



# City of Sunnyvale

## Meeting Minutes - Final Planning Commission

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Monday, February 25, 2019

7:00 PM

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

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**Study Session Cancelled | Special Meeting - Public Hearing 7 PM**

### **STUDY SESSION CANCELLED**

### **7 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

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

#### **SALUTE TO THE FLAG**

Chair Howard led the salute to the flag.

#### **ROLL CALL**

**Present:** 7 - Commissioner Carol Weiss  
Chair Daniel Howard  
Commissioner John Howe  
Commissioner Ken Olevson  
Vice Chair David Simons  
Commissioner Ken Rheaume  
Commissioner Sue Harrison

#### **ORAL COMMUNICATIONS**

#### **CONSENT CALENDAR**

Commissioner Simons referenced page ten of the draft meeting minutes of February 11, 2019 and confirmed with Assistant Director Andrew Miner that 25 new trees will be planted as part of the Conditions of Approval (COA). Commissioner Harrison requested modifications to pages 16 and 17 of the same draft meeting minutes. Assistant Director Miner stated that staff will check the record and revise if necessary.

Commissioner Howe moved and Commissioner Simons seconded the motion to bring the meeting minutes back to the Planning Commission hearing for a vote on

March 11, 2019.

The motion carried by the following vote:

**Yes:** 7 - Commissioner Weiss  
Chair Howard  
Commissioner Howe  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Rheaume  
Commissioner Harrison

**No:** 0

**1.A**     [19-0266](#)     Approve Planning Commission Meeting Minutes of February 11, 2019

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2.**     [19-0141](#)     **Proposed Project:**     Related applications on a 9,200 square feet site:  
                         **TENTATIVE MAP:** to subdivide one parcel into two lots.  
                         **USE PERMIT:** to allow lot area and lot width less than the  
                         minimum required.  
                         **DESIGN REVIEW:** for two new two-story single family homes  
                         (2,128 square feet and 2,710 square foot gross floor area)  
                         resulting in an overall Floor Area Ratio (FAR) of 53.5 percent.  
**Location:** 331-333 Beemer Avenue (APN: 204-51-025)  
**File #:** 2015-7886  
**Zoning:** R-2  
**Applicant / Owner:** Forte Construction and Design (applicant) /Richard  
S Shwe Trustee (owner)  
**Environmental Review:** Class 3 Categorical Exemption relieves this  
project from the California Environmental Quality Act (CEQA) provisions  
that include new construction of up to three single-family residences in  
urbanized area (CEQA Guidelines, Section 15303).  
**Project Planner:** Aastha Vashist, (408) 730-7458,  
avashist@sunnyvale.ca.gov

Associate Planner Aastha Vashist presented the staff report.

Commissioner Harrison confirmed with Associate Planner Vashist that the COA prohibiting a fence between the lots exists if the applicant wants to install a fence in the future.

Commissioner Weiss confirmed with Associate Planner Vashist that the proposed

project's sidewalk widening would take place during construction.

Commissioner Rheume asked staff if the driveway would be constructed of concrete or pavers and Assistant Director Miner suggested that Commissioner Rheume confirm with the applicant. Commissioner Rheume confirmed with staff that there are no samples available of the stone wrapping and expressed his concern that the project mixes different architectural styles.

Commissioner Simons confirmed with staff that the stone wrapping extends around the perimeter of the proposed project. He asked staff to comment on the proposed project's setback deviation compared to other homes in the neighborhood. Associated Planner Aastha Vashist responded that the setbacks are similar to other setbacks established for recent projects completed on Beemer Avenue.

Chair Howard opened the Public Hearing.

Gordon Chen, representing Forte Construction & Design, presented information about the project.

Michael Shwe, homeowner applicant, presented additional information about the project.

Commissioner Harrison asked the applicant to comment on the window trim style. Mr. Chen stated that the windows were originally designed to be recessed but that the homeowners added a window trim. Commissioner Harrison asked the applicant if they prefer to move forward with a Mediterranean architectural style tile roof or the more common asphalt shingles, and Mr. Chen responded that the homeowners are comfortable using asphalt shingles.

Commissioner Weiss confirmed with the applicant that the structure behind the main house on the current property is a detached garage.

Commissioner Rheume confirmed with Mr. Chen that driveway pavers would be used. Commissioner Rheume expressed his concern that the proposed project is a mix of different architectural styles and stated his opinion that recessed windows would be better. He confirmed with Mr. Chen that they are open to using asphalt shingles, that the stone wrapping is gray, and that the garage door does not have windows. Mr. Chen stated that they are amenable to removing the stone wrapping.

Commissioner Simons stated that the direction of the architectural style is confusing and confirmed with Mr. Chen that they are still interested in pursuing a Mediterranean architectural style. Commissioner Simons stated that he will not support the proposed project if it has an overall Mediterranean style but an asphalt shingle roof. He confirmed with Mr. Chen that the gutters would wrap around the perimeter of the house and would be plain aluminum and match the trim color. Mr. Chen clarified that the original design plan was a Spanish architectural style and that the current proposed project is a Mediterranean architectural style. Commissioner Simons stated that the stone wrapping is unusual and would like a sample of the material to ensure it is compatible with Mediterranean style.

