flexibility for a more complex project. Planning Officer Miner stated that there is the potential to lose flexibility by having a fixed line on the zoning map, but that the zoning boundary could be changed as part of the project.

Commissioner Howe commented on the additional action taken by the City Council on the Fairbrae area and the creation of split zoning. Commissioner Howe stated an opinion that implementing split zoning for the Fairbrae area would be due to its SSCD designation. Commissioner Howe asked staff about the impact on the proposed split zoning designation if the SSCD designation is removed in the future.

Planning Officer Miner advised that the whole area would be changed if all the properties included in the SSCD reverted and commented that currently, the entirety of those properties would have to revert. Commissioner Howe stated an opinion that split zoning would encumber those property owners. Planning Officer Miner commented on the potential use for a Planned Development (PD) zoning but noted potential issues and stated that a split zoning line would be included in a future rezone.

Commissioner Olevson noted his opinion that a great deal of work has been undertaken to enable residents in the SSCD to extend their reach and that the split zoning option seems akin to spot zoning. Planning Officer Miner explained that staff is basing this policy on direction from the City Council and provided an explanation as to why this item is not spot zoning. Planning Officer Miner advised that an SSCD application has been submitted which includes a large property adjacent to smaller Eichler homes and that split zoning would establish a buffer while still giving that homeowner opportunity to redevelop. Planning Officer Miner provided details about the Classics project on Fremont Avenue and Pome Avenue.

Commissioner Simons commented on the potential for split zoning to cause issues with subdivision of lots and the impact of setbacks on partial lots. Commissioner Simons asked staff about new homes that fall under low-density residential zoning requirements. Planning Officer Miner stated that redevelopment to new homes would not be protected by the Eichler Guidelines, which only apply to homes designated in an Eichler neighborhood. Planning Officer Miner advised that existing policy would apply to a second story development next to a single-story property to ensure a compatible design.

Commissioner Simons commented on zoning changes in the City, subsequent effects on homes, and changes in triggers for public hearings.

Commissioner Harrison asked staff about a use case where a large lot has split zoning but the applicant does not want to subdivide along the line. Planning Officer Miner advised that the applicant would work with staff to make the property lines consistent with the zoning boundaries. Commissioner Harrison commented on the potential for this scenario in a mixed-use development. Planning Officer Miner advised that staff can guide those developments and noted that those actions are discretionary.

Vice Chair Weiss opened the Public Hearing.

Laurie Ferioli stated an opinion that other Cities do not use split zoning and that it will create patchwork zoning areas. Ms. Ferioli requested that the proposed ordinance not be adopted.

Vice Chair Weiss closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Simons seconded the motion for Alternative 1 – Introduce an Ordinance to Create Section 19.16.025 (Split-Zoned Parcels) of Chapter 19.16 (Precise Zoning Plans - Zoning Districts-Zoning Maps) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3).

Commissioner Howe stated that the Planning Commission may question split zoning but it is per the direction of the City Council. Commissioner Howe stated an opinion that this issue can be addressed within the SSCD and that applicants can apply for a variance as allowed by the Municipal Code.

Commissioner Simons stated that he will be supporting the motion and commented that the impacts of split zoning are no different than the impacts from the creation of easements for utilities. Commissioner Simons noted his concern about creating a new process but stated that split zoning could be a useful tool for transition zoning. Commissioner Simons commented that without appropriate tools the same discussion will recur for high density residential projects developed along El Camino Real adjacent to single-story properties.

Commissioner Olevson stated that he will not be supporting the motion. Commissioner Olevson commented that the City Council directed staff to analyze this issue, propose a solution and that now the Planning Commission makes their recommendation. Commissioner Olevson commented that his recommendation is to stay with the existing regulations and noted that the existing standards address privacy concerns, transitions between zoning districts and new development regulations. Commissioner Olevson stated an opinion that split zoning is spot zoning by another name and that it is not in the public interest for unrelated neighbors to request property changes. Commissioner Olevson noted that in some instances City parcels have been owned by generations of families.

Commissioner Howard recommended that the City Council not proceed with this Ordinance. Commissioner Howard noted his shared concerns with Commissioner

Olevson about imposing restrictions on adjacent properties. Commissioner Howard stated an opinion that the only use case presented is an ad hoc extension of the SSCD process and that split zoning would be more effectively addressed within the SSCD Study Issue.

