



City of Sunnyvale

Meeting Minutes - Final Planning Commission

Monday, February 12, 2018

7:00 PM

Council Chambers, City Hall, 456 W. Olive
Ave., Sunnyvale, CA 94086

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

STUDY SESSION CANCELLED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Rheume called the meeting to order at 7:00 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Rheume led the salute to the flag.

ROLL CALL

Present: 6 - Chair Ken Rheume
Vice Chair Carol Weiss
Commissioner Sue Harrison
Commissioner Daniel Howard
Commissioner Ken Olevson
Commissioner David Simons
Absent: 1 - Commissioner John Howe

Status of absence; Commissioner Howe's absence is excused.

ORAL COMMUNICATIONS

Allen Brinker discussed his concerns with a Use Permit at 800 California Avenue and the potential for residential permit parking.

Martha Edwards discussed her concerns with the impact of construction on residential parking in the Lori Avenue area.

Commissioner Olevson and Commissioner Simons provided recommendations to

Ms. Edwards on how to follow up with the City about her concerns.

CONSENT CALENDAR

Commissioner Simons pulled the draft minutes from the Consent Calendar. Commissioner Simons requested that staff reorganize his recommendations for the Bicycle and Pedestrian Master Plan. Principal Planner Gerri Caruso confirmed that staff would make these changes.

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

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

No: 0

Absent: 1 - Commissioner Howe

1. A [18-0110](#) Approve Planning Commission Meeting Minutes of January 22, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0069](#) **File #:** 2016-7173
Location: 265 Sobrante Way (APN:165-27-002)
Zoning: PPSP-MIC (Peery Park Specific Plan - Mixed Industry Core)
Proposed Project: Related applications on 3.5-acre site:
 PEERY PARK PLAN REVIEW: To allow redevelopment of a site with construction of a new four-story, 121,715 square foot office/R&D building with underground parking resulting in 80% Floor Area Ratio (FAR); existing two one-story buildings to be demolished.
Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2), (3) and (4). The project is within the scope of the Peery Park Specific Plan Program EIR. The environmental impacts associated with the proposed development are adequately addressed and analyzed in the Peery Park Specific Plan Program EIR and/or can be substantially mitigated with the imposition of uniformly applied development policies or standards.
Applicant / Owner: Sobrante Properties, LLC (owner & applicant)
Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Senior Planner Shetal Divatia presented the staff report.

Vice Chair Weiss confirmed with Senior Planner Divatia that Condition of Approval (COA) AT-1 will be modified to specify that all employees who drive to work will be required to park onsite. Vice Chair Weiss asked staff about the consequences for employees who do not park onsite. Principal Planner Gerri Caruso explained that Neighborhood Preservation would follow up on any complaints and involve other departments as necessary to resolve any parking issue.

Vice Chair Weiss commented on existing parking issues and stated that the Transportation Impact Analysis (TIA) shows that the planned parking for the proposed project is inadequate. Principal Planner Caruso advised that the parking requirements will be met with the addition of the valet parking.

Vice Chair Weiss asked about additional screening for an adjacent residence. Senior Planner Divatia advised that the applicant can speak to their fencing plans.

Vice Chair Weiss asked staff if there is a plan to relocate the small businesses currently operating on the site. Principal Planner Caruso advised that the City is not involved in relocating small businesses but that those businesses could work with the property owner.

Commissioner Simons confirmed with Principal Planner Caruso that the proposed project would be the first office building with valet parking in Sunnyvale. Commissioner Simons asked staff about designated drop off points for alternative modes of transportation. Senior Planner Divatia stated that there are no specific drop off points for alternative transportation. Commissioner Simons noted his concern that this could pose a future problem.

Commissioner Simons asked staff if the color palette selection and window tint were staff directed. Senior Planner Divatia advised that the applicant can speak to these choices.

