



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

## **ORAL COMMUNICATIONS**

### **CONSENT CALENDAR**

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

**Yes:** 5 - Chair Howard  
Vice Chair Simons  
Commissioner Harrison  
Commissioner Howe  
Commissioner Olevson

**No:** 0

**Abstained:** 2 - Commissioner Rheaume  
Commissioner Weiss

Chair Howard and Assistant Director Andrew Miner complimented Recording Secretary Bonnie Filipovic on her work and the quality of the meeting minutes.

- 1.A**      [20-0739](#)      Approve Planning Commission Meeting Minutes of July 27, 2020
- 1.B**      [20-0746](#)      **REQUEST FOR CONTINUANCE TO AUGUST 24, 2020**  
**Proposed Project:** General Plan Amendment Initiation request to study amending the General Plan designation from Low Density Residential to Low-Medium Density Residential on a 0.94 acre site  
**Location:** 640 Lakehaven Drive (APN: 110-16-040)  
**File #:** 2020-7030  
**Zoning:** R-0/PD (Low Density Residential/Planned Development)  
**General Plan:** Low Density Residential  
**Applicant / Owner:** GSJ & 2 LLC  
**Environmental Review:** The project is exempt from the California

Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

**Project Planner:** Aastha Vashist, (408) 730-7458,  
avashist@sunnyvale.ca.gov

## **PUBLIC HEARINGS/GENERAL BUSINESS**

2.        [20-0738](#)        **Proposed Project:** Related applications on a 0.72-acre site (two lots):  
                         **SPECIAL DEVELOPMENT PERMIT** to demolish existing structures and construct 24 condominium dwelling units within two, four-story buildings. Project utilizes State Density Bonus Law waivers to deviate from side-yard setbacks and useable open space requirements.  
                         **TENTATIVE MAP** to merge two lots and create 24 condominiums.  
**Location:** **210 & 214 Ahwanee Ave.** (APNs: 204-03-002, 204-03-003)  
**File #:** 2018-7006  
**Zoning:** R-4/PD (High Density Residential/Planned Development)  
**Applicant / Owner:** Tapti LLC (applicant and owner)  
**Environmental Review:** The project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.  
**Project Planner:** Shetal Divatia, 408-730-7637,  
sdivatia@sunnyvale.ca.gov

Senior Planner Shetal Divatia presented the staff report and a slide presentation.

Commissioner Rheume asked about the proposed project's front setbacks and if it is possible to move the proposed project forward five feet to address the neighbors' concerns. Senior Planner Divatia stated that the front setback is proposed at 25 feet which is needed for garbage collection clearance.

Commissioner Harrison asked staff to describe the back of the proposed project for neighbors concerned about privacy. Senior Planner Divatia explained that the proposed project has no balconies, the non-egress windows are high sill windows, and the building would be underneath the daylight plane.

Vice Chair Simons asked if staff considered obscured glass instead of solid walls for the upper portion of the mechanical towers to minimize their visual impact and larger species trees to address privacy concerns. Senior Planner Divatia responded that staff discussed decreasing the height of the towers and explored tree species that would grow tall quickly and that the applicant and landscape architect can further

discuss materials and tree options.

Commissioner Olevson asked if Recommended Condition of Approval PS-2 requiring a sanitary sewer analysis is based on specific concerns at the existing site. Principal Planner Noren Caliva-Lepe stated that it does not necessarily indicate a problem but is a standard condition that the Department of Public Works requires for a change of use and residential project densification. Commissioner Olevson commented that mitigation measures MM 3.4.7a and MM3.4.7b in Attachment 6 do not appear to apply to the proposed project. Senior Assistant City Attorney Rebecca Moon stated that Attachment 6 is the Mitigation Monitoring and Reporting Program for the Land Use and Transportation Element (LUTE) and has been included with the report because the proposed project tiers off of the LUTE. Commissioner Olevson suggested removing it to avoid confusion and Senior Assistant City Attorney Moon stated that staff will consider indicating in the future which mitigation measures apply.

Chair Howard opened the Public Hearing.

Kishore Polakala, applicant, shared information about the proposed project and a slide presentation.

Vice Chair Simons asked the applicant about the possibility of substituting glass for the solid walls on the upper portions of the mechanical towers. Dirk Thelen, Principal Architect with Withee Malcolm Architects, stated that cladding is a better option as glass could expose the mechanical equipment and building to possible water leakage. Mr. Thelen added that the elevator towers are located more towards the middle of the building. Vice Chair Simons confirmed with Mr. Thelen that a darker color is possible for the elevator towers to minimize their visual impact. Vice Chair Simons commented about his interest in longer living species trees and his expectation that taller trees could be trimmed so that the bulk of them would be above power lines. Bruce Jett, Principal with Jett Landscape Architecture and Design, responded that they are interested in using tall, dense trees