Commissioner Harrison noted that she shares the same concerns as Commissioner Howard and Commission Olevson. Commissioner Harrison stated an opinion that split zoning could generally be a useful tool in situations with mixed-use designation and provide clarity for developers but also noted that the lack of flexibility could present an issue. Commissioner Harrison commented that split zoning could be useful or problematic.

Vice Chair Weiss noted her concerns about this recommendation and stated an opinion that existing policies like the Single Family Home Design Techniques can be used to mitigate issues. Vice Chair Weiss stated that large projects should be managed individually and not in a blanket fashion. Vice Chair Weiss stated that she will not be supporting the motion.

The motion failed by the following vote:

Yes: 2 - Commissioner Howe
Commissioner Simons

No: 4 - Commissioner Harrison
Commissioner Howard
Commissioner Olevson
Vice Chair Weiss

Absent: 1 - Chair Rheume

MOTION: Commissioner Olevson moved and Commissioner Howard seconded the motion for Alternative 3 – Do not amend the Sunnyvale Municipal Code and make no changes related to split zoning.

Commissioner Olevson stated that for reasons already stated the existing Ordinance should not be modified.

Commissioner Harrison stated that she will be supporting the motion and noted that the existing Ordinance should support flexibility in future use cases with mixed-use zoning. Commissioner Harrison commented that flexible use designations such as in the Lawrence Station Area Plan would be a better tool than split zoning.

Commissioner Simons stated an opinion that the City needs better planning tools to handle discrepancies between zoning borders. Commissioner Simons commented on the potential for future issues with parking limits and noted that logical transitions are needed between different zoning districts. Commissioner Simons stated that he will be supporting the motion.

Vice Chair Weiss stated that she will be supporting this motion and noted that the Planning Commission has recommended an SSCD Study Issue, which would enable the creation of more tools.

The motion carried by the following vote:

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

No: 1 - Commissioner Howe

Absent: 1 - Chair Rheume

Planning Officer Miner advised that this item goes to the City Council on September 12th.

Planning Officer Miner clarified the protocol for Item 3 and noted that the Public Hearing will be opened for public comments.

3. [17-0816](#) REQUEST FOR CONTINUANCE TO AUGUST 28, 2017
Single-Story Combining District Buffer Study: Forward a Recommendation to the City Council to Introduce an Ordinance to Rezone a portion of 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S), and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).
Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

Planning Officer Andrew Miner provided details about the reason for the requested continuance and noted that specific recommendations will be provided for this item at the August 28th, 2017 Planning Commission meeting.

Commissioner Howard asked staff how this item will be effected by the City Council's decision on split zoning. Planning Officer Miner stated that if the City Council approves split zoning then they will take action on the impacted properties. Planning Officer Miner stated that if City Council denies split zoning they can analyze another method to create a buffer, should there be an interest in creating a buffer.

Vice Chair Weiss opened the Public Hearing.

Vice Chair Weiss closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Howard seconded the motion for staff's recommendation - Continue the public hearing for this item to the Planning Commission hearing on August 28, 2017.

The motion carried by the following vote:

Yes: 6 - Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons
Vice Chair Weiss

No: 0

Absent: 1 - Chair Rheaume

4. [17-0705](#) **File #:** 2017-7430
Location: 1225 Vienna Drive, Space 251 (APN: 110-31-001)
Zoning: Residential Mobile Home (RMH)
Proposed Project: **USE PERMIT** for a Large Family Child Care home (LFCCH) in a mobile home.
Applicant / Owner: Happy Hearts Childcare (applicant) / Plaza Del Rey Owner LLC (owner)
Environmental Review: A statutory exemption relieves this project from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15274 (large family day care homes).
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Assistant Planner Aastha Vashist presented the staff report.

Commissioner Simons asked staff if replacement shrubbery has been designated,

should the current landscaping die. Assistant Planner Vashist advised that staff hasn't made a recommendation for landscaping replacement. Planning Officer Andrew Miner commented that the Planning Commission could add a Condition of Approval (COA) to require landscaping maintenance.