Commissioner Olevson asked about the designation of funds in the Peery Park Specific Plan (PPSP) Community Benefits Program. Principal Planner Amber Blizinski advised that the City Council ranked three priority areas – Peery Park Rides, the Civic Center project and Fire Stations in the City.

Commissioner Olevson commented on the 359 outlined parking spaces and asked

about the parking for the remaining 44 cars. Senior Planner Divatia advised that the valet cars would be parked in a stacked fashion to increase capacity. Principal Planner Caruso stated that the COA require the applicant to develop a valet parking layout plan.

Commissioner Olevson asked staff why this project is required to help maintain the preservation of the Mellow's Nursery House. Principal Planner Blizinski explained that all PPSP projects must adhere to the entirety of the Mitigation Monitoring and Reporting Program but that not all mitigation items apply to every project. Commissioner Olevson commented that it would be pertinent to include a note for items that do not pertain to the proposed project.

Commissioner Harrison confirmed with Senior Planner Divatia that City staff was present at the neighborhood outreach meeting. Senior Planner Divatia provided details about the City's noticing process to Commissioner Harrison.

Commissioner Howard asked staff about valet parking requirements. Principal Planner Blizinski stated that due to the known parking issue staff did not include provisions related to building occupancy and valet parking. Principal Planner Blizinski advised that the applicant would have to provide a plan to staff that includes hours of operation and circulation patterns.

Commissioner Howard asked staff about promoting alternative modes of transportation. Principal Planner Blizinski commented that parking reductions are allowed within the PPSP on a case by case basis but that since there is an existing parking issue staff did not want to reduce parking onsite. Commissioner Howard asked about specific COA's that could be modified. Principal Planner Blizinski advised that the applicant must implement a Transportation Demand Management (TDM) Plan that results in at least 25% reduction goals during peak hours but that staff does not dictate how that goal is met. Principal Planner Blizinski provided details about the Transportation Management Agency (TMA) that the applicant will be required to join.

Chair Rheame confirmed with Senior Planner Divatia that the proposed project would have one basement level of underground parking that would extend beyond the building's footprint. Chair Rheame confirmed with Senior Planner Divatia that reducing the fourth floor could potentially meet the parking requirements.

Chair Rheame commented on the current street parking issues and asked staff

about residential parking permits. Traffic Engineer Ganesh Karkee advised that this residential parking permit will be heard by the City Council on March 27th. Chair Rheame clarified details about the residential parking permit with Traffic Engineer Karkee.

Vice Chair Weiss asked staff why Pastoria Avenue was not considered for potential residential parking permits. Traffic Engineer Karkee advised that parking issues along Pastoria Avenue only exist along the commercial side.

Commissioner Howard confirmed with Principal Planner Blizinski that the COA cannot include the potential residential parking permit program.

Chair Rheame opened the Public Hearing.

John Duquette, representing Arc Tec, Inc., presented images and information about the proposed project.

Commissioner Howard asked the applicant if the parking ratio was based on a building occupancy assumption and if that could be included in the tenant's lease. Mr. Duquette provided details about the potential tenant and their needs.

Commissioner Simons confirmed with Mr. Duquette that they are open to a discussion with staff about using different colors for the geolaminate materials.

Commissioner Simons confirmed with Mr. Duquette that they are amenable to the use of a native tree palette for landscaping.

Commissioner Simons discussed the potential incorporation of public art with Mr. Duquette.

Vice Chair Weiss asked the applicant how the hardscape edged with trees will promote activity, greenery and livability in the area. Mr. Duquette advised that the terraced hardscape is intended for employee use and clarified the location of the landscaping. Commissioner Weiss confirmed with Mr. Duquette that bioswales will be implemented as outlined in the Stormwater Management Plan.

Commissioner Harrison asked the applicant about their intent to not record an easement with the adjoining single-family home for continued driveway access. Mr. Duquette provided background about this access. Senior Planner Divatia stated that

an easement would be required for continued use of the driveway. Commissioner Harrison asked staff for the specific COA.

