



City of Sunnyvale

Meeting Minutes - Final Planning Commission

Monday, February 26, 2018

5:30 PM

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

Special Meeting - Study Session - 5:30 PM | Special Meeting - Public Hearing 7 PM

5:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0203](#)

File #: 2017-7379

Location: 311 South Mathilda Ave. (APN: 165-13-050)

Zoning: DSP/15

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to redevelop commercial site (Denny's) into a five-story mixed-use building consisting of 5,000 square feet of restaurant floor area (Denny's) and 75 residential units (rental apartments) utilizing the State Density Bonus and City's Green Building Incentive for density bonus.

VESTING TENTATIVE MAP: to create 75 residential condominium units and 1 commercial condominium unit.

Applicant / Owner: Lane Partners (applicant)/ C B Development 5no Five Inc (owner)

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

B. [18-0205](#)

File #: 2017-7527

Location: 333 W Iowa Avenue (APN's: 209-34-020; 209-35-013; 209-35-024)

Zoning: DSP/18

Proposed Project: to review architectural modifications to the approved N-1 and T-1 residential buildings of the Sunnyvale Town Center project, which includes 19 of the total 94 multi-family residential units facing Iowa Avenue (Blocks 4 and 5).

Applicant / Owner: Sunnyvale Town Center (applicant)/ STC Venture Block B LLC (owner)

Project Planner: Noren Caliva-Lepe, (408) 730-7659,
ncaliva-lepe@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Rheume called the meeting to order at 7:02 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Rheume led the salute to the flag.

ROLL CALL

Present: 5 - Chair Ken Rheume
Vice Chair Carol Weiss
Commissioner Sue Harrison
Commissioner John Howe
Commissioner Ken Olevson
Absent: 2 - Commissioner Daniel Howard
Commissioner David Simons

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

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

ORAL COMMUNICATIONS

CONSENT CALENDAR

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

Yes: 4 - Chair Rheaume
Vice Chair Weiss
Commissioner Harrison
Commissioner Olevson

No: 0

Absent: 2 - Commissioner Howard
Commissioner Simons

Abstained: 1 - Commissioner Howe

1.A [18-0206](#) Approve Planning Commission Meeting Minutes of February 12, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0149](#) **File #:** 2017-7959
Location: 1058 Lois Avenue (APN:198-34-003)
Zoning: R-0
Proposed Project: **DESIGN REVIEW** to allow a 108 square feet first-floor addition and changes to second-floor windows to an existing two-story single-family residence resulting in 3160 square feet (2670 square feet living area and 490 square feet garage) with 52.7 percent Floor Area Ratio (FAR).
Applicant / Owner: Juan Carlos Navarro (applicant) / Nelson Lui And Nellie Wong (owner)
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 Guidelines, Section 15301).
Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

Associate Planner Mary Jeyaprakash presented the staff report.

Commissioner Harrison noted that she had minor involvement with the proposed project's design in August 2017. Commissioner Harrison stated that her compensation was less than the 500-dollar limit and that accordingly she would be abstaining but not recusing herself for this item.

Chair Rheaume noted that per the site plan elevation key notes the owner will be responsible for the final selection of different architectural materials. Chair Rheaume asked staff why these details were not defined prior to the Planning Commission meeting. Planning Officer Andrew Miner noted staff's agreement that these details

should have been finalized. Planning Officer Miner advised that staff can review these final materials on behalf of the Planning Commission or provide examples at a future Study Session.

Commissioner Olevson commented that the staff report makes it sound like staff is giving the applicant credit for correcting prior illegal work. Associate Planner Jeyaprakash provided details about the previous conversion and advised that completing this correction will reduce the living space. Planning Officer Miner advised that staff recognized that the applicant's request will result in legalization of the parking but that staff is not giving the applicant credit.

Chair Rheame opened the Public Hearing.

Owner Nelson Lui presented information about the proposed project.

Commissioner Howe confirmed with Mr. Lui that they would be amenable to staff review and approval of the final materials.

Chair Rheame closed the Public Hearing.

MOTION: Commissioner Howe moved and Vice Chair Weiss seconded the motion for Alternative 2 – Approve the Design Review with modified conditions –
a. Specify that staff will review and approve the final project materials and subsequently provide an update to the Planning Commission.

Commissioner Howe stated an opinion that the proposed project will be an upgrade for the neighborhood. Commissioner Howe recognized the applicant's efforts and noted that they obtained support from the neighbors. Commissioner Howe stated that he looks forward to the project being completed.

Vice Chair Weiss noted her appreciation that the proposed project does not request any variances or deviations. Vice Chair Weiss stated that this will be an improvement given the current non-conforming garage. Vice Chair Weiss commented that she can make the findings and will be supporting the motion.

Chair Rheame stated that he can make the findings and will be supporting the motion. Chair Rheame commented that this will be an enhancement to the neighborhood and thanked the applicant for investing in the community. Chair Rheame noted the beneficial reduction in the bedroom count as it relates to

parking.

Commissioner Olevson stated that he will be supporting the motion and that the change in the street view will be a dramatic improvement. Commissioner Olevson noted his appreciation that the future restoration will make the home compatible with the neighborhood and City codes. Commissioner Olevson commented that this project will enhance the neighborhood and that he will support the motion with the modified condition.