Commissioner Olevson asked staff if the Planning Commission has the authority to add a COA outside of the Ordinance. Planning Officer Miner stated that as a discretionary action a COA can be added in this case. Commissioner Olevson asked staff if that action would be within the constraints imposed by the state on family day care facilities. Planning Officer Miner clarified that a concern with privacy or compatibility is within the Planning Commission's discretion. Commissioner Olevson commented that it appears the applicant has met the criteria and noted that he could support a landscaping COA addition.

Commissioner Olevson commented that the staff report cites that parking is located within 300 feet of the property and asked staff if this distance is per state law or City Ordinance. Planning Officer Miner clarified that this is not a City requirement but that it is considered a reasonable distance.

Vice Chair Weiss opened the Public Hearing.

Maria Robles, representing Happy Hearts Childcare, presented images and information about the proposed project.

Vice Chair Weiss asked the applicant about separate play areas for the toddlers and school age children. Ms. Robles explained that she only provides cares for infants and toddlers and is applying for the large family child care home (LFCC) in part because she already currently provides care for four infants.

Vice Chair Weiss noted a concern that the state requires 75 square feet for each child to issue a license. Ms. Robles stated that this requirement could be met by taking turns bringing the children to the outdoor play area.

Commissioner Howard confirmed that bringing the children outside will meet that state requirement.

Heidi Erickson, Sunnyvale resident, spoke in opposition of the proposed project. Ms. Erickson noted her concerns that Plaza del Rey's fencing rules will not allow a six-foot-high fence, that landscaping and fencing will not address noise and that the

unit's infrastructure can't handle additional children.

Maria Hernandez, Sunnyvale resident, spoke in support of the proposed project. Ms. Hernandez provided details about the applicant's qualifications, the difficulties of working parents caring for their children and the potential benefits of a LFCC.

Jonathan Castillo, Sunnyvale resident, spoke in support of the proposed project and asked the Planning Commission to give other families the same opportunity and support home businesses in the City.

Wes Finlay, Sunnyvale resident, spoke in support of the proposed project. Mr. Finlay stated an opinion that the applicant is an asset to the community and that noise has never been an issue.

Ronald Robles, applicant, provided information about the proposed project.

Vice Chair Weiss closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Howard seconded the motion for Alternative 1 – Alternative 1: Approve the Use Permit in accordance with the Findings found in Attachment 3 and Conditions of Approval in Attachment 4.

Commissioner Howe commented on the need for day care in the community, that the three adjacent neighbors support the proposed project and that the Planning Commission should approve the project.

Commissioner Howard commented on his own experience with family day care. Commissioner Howard stated that it appears the fence can be managed internally in the mobile home park and that the distance to the day care shouldn't be an issue. Commissioner Howard thanked the applicant for their service to the City.

Commissioner Harrison stated that she will be supporting the motion. Commissioner Harrison cited information from the staff report regarding the permitting requirements for LFCC's. Commissioner Harrison stated an opinion that day care facilities are important and that they are a compatible use for residential areas in the City.

Commissioner Simons stated that he will be supporting the motion and commented that due to the potential complication with landscaping it should not be added to the COA. Commissioner Simons stated that the Planning Commission should

acknowledge potential future issues, such as increased vehicle traffic and landscaping, while also acknowledging that this is a beneficial service needed in the City.

Commissioner Olevson stated that he will be supporting the motion and commented that the applicant has met the state and City criteria. Commissioner Olevson commented that he can make the findings for the Use Permit, that the proposed project meets the General Plan goals and will not impair the orderly development of the neighborhood.

Vice Chair Weiss stated that she will be supporting the motion and noted that the previously approved LFCC is on the other side of Vienna Drive. Vice Chair Weiss commented that this is a good location for this LFCC and that there is a lack of licensed child care day facilities in the City.

The motion carried by the following vote:

Yes: 6 - Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons
Vice Chair Weiss

No: 0

Absent: 1 - Chair Rheaume

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

5. [17-0570](#)

File #: 2016-8065

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

Zoning: R-4/PD

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: To demolish an existing 100,517 sq. ft. one-story industrial building and construct a four-story, 250-unit residential apartment building above a podium parking structure. The project proposes a State affordable housing and green building density bonus and includes 20 very low-income units.