Commissioner Harrison confirmed details about the noticing process for the neighborhood outreach meeting with Mr. Duquette. Senior Planner Divatia confirmed that Neighborhood Associations were included on the noticing list provided to the applicant.

Senior Planner Divatia returned to Commissioner Harrison's question and advised that COA EP-6 includes the easement dedication. Mr. Duquette stated that an easement will give permanent rights to the property owner of that lot. Mr. Duquette requested that the site not be encumbered with an easement and explained that the applicant will allow continued use of that driveway.

Commissioner Olevson noted that the COA will be tied to the land, not the owner. Commissioner Olevson commented on the size of the proposed project and stated that the PPSP was implemented after the current owner had moved in. Commissioner Olevson stated an opinion that the easement is appropriate for driveway access and utilities.

Chair Rheume confirmed with Mr. Duquette that the tenant would manage the valet. Chair Rheume asked the applicant about his knowledge of other office buildings utilizing valet. Mr. Duquette provided use cases and stated an opinion that it is likely to become more common in the Bay Area as a parking measure.

Chair Rheume asked Mr. Duquette why he does not believe this site will run into issues encountered with Walmart. Mr. Duquette advised that the site is ideal for a growing company that needs more space.

Commissioner Howard commented that the Facebook campus in Menlo Park utilizes valet parking.

Micki Ashley-Gleaton, Sunnyvale resident, discussed her concerns with parking, traffic and the building height of the proposed project.

Bill Garrett, Sunnyvale resident, discussed his concerns with traffic and parking. Mr. Garrett stated an opinion that the proposed project meets City standards but that those standards are insufficient.

Patrick McElwee, Sunnyvale resident, discussed his concerns with traffic, parking and safety.

Dirk Ginader, Sunnyvale resident, discussed his concerns with parking, traffic and safety. Mr. Ginader requested closure of the additional project entrance from Pastoria Avenue.

Commissioner Harrison confirmed with Mr. Ginader that he did not receive a notice for September 21st neighborhood outreach meeting and that he is not part of a Neighborhood Association.

Kuong-Lin Ou Young, Sunnyvale resident, discussed his concerns with construction noise, traffic and privacy. Mr. Ou Young stated that he did not receive a notice for the neighborhood outreach meeting.

Martha Edwards, Sunnyvale resident, asked about the process for the potential residential permit parking.

Chair Rheume directed Ms. Edwards to speak with staff.

Patricia Miller, Sunnyvale resident, discussed her concerns with access for emergency services, safety and the need to implement traffic calming measures.

Stephanie Wen, representing Sobrante Properties LLC, presented additional information about the proposed project.

Commissioner Olevson noted his concern regarding statements from residents who did not receive notices for the neighborhood outreach meeting and asked Ms. Wen about their process. Ms. Wen provided information about their noticing process.

Commissioner Harrison confirmed with Mr. Duquette that there are no specific sidewalk improvements planned for the adjacent properties as part of the proposed project.

Vice Chair Weiss asked the applicant if they would be amenable to changing the driveway layout to remove the Pastoria Avenue entrance. Mr. Duquette stated that the Department of Public Safety may not allow this because the driveway layout must include full U-turn capability for the fire truck.

Vice Chair Weiss confirmed with Mr. Duquette that the proposed project will complete sidewalk improvements along the project site on Sobrante Avenue and Pastoria Avenue.

Commissioner Howard confirmed with Mr. Duquette that the driveway adjacent to Shirley Avenue will be for ingress only. Commissioner Howard confirmed with Mr. Duquette that there would not be enough room for 90-degree parking if one driveway entrance was removed.

Commissioner Simons confirmed with Mr. Duquette that they are amenable to modifying the COA to specify that the applicant work with staff to review the geolaminate material colors and window tint.

Commissioner Simons confirmed with Mr. Duquette that they are familiar with the staff recommended changes to the COA.