The motion carried by the following vote:

Yes: 4 - Chair Rheaume
Vice Chair Weiss
Commissioner Howe
Commissioner Olevson

No: 0

Absent: 2 - Commissioner Howard
Commissioner Simons

Abstained: 1 - Commissioner Harrison

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

3. [18-0111](#) **File #:** 2016-7521
Location: 1120 Innovation Way (APNs: 110-27-027, 110-27-038)
Zoning: Moffett Park General Industrial (MP-1)
Proposed Project: Consideration of an application on a 1.65-acre site.
MOFFETT PARK SPECIAL DEVELOPMENT PERMIT: to
redevelop a former Fire Station site and portion of the Onizuka
Air Force Station property into a 180-room, seven-story hotel with
surface and underground parking.
Applicant / Owner: DES Architects/ Moffett Park LLC
Environmental Review: Mitigated/Negative Declaration
Project Planner: Margaret Netto, (408) 730-7628
mnetto@sunnyvale.ca.gov

Project Planner Margaret Netto presented the staff report.

Commissioner Olevson noted differences in parking between the staff report, data table and the applicant's letter and asked staff to clarify. Project Planner Netto

provided the breakdown in parking between the hotel and the restaurant. Planning Officer Miner clarified the information on the project data table.

Chair Rheume opened the Public Hearing.

Janette D'Elia, representing Jay Paul Company, presented information about the proposed project.

Thomas Gilman, representing DES Architects and Engineers, presented images and information about the proposed project.

Vice Chair Weiss confirmed with Mr. Gilman that the stone cladding at the proposed project's base is ecofriendly.

Vice Chair Weiss noted that 79% of the surface is impervious and asked the applicant if this can be reduced. Mr. Gilman provided information about the underground parking and advised that it cannot be reduced.

Vice Chair Weiss commented on a reference made to lush landscaping throughout the project and asked for the applicant's comments. Mr. Gilman provided information about the proposed landscaping as well as the outdoor and rooftop terraces.

Vice Chair Weiss confirmed with Ms. D'Elia that hotel management could take over for the independent restaurant operator if necessary.

Chair Rheume confirmed with Ms. D'Elia that the restaurant will likely serve lunch and dinner.

Chair Rheume asked the applicant about ground breaking dates if the project is approved. Ms. D'Elia advised that this would probably happen in the next six months.

Ms. D'Elia presented additional information about the proposed project.

Chair Rheume closed the Public Hearing.

Commissioner Harrison asked staff to clarify the hotel's height in relation to the Moffett Park Specific Plan and building height allowances. Planning Officer Miner advised that 130 feet is the maximum for any building in Moffett Park but that with

approval of a Moffett Park Special Development Permit (SDP) a greater hotel height can be allowed up to that maximum height.

Vice Chair Weiss confirmed with Ms. D'Elia that the exterior lighting will be selected from the International Dark-Sky Association's (IDA) approved products list.

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion for Alternative 1 – Make the required Findings in Attachment 3 to adopt the Mitigated Negative Declaration. Approve the Special Development Permit subject to recommended conditions of approval in Attachment 4.

Commissioner Howe stated an opinion that this will be an excellent project in the right location and that it has greatly improved from the Planning Commission Study Session. Commissioner Howe asked if the applicant would consider adding a plaque to designate the site as a former Fire Station.

Commissioner Harrison noted her appreciation that there are no requested deviations or variances. Commissioner Harrison stated her appreciation of the following items: the building's arc shape; the incorporation of architecture and materials from other buildings in the neighborhood; the floating roof cap; the strong prominent white band at the top of the building; the duck in for transit services; the green wall against the light rail; the large trees along the project's edge.

Commissioner Olevson commented that the project's design is outstanding and that the design fits the odd shaped lot. Commissioner Olevson noted that this project has had multiple benefits for the City, specifically with the new Fire Station. Commissioner Olevson noted that this was an outstanding effort between public and private entities to the benefit of both parties. Commissioner Olevson commended the applicant and stated that he will strongly be supporting the motion.

Vice Chair Weiss noted her appreciation of the following items: the curvature of the main entrance and sidewalk café; the location of the proposed project and its adjacency to transit; the provision of meeting rooms. Vice Chair Weiss stated that she will be supporting the motion.

Chair Rheaume noted his appreciation of the unique, curved corner that has a traditional look but will not become outdated and the white strip underneath the windows. Chair Rheaume stated that he can make the findings. Chair Rheaume commented that this is a great location near transit that will help keep travelers in

the Moffett Park area. Chair Rheume commended staff and the applicant for the Fire Station relocation. Chair Rheume stated an opinion that this project will be a great addition to the City.

The motion carried by the following vote:

Yes: 5 - Chair Rheume
Vice Chair Weiss
Commissioner Harrison
Commissioner Howe
Commissioner Olevson

No: 0

Absent: 2 - Commissioner Howard
Commissioner Simons

Planning Officer Miner stated that 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

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Planning Officer Andrew Miner stated that the call for review of the 838 Azure Street project will be heard tomorrow night at the February 27, 2018 City Council meeting.

ADJOURNMENT

Chair Rheume adjourned the meeting at 7:56 PM.