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

Environmental Review: Mitigated Negative Declaration

Project Planner: George Schroeder, (408) 730-7443,
gschroeder@sunnyvale.ca.gov

Senior Planner George Schroeder presented the staff report.

Commissioner Olevson confirmed with Senior Planner Schroeder that the City doesn't have on street parking requirements and only mandates parking within the project. Senior Planner Schroeder explained that the main public comment was regarding on street parking.

Commissioner Simons asked staff about the potential use of a planter strip to make the proposed project's design more pedestrian friendly. Senior Planner Schroeder advised that streetscape standards are provided by the Department of Public Works (DPW) and that trees wells would provide a buffer. Planning Officer Miner commented that Planning staff follows DPW's direction for the streetscape and that staff's goal is to ensure consistency throughout the area. Commissioner Simons noted that a nearby development was required to add a planter strip per the Planning Commission's direction. Planning Officer Miner provided additional details about the intent for the proposed project's design and advised that the Planning Commission could add a COA with similar wording as previous projects.

Commissioner Howe confirmed with Senior Planner Schroeder that all the rental units will have patios.

Commissioner Howe asked staff how the number of bicycle spaces and covered racks were determined. Senior Planner Schroeder explained that the numbers are based on the City requirements for Class I secured bicycle parking and uncovered Class II bicycle racks. Senior Planner Schroeder commented that the Planning Commission's comments during the Study Session were taken into consideration.

Commissioner Howe confirmed with Senior Planner Schroeder that the 20 lower income units will be randomized as to their size and location within the proposed project.

Commissioner Olevson commented on the hydraulic modeling and water main upsize provided in the modified COA and asked staff if that is based on deterioration of the existing infrastructure or due to the additional volume with the proposed project. Senior Planner Schroeder clarified that the water main upgrade is needed due to the proposed project's size and would not be needed otherwise.

Vice Chair Weiss opened the Public Hearing.

Rich Truempler, representing The Sobrato Organization, presented images and information about the proposed project.

David Obitz, representing KTG Architects, presented images and information about the proposed project.

Morgan Burke, representing The Guzzardo Partnership Inc., presented images and information about the proposed project.

Commissioner Olevson complimented the applicant on the landscaping and asked about the reduction in driveway widths. Mr. Truempler advised that this change was based on input from a community meeting and will preserve on street parking for residents.

Commissioner Olevson commented on the emergency access gate and asked if shared access was removed as a COA. Senior Planner Schroeder advised that only the duplication of this COA was removed. Mr. Truempler provided details about access for emergency vehicles.

Commissioner Simons confirmed building material details with Mr. Obitz.

Commissioner Simons stated his appreciation of the landscaping modifications made after the Study Session and commented on potential issues with tree planting in larger box sizes. Mr. Burke provided information about the choice of trees species and the spacing. Commissioner Simons stated an opinion that smaller versions of the same tree species would fare better.

Commissioner Simons commented on the prevalence of moderate to ornamental trees and asked about the use of native large species trees. Mr. Burke provided information about trees included in the landscaping that are climate appropriate. Commissioner Simons commented that most landscaping is implemented for visual effect from the street but is not pedestrian focused, which would entail different spacing and layering. Commissioner Simons discussed canopy and understory effects with Mr. Burke.

Commissioner Howe asked staff to explain the COA changes that were provided as

additions on the dais and at the back table. Senior Planner Schroeder reviewed each change to the COA.

Vice Chair Weiss confirmed with Mr. Obitz that the podium level with stoops runs only along the Karlstad Drive side of the proposed project.

Vice Chair Weiss asked the applicant about access for the physically impaired. Mr. Obitz provided details about the rear double-sided elevator and front guest parking elevator for accessibility.

Vice Chair Weiss asked Mr. Obitz for details on the actual use of allotted parking spaces based on his experience with residential developments. Mr. Obitz advised that it depends on the project's location and proximity to transit and commented on the changing nature of transit. Mr. Obitz stated an opinion that the proposed project will be parking efficient.

Eric Acedo, regional representative for the Greenbelt Alliance, spoke in support of the proposed project and commented on the project's potential benefits.

Sue Serrone, representative of the Affordable Housing Committee of the Democratic Club of Sunnyvale, commented on the small percentage of Below Market Rate (BMR) housing and the need for affordable housing. Ms. Serrone asked for more levels of affordability or smaller units in the proposed project and noted that most this housing will be luxury and above moderate income units.