Vice Chair Weiss asked the applicant if they considered using removable bollards. Mr. Duquette stated that this was not considered and that it could complicate existing traffic patterns by restricting all site access to Sobrante Avenue. Mr. Duquette provided details about their conversations with the Department of Public Works (DPW) to Vice Chair Weiss.

Commissioner Howard commented on the ability to cut through the project site but noted that driveway access near Shirley Avenue is ingress only. Commissioner Howard confirmed with Mr. Duquette that there are currently no speed bumps planned in the parking lot.

Commissioner Olevson asked staff about the City's involvement in noticing the neighborhood outreach meeting. Principal Planner Blizinski explained the changes to noticing with the 2014 City Council policy and advised that the City provides the applicant with a mailing list. Principal Planner Blizinski stated that notices are sent by the City ten days prior to the public hearing. Principal Planner Caruso advised that a notice for this item was also published in the newspaper.

Commissioner Harrison asked staff if any funds from the PPSP Community Benefits Program are earmarked for sidewalks and bicycle paths in the project site area. Principal Planner Blizinski advised that the Sense of Place Fee would fund sidewalks but that it depends on funding and which areas are prioritized. Commissioner Harrison asked staff how the community could participate in the

process. Principal Planner Blizinski stated that the PPSP has a Pedestrian Improvement Plan but that the project site area was not selected.

Commissioner Harrison asked about the findings for the Transportation Impact Analysis (TIA). Traffic Engineer Karkee stated that 20 intersections were studied and that all streets comply with the standard Level of Service (LOS). Traffic Engineer Karkee clarified that the street classification determines the LOS requirement.

Commissioner Harrison commented that no deviations or variances are noted on the project data table and that the proposed project meets PPSP requirements. Senior Planner Divatia stated that the valet parking counts towards the required parking.

Commissioner Harrison confirmed with Senior Planner Divatia that staff would require the easement to approve the proposed project.

Chair Rheume asked staff about consideration for traffic calming measures along Shirley Avenue and Lori Avenue. Senior Assistant City Attorney Rebecca Moon stated that the DPW would have to be consulted because the TIA did not show an impact that needs to be mitigated. Traffic Engineer Karkee provided information about the DPW's Neighborhood Traffic Calming program.

Commissioner Weiss commented that per the TIA the addition of marked crosswalks is recommended at the intersection of California Avenue and Pajaro Avenue to enhance safety. Principal Planner Blizinski stated that COA BP-6e) outlines the proposed project's fair-share contributions towards crosswalk improvements at this intersection and confirmed the designation of those funds.

Chair Rheume asked about the timing of sidewalk improvements. Traffic Engineer Karkee stated that the funds from this proposed project combined with future funding will enable these improvements. Chair Rheume asked staff how the funds could be directed. Principal Planner Blizinski advised that the funds in the PPSP Community Benefits Program have already been prioritized by the City Council.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Simons moved and Commissioner Howard seconded the motion for Alternative 2 – Alternative 1 with modified conditions of approval –
1. Add staff recommended COA BP-35 to specify the installation of an interior

lighting plan;

2. Add staff recommended COA AT-14 for compliance with the interior lighting plan;
3. Modify COA BP-13 to specify the use of a native tree species palette that maximizes the number of genetically large species; and,
4. Add COA PS-4 to specify that pervious material be used for the parking lot.

Commissioner Simons recommended a review of the building material colors, specifically consideration of a warmer window tint and a change in the geolaminate material from Limba to Wenge or Grenadilla.

Commissioner Simons requested a modification to COA BP-6e to include sidewalks and future pedestrian safety improvements. Senior Assistant City Attorney Moon advised that the DPW has identified the crosswalk improvements as the required mitigation and stated the potential conflict for this request with the requirements of the Mitigation Fee Act. Commissioner Simons withdrew this request.