Commissioner Weiss asked the applicant how the proposed project meets green building requirements. Mr. Chen stated the final design of green building features is not yet completed, but expects to include energy efficient appliances and solar capability.

Commissioner Rheaume asked the applicant to provide examples of earlier design plans that include the recessed windows. Mr. Chen presented an image of 256 S. Pastoria Avenue in Sunnyvale and stated that it is a home he designed that represents typical Spanish architectural style. Commissioner Rheaume agreed that the image is more consistent with Spanish style and stated that he cannot support the proposed project due to its mix of different architectural styles.

Chair Howard commented that he believes solar panels are easier to install with asphalt shingles.

Commissioner Harrison stated that she is familiar with a project that added asphalt shingles and solar panels underneath a tile roof.

Commissioner Howe confirmed with Mr. Chen that he will provide staff with a copy of the image of 256 S. Pastoria Avenue that was displayed.

Chair Howard invited members of the public to speak and noted that neighbor Erasmo Zuniga emailed staff with his support for the proposed project.

Chair Howard closed the Public Hearing.

Commissioner Rheaume stated that he cannot support the proposed project without requesting many changes and asked staff if it is possible to continue the item to

another Planning Commission hearing. Assistant Director Miner encouraged the Commissioners to make a decision and direct staff on what specific architectural changes should be made.

Commissioner Simons confirmed with Assistant Director Miner that staff can work with the applicant to follow a Spanish Revival architectural style with specific modifications. Commissioner Simons stated his opinion that Spanish Revival is a good style direction for the proposed project that provides design elements to choose from.

Commissioner Howe asked Commissioner Rheaume if he can support Commissioner Simons' potential motion and Commissioner Rheaume stated in the affirmative.

MOTION: Commissioner Simons moved and Commissioner Howe seconded the motion for Alternative 2 – Approve the Use Permit, Design Review and the Parcel Map subject to the following modified conditions of approval –

- 1.) Specify that the proposed project commit to the Spanish Revival architectural style;
- 2.) Specify that a tile roof of a color and shape consistent with Spanish Revival will be used;
- 3.) Specify that recessed windows with interior molding will be used as shown in the proposed project's original design plans;
- 4.) Specify that permeable driveway pavers will be used;
- 5.) Specify that seamless, plain, flat-sided front aluminum rain gutters matching the trim color will be used;
- 6.) Specify that the stone wrapping around the proposed project will be removed; and
- 7.) Staff to work with the applicant to add iron and/or ceramic architectural details to provide consistency with the Spanish Revival style.

Chair Howard stated that he prefers that the applicant choose an architectural style direction and then add details consistent with that style and then restated the motion.

Commissioner Simons stated that he can make the findings and stressed the importance for the proposed project to follow a consistent architectural style to establish its timelessness. He added that he can make the findings that the setback

deviations are appropriate to allow room for two houses.

Commissioner Howe stated his opinion that the Spanish Revival architectural style is better than the proposed project's current design and believes that it is a good project.

Commissioner Rheume stated that he can make the findings based on the motion's COAs. He added that following one architectural style will ensure the proposed project's timelessness, that the proposed project is a good addition to Sunnyvale, and that he is happy it will allow the younger applicant to be a Sunnyvale homeowner.

Commissioner Harrison asked Commissioner Simons and Commissioner Howe if they would consider Chair Howard's idea of allowing the applicant to choose an architectural style and directing staff to guide the style details.

Commissioner Simons stated that the current motion is better because it provides clear direction and reflects the type of architectural style the applicant started with.

Commissioner Olevson stated that he intends to support the motion and can make the findings given the direction it provides.

Commissioner Weiss stated that she believes the proposed project meets the basic principles of the single-family home design guidelines and the relevant goals and policies of land use and transportation planning. She stated her opinion that the proposed project would blend nicely with the rest of the neighborhood and stated that she prefers not to dictate an architectural style for the applicant but still plans to support the motion.

Chair Howard stated his intention to support the motion and stated his opinion that it is important that the proposed project is built. He stated that he prefers that the applicant choose the architectural style and add detail elements consistent with that style.

The motion carried by the following vote:

**Yes: 7 -** Commissioner Weiss  
Chair Howard  
Commissioner Howe  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Rheaume  
Commissioner Harrison

**No: 0**

This action is final unless appealed to or called up for review by the City Council within 15 days.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

Commissioner Howe confirmed with Assistant Director Miner that staff will research whether the size of the boulders at the Bright Horizons project at 1010 Sunnyvale-Saratoga Road meet the COAs. He also confirmed with Assistant Director Miner that the State of California has specific requirements for proposed projects that are more than half a mile from any public transit stop.

**-Staff Comments**

Assistant Director Miner stated that he visited the Bright Horizons project and believes that the boulders are size appropriate. Commissioner Simons stated that the project does not meet the COAs that dictated the size and number of the boulders based on the design plans. Assistant Director Miner responded that staff will review the design plans to ensure they have been followed. Commissioner Howe stated that he believes the COAs directed the applicant to build an enclosure around the area where the boulders are located.

Assistant Director Miner informed the Commissioners that City Council will hear the proposed useable open space ordinance on February 26, 2019 and that the Downtown Specific Plan amendment will be heard at the City Council Study Session on March 5, 2019.

**ADJOURNMENT**

Chair Howard adjourned the meeting at 8:08 PM.