Matthew Quevedo, representing the Silicon Valley Leadership Group, spoke in support of the proposed project and commented on the project's potential benefits.

Timothy Fitch, Sunnyvale resident, commented on issues with on street parking and asked the Planning Commission to recommend analyzing additional on street parking in the neighborhood.

Grey Storen, Sunnyvale resident, stated an opinion that a four-story building is unreasonable given the nature of the neighborhood and asked the Planning Commission to consider further setbacks.

Kat Wortham, Sunnyvale resident, spoke in support of the proposed project and commented on the project's potential benefits.

John Cordes, Bicycle and Pedestrian Advisory Commission Chair, spoke in support of the proposed project and commented on the project's potential benefits.

Commissioner Howe confirmed with Mr. Truempler that they would accept the staff changes to the COA.

Commissioner Simons asked Mr. Truempler about adding pervious material to the sidewalk that would count towards the landscaping. Mr. Truempler advised that this could be explored with staff but that the City dictates the sidewalk requirements.

Commissioner Howard asked staff for details about the difference in BMR between projects and how to move toward affordable housing. Planning Officer Miner advised that the programmed housing strategy will help determine ways to develop more affordable housing and that current Ordinances and state laws can be utilized. Planning Officer Miner provided details about the state density bonus plan and the recent approval for the St. Anton Communities project along El Camino Real. Commissioner Howard confirmed with Planning Officer Miner that the Housing Study Issue has been approved.

Vice Chair Weiss closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Simons seconded the motion for Alternative 1 with the modified COA as provided by staff – Make the findings required by CEQA in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Special Development Permit with the State Density Bonus concessions for individual lockable storage and useable open space and Sunnyvale Municipal Code deviation for trash enclosure distance with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to modify COA BP-11 to add a mix of native large species trees as appropriate. Commissioner Howe accepted the friendly amendment.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to modify COA EP-24 to include compatible ornamental pervious material in between the tree wells, if feasible. Commissioner Howe accepted the friendly amendment.

Commissioner Simons recommended to consider using the same color for the ornamental material as exists on the interior of the walkways.

Commissioner Harrison stated that she will be supporting the motion. Commissioner Harrison noted her appreciation that the project appears to be three stories from the frontage, has various amenities, that there is a diversity of unit sizes, additional bicycle, EV and parking spaces, VTA passes, very low income units and is near 160,000 jobs. Commissioner Harrison noted that the applicant has requested minor concessions and stated that she can make the findings regarding CEQA and adherence to the General Plan.

Commissioner Olevson stated that he will be supporting the motion and noted that this is an attractive project. Commissioner Olevson noted his appreciation that the applicant exceeded the parking requirements to mitigate neighborhood concerns. Commissioner Olevson stated an opinion that the landscaping and open areas for residents will make it a pleasant place to live. Commissioner Olevson stated that he can make the findings regarding CEQA, the Special Development Permit, the General Plan goals and that the project will not negatively impact future neighborhood developments.

Vice Chair Weiss stated that she will be supporting the motion. Vice Chair Weiss noted her appreciation of the architecture, amenities, the project's connectivity and that the same corporation will maintain and manage this development.

The motion carried by the following vote:

Yes: 6 - Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons
Vice Chair Weiss

No: 0

Absent: 1 - Chair Rheaume

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

6. [17-0641](#) **File #:** 2017-7157
Location: 840 and 850 E El Camino Real (APN: 211-25-030, 211-25-031)

Proposed Project: Related applications on a 1.05-acre site:
SPECIAL DEVELOPMENT PERMIT: To demolish three commercial buildings and construct a 10,350-square foot single-story multi-tenant commercial building and associated site improvements. The project includes a deviation request from the front yard setback to accommodate an architectural feature and parking adjustment from minimum required parking; and
VESTING TENTATIVE PARCEL MAP: To combine two lots into one lot.

Applicant / Owner: Steinberg Architects/ PVGP Second El Camino Properties L P

Environmental Review: Mitigated Negative Declaration

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

Planning Officer Andrew Miner presented the staff report.

Vice Chair Weiss opened the Public Hearing.

Steven Jenks, representing Steinberg Architects, presented images and information about the proposed project.