Commissioner Simons requested a modification to COA AT-1 to allow the City to restrict or stop onsite business operations until valet parking compliance is met. Senior Assistant City Attorney Moon advised that enforcement action can be taken in the form of fines but that the City cannot restrict business operations. Commissioner Simons discussed enforcement compliance and valet parking with Principal Planner Blizinski. Commissioner Simons withdrew this request.

Commissioner Simons recommended that the developer consider incorporating art within the building.

Commissioner Simons requested a modification to COA EP-27 to specify that the City use the R&D, Office and Industrial Street section of Table 2.1 of the Valley Transportation Authority (VTA) Pedestrian Technical Guidelines to determine and implement the pedestrian realm width. Principal Planner Blizinski advised that COA EP-27 is managed by the DPW and that Planning staff does not have the authority to evaluate this requested change.

Commissioner Howard withdrew his second for the motion.

Chair Rheame provided a summary of the motion.

Chair Rheame clarified the requested change to COA EP-27 with Commissioner Simons. Commissioner Simons withdrew this request.

Commissioner Harrison asked for additional details about the modification to the use of pervious material in the parking lot. Commissioner Simons provided information and background about this modification. Principal Planner Blizinski suggested that the phrasing “as feasible” be added to this modification and discussed this change with Commissioner Simons. Commissioner Simons and Commission Olevson accepted this change.

MOTION: Commissioner Simons moved and Commissioner Olevson seconded the motion for Alternative 2 – Alternative 1 with modified conditions of approval –

1. Add staff recommended COA BP-35 to specify the installation of an interior lighting plan;
2. Add staff recommended COA AT-14 for compliance with the interior lighting plan;
3. Modify COA BP-13 to specify the use of a native tree species palate that maximizes the number of genetically large species; and,
4. Add COA PS-4 to specify that pervious material be used for the parking lot, as feasible.

Commissioner Olevson stated that this motion makes sense once the issues are removed which have already been decided as policy by the City Council. Commissioner Olevson commented that the Planning Commission is approving the project and that the applicant will pay money into the existing systems.

Chair Rheume noted his agreement with Commissioner Olevson and stated his concerns about parking and traffic in the neighborhood but noted that those are existing issues. Chair Rheume stated that there are other measures which can address those issues and that this project cannot be expected to solve all the problems in the area. Chair Rheume stated that he can make the findings and that the proposed project follows the PPSP.

Commissioner Harrison commented that she can accept the motion as modified and that the applicant is not requesting any deviations or variances. Commissioner Harrison stated that all City and PPSP conditions have been met. Commission Harrison noted the concern of the neighbors regarding noticing but commented that attempts were made by the applicant. Commissioner Harrison stated an opinion that it will be a lovely building and that she will be supporting the motion.

Vice Chair Weiss stated that she will be supporting the motion with mixed feelings. Vice Chair stated her understanding of the traffic and safety concerns as presented

by the neighbors. Vice Chair Weiss commented that hopefully the DPW can analyze traffic calming measures to improve safety for bicyclists and pedestrians. Vice Chair Weiss noted an opinion that the building is distinctive, has interesting architecture and that it will be a good addition to the PPSP. Vice Chair Weiss stated that she can make the findings.

Commissioner Howard stated that he will be supporting the motion with mixed feelings. Commissioner Howard noted his appreciation of the residents presenting their concerns and commented on the City noticing. Commissioner Howard noted his shared concerns regarding parking issues, lack of sidewalks and safety concerns for bicyclists and pedestrians but stated that this project will provide funds for improvements. Commissioner Howard stated his hope that the residential permit parking is approved and that the neighborhood is doing a great job working with the City. Commissioner Howard commented on the need to park onsite but that it is a good location for bicyclists due to the project location. Commissioner Howard noted his appreciation of the ingress only entrance off Shirley Avenue.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Howe

Principal Planner Caruso stated this decision is final unless appealed to the City Council within 15 days.

3. [17-1165](#) CONTINUED FROM THE JANUARY 22, 2018 PUBLIC HEARING
File #: 2017-7911
Location: 1502 Bittern Drive (APN: 309-39-050)
Zoning: R-0 (Low Density Residential)
Proposed Project:
 DESIGN REVIEW for first and second-story additions of 728 square feet to an existing two-story family home resulting in 3,812 square feet (3,372 square feet living area and 440 square feet

garage) and 53% floor area ratio.

VARIANCE to allow a deviation of 1 foot to the second story side yard setback requirement.

Applicant / Owner: Moise Nahouraii / Moise Nahouraii Trustee

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

Associate Planner Momoko Ishijima presented the staff report.

Commissioner Olevson confirmed with Associate Planner Ishijima that the project site is currently legal non-conforming. Commissioner Olevson commented that improvements can be made if they do not increase the legal non-conformity and asked for staff comments. Associate Planner Ishijima advised that this is the reason for the variance request. Principal Planner Gerri Caruso stated that an addition which does not extend the legal non-conformity could be processed at staff level but that the proposed project has a slight encroachment which will increase the non-conformity and so the variance must be heard at a public hearing.

Chair Rheume opened the Public Hearing.

Applicant Moise Nahouraii presented information about the proposed project.

Mr. Nahouraii presented additional information about the proposed project.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Harrison moved and Commissioner Olevson seconded the motion for Alternative 1 – Approve the Design Review and Variance with the conditions in Attachment 4.

Commissioner Harrison commented on the unusual lot shape of the proposed project and stated that it is an unusual situation since it is currently legal non-conforming. Commissioner Harrison stated that a one-foot variance to allow the plane of the wall to be in a straight line will be beneficial.

Commissioner Olevson noted his agreement with Commissioner Harrison's comments. Commissioner Olevson stated that many of the homes in this

neighborhood were affected when the code was changed to count a basement if it is two feet above grade. Commissioner Olevson commented that this will be a nice addition that will not negatively impact anything in the neighborhood. Commissioner Olevson stated that he will thoroughly be supporting the motion.

Commissioner Simons advised that normally a variance is extremely difficult to obtain, especially with a standard shaped lot. Commissioner Simons commented that this is an unusual lot shape and that he will be supporting the motion. Commissioner Simons stated that unusual lots should be given some leniency, as should a neighborhood that has been superseded by a zoning change.

Vice Chair Weiss noted her agreement with the need for a variance and stated that it is justified based on the location of the house. Vice Chair Weiss stated that there are no privacy concerns, that the addition will be out of sight from the street and that it conforms to similar construction in the neighborhood.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Howe

Principal Planner Caruso stated this decision is final unless appealed to the City Council within 15 days.

4. [18-0068](#) **File #:** 2017-7647
 Location: 1492 Floyd Avenue (APN: 309-16-009)
 Zoning: R-0
 Proposed Project: **DESIGN REVIEW** for a new two-story single family residence with 4,616 square feet gross floor area (3,782 s.f. living area, 459 s.f. garage, 260 s.f. covered rear patio and 115 s.f. front porch) at 44.8% Floor Area Ratio (FAR.). The existing one-story residence is proposed to be demolished.
 Applicant / Owner: Himetec Arch / Hestia Home LLC

Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.

Project Planner: Shétal Divatia, (408) 730-7637,
sdivatiat@sunnyvale.ca.gov

Senior Planner Shetal Divatia presented the staff report.

Commissioner Simons asked for details about the brick veneer as outlined in Condition of Approval (COA) PS-1a. Senior Planner Divatia provided details about the veneer options. Commissioner Simons confirmed with Senior Planner Divatia that if both options are chosen the veneer would wrap around to the fence on both sides.

Commissioner Olevson asked staff if a new fence will be installed along the south property line. Senior Planner Divatia advised that the side fences are in disrepair and will be repaired. Commissioner Olevson confirmed with Senior Planner Divatia that at least a six-foot fence will be installed along all neighboring properties.