Commissioner Simons clarified the building height with Mr. Jenks. Commissioner Simons commented that successful restaurants require a taller interior space.

Commissioner Simons noted his concern about the flat stucco at the back of the proposed project and asked the applicant about adding texture. Mr. Jenks advised that staff mentioned this idea and that it was explored but that the elevations and landscaping along the base should mitigate that effect. Commissioner Simons discussed potential changes with Mr. Jenks.

Commissioner Howard commented on the texture aesthetics of the aluminum facing and the Trugrain wood paneling.

Vice Chair Weiss stated that the tenant mix will be critical in regards to sufficient parking and asked the applicant about the number of future tenants. Mr. Jenks stated that their intention is to have four tenants and advised that a tenant has not been determined for the retail space.

Vice Chair Weiss commented that the proposed project is 12% over the landscape requirement and asked the applicant about utilizing that space for additional parking. Mr. Jenks stated that this was explored but that the trash pickup requires a hammerhead turn. Mr. Jenks advised that potentially one more parking space could

be developed and noted that the owners have expressed interest in additional parking, if feasible.

Gian Martire provided additional information about the proposed project.

Vice Chair Weiss closed the Public Hearing.

MOTION: Commissioner Harrison moved and Commissioner Simons seconded the motion for Alternative 1 – Make the findings required by the California Environmental Quality Act (CEQA) in Attachment 3, adopt the Mitigated Negative Declaration in Attachment 5 and approve the Special Development Permit and Vesting Tentative Parcel Map with the recommended conditions of approval in Attachment 4.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to direct staff to work with the applicant to add texture in the back of the proposed project, as appropriate for the architecture. Commissioner Harrison accepted the friendly amendment.

Commissioner Simons stated that he can make the findings and commented that this will be a great investment. Commissioner Simons noted his appreciation of the review for the architectural element and stated an opinion that this element will enhance the proposed project.

Commissioner Olevson thanked the applicant for their outstanding design and noted that it achieves an informal City policy to encourage combination of small lots. Commissioner Olevson stated that he can make the declaration for the Mitigated Negative Declaration, the Special Development Permit, that the project meets the General Plan objectives, is compatible and will not impair the orderly development of the neighborhood.

Vice Chair Weiss stated that she will be supporting the motion. Vice Chair Weiss stated an opinion that the architecture element is striking, will stand out along El Camino Real and that this project will be a great contribution to the El Camino Real Specific Plan.

The motion carried by the following vote:

Yes: 6 - Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons
Vice Chair Weiss

No: 0

Absent: 1 - Chair Rheaume

Planning Officer Miner stated this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Harrison asked staff about alternative tools to manage competing needs between parcel developments. Planning Officer Miner provided information about the use of a Planned Development (PD) as an alternative tool but noted that PD information can be lost over time. Planning Officer Miner advised that staff can examine alternatives and send information to the Planning Commission.

Commissioner Harrison commented that this is pertinent to upcoming mixed-use designations along El Camino Real. Commissioner Harrison stated an opinion that the Lawrence Station Area Plan approach of flexible mixed-use meets the goals of active pedestrian residential areas and commercial environments. Planning Officer Miner provided details about the Advanced Micro Devices (AMD) Campus and a future Irvine residential project.

Commissioner Howe confirmed with Planning Officer Miner that the Corn Palace is one parcel. Commissioner Howe asked staff about densities for the Corn Palace. Planning Officer Miner provided details about the Corn Palace property developments and zoning designations.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Planning Officer Miner advised that the General Plan Amendment (GPI's) and the El Camino Real Corridor Plan heard at the July 24th, 2017 Planning Commission meeting will be heard at the August 15th, 2017 City Council meeting. Planning

Officer Miner noted that the applicant for the 603 Old San Francisco Road GPI has requested an indefinite continuance so they can continue to work with staff.

Planning Officer Miner commented that the St. Anton Communities project was approved at the July 25th, 2017 City Council hearing.

Planning Officer Miner advised that there will not be a Planning Commission meeting on September 25th, 2017 due to Planning staff attendance at the American Planning Association Conference and that a Planning Commission meeting will be added for October 2nd, 2017.

ADJOURNMENT

Vice Chair Weiss adjourned the meeting at 10:19 PM.