Vice Chair Weiss asked staff if a one-story home is backing up to the proposed project. Senior Planner Divatia advised that it is a flag lot with a two-story home that appears to look like a one-story home from the street.

Vice Chair Weiss confirmed with Senior Planner Divatia that the fireplace will be gas burning.

Chair Rheame clarified the potential location of the brick veneer with Senior Planner Divatia.

Chair Rheame opened the Public Hearing.

Richard Hartman, representing Hometec Architecture Inc., presented images and information about the proposed project.

Commissioner Simons asked the applicant if there was any discussion about wedged pillars. Mr. Hartman advised that wedged pillars would be craftsman style, not prairie.

Commissioner Simons discussed building materials and architectural elements with Mr. Hartman.

Commissioner Simons asked staff about the rationale for omitting the two-story vertical element. Senior Planner Divatia advised that staff felt it was a neighborhood compatibility issue, considering that there are single-story homes directly across from the proposed project.

Vice Chair Weiss asked the applicant if a single-story home backs up to the project site. Mr. Hartman stated that he was not certain.

Commissioner Harrison commented that staff report states that a nine-foot plate height will be used for the first story and an eight-foot plate height for the second story, but that the site plans depict taller heights. Mr. Hartman advised that the site plans should have been updated and confirmed that the nine-foot and eight-foot plate heights are correct.

Commissioner Harrison confirmed with Mr. Hartman that the proposed project will use simulated divided-light windows.

Commissioner Harrison asked the applicant for their comments about horizontal brick siding. Mr. Hartman advised that it is a wainscot which is more of a ranch element.

Chair Rheaume noted his appreciation of the applicant's desire to keep the design prairie style and asked what other elements could be added besides the two-story vertical element. Mr. Hartman stated that the middle roof connection would be one element and provided additional details about the two-story vertical element.

Chair Rheaume confirmed with Mr. Hartman that external grids will be used on the casement windows, that the garage will be a double carriage and that almond color will be used for the windows.

Commissioner Simons asked the applicant about the use of separated panes for only the front windows. Mr. Hartman provided details about the proposed project's windows.

Commissioner Howard confirmed with Senior Planner Divatia that the two-foot overhang requirement is part of the Sunnyvale Municipal Code (SMC).

Susan Silver, Sunnyvale resident, discussed her concerns with the size of the

proposed project in relation to the one-story homes in the neighborhood.

Commissioner Simons discussed the Single Story Combining District (SSCD) process with Ms. Silver.

Owner Jhimei Wu presented additional information about the proposed project.

Mr. Hartman presented additional information about the proposed project.

Chair Rheume closed the Public Hearing.

Vice Chair Weiss asked staff about their rationale for the architectural changes. Senior Planner Divatia stated that the changes were for neighborhood compatibility, to downplay the proposed project's size and the two-story vertical element.

MOTION: Commissioner Harrison moved and Commissioner Simons seconded the motion for Alternative 2 – Approve the Design Review with modified conditions –

1. Remove COA PS-1a which required the addition of brick veneer to other horizontal elements on the front façade
2. Add COA PS-1a to specify that the windows will be casement and simulated divided-light as shown in the site plans

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to allow inclusion of the two-story vertical element.

Commissioner Harrison declined the friendly amendment.

Commissioner Simons withdrew his second for the motion.

MOTION: Commissioner Harrison moved and Commissioner Olevson seconded the motion for Alternative 2 – Approve the Design Review with modified conditions –

1. Remove COA PS-1a which required the addition of brick veneer to other horizontal elements on the front façade
2. Add COA PS-1a to specify that the windows will be casement and simulated divided-light as shown in the site plans

Commissioner Harrison stated that the proposed project meets all setback, size, height and Floor Area Ratio requirements. Commissioner Harrison commented that the proposed project will be compatible with the neighborhood. Commissioner

Harrison stated an opinion that the removal of the horizontal brick enables the retention of the vertical treatment of the brick columns without adding the two-story vertical element. Commissioner Harrison commented that this is a compromise which achieves the applicant's goals and amends the proposed project for the neighborhood.

Commissioner Olevson noted that this is a large lot and that the change in plate height makes the proposed project more compatible with the neighborhood. Commissioner Olevson noted that other homes in the neighborhood on large lots have been approved. Commissioner Olevson stated an opinion that the proposed project will fit the neighborhood and that he will be supporting the motion.

FRIENDLY AMENDMENT: Vice Chair Weiss offered a friendly amendment to install large species trees along the rear property line to protect the adjacent single-story home.

Commissioner Harrison confirmed with staff that this modification can be accepted. Commissioner Harrison and Commissioner Olevson accepted the friendly amendment.

Vice Chair Weiss stated that she will be supporting the motion, noted that there are no requested deviations and that all the findings are met. Vice Chair Weiss commented that the architectural style and size of the proposed project will fit with the neighborhood. Vice Chair Weiss stated that the proposed project will be an improvement to the current site.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to allow the addition of architectural elements to the larger windows and the addition of design elements to the other three sides that are in keeping with the architectural character.

Commissioner Harrison discussed the friendly amendment with Commissioner Simons. Commissioner Harrison modified the friendly amendment to only include the addition of architectural elements to the larger windows. Commissioner Harrison and Commissioner Olevson accepted the modified friendly amendment.

Commissioner Simons confirmed with Senior Planner Divatia that only a gas fireplace will be permitted and that the changes to the fences are already included in the COA.

FORMAL AMENDMENT: Commissioner Simons offered a formal amendment to include the two-story vertical element in the proposed project.

Commissioner Howard seconded the formal amendment.

Commissioner Simons stated his interest in a more unified architecture and noted an opinion that it would benefit the neighborhood to have a more visually desirable home.

Commissioner Howard commented on the benefit of architectural authenticity. Commissioner Howard noted staff's concern for neighborhood compatibility but stated that the neighborhood already has a mix of styles.

Chair Rheume noted his respect for the applicant's design but stated an opinion that the proposed vertical column does not bring the true prairie design potential to fruition and that it would not fit with the neighborhood.

The motion for the formal amendment failed by the following vote:

Yes: 2 - Commissioner Howard
Commissioner Simons

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

Absent: 1 - Commissioner Howe

Commissioner Howard stated that he will be supporting the motion and noted his appreciation of Ms. Silver's concern regarding home sizes in the neighborhood. Commissioner Howard noted that the City is evolving and that the proposed project justifies the cost of owning a large lot. Commissioner Howard commented that it is a nice looking home and noted his appreciation of the interesting architecture.

Chair Rheume stated that he will be supporting the motion and can make the findings. Chair Rheume noted his appreciation of the authentic design, the applicant's desire for a quality design and their investment in the City. Chair Rheume commented that the proposed project meets all City requirements and that the lot size enables the applicant to build a large home. Chair Rheume stated

an opinion that this proposed project will be a great addition to the neighborhood.

Commissioner Simons commented on the availability of tools such as SSCD's and historic districts to curtail large development, as appropriate for each neighborhood. Commissioner Simons provided background about the original Eichler neighborhood on Spinosa Drive. Commissioner Simons noted that the current home trend is towards an increase in square footage.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Howe

Principal Planner Caruso stated this decision is final unless appealed to the City Council within 15 days.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Howard noted that more RV's are being parked on the street and asked about the possibility to ensure that they have access to City services. Commissioner Howard asked about the possibility of temporarily housing RV's on vacant lots for hookups.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Principal Planner Gerri Caruso advised that the City Council Study Issues workshop will take place Friday, February 16, 2018. Principal Planner Caruso stated that the call for review of the 838 Azure Street project will be heard at the February 27, 2018 City Council meeting.

ADJOURNMENT

Chair Rheaume adjourned the meeting at 10:41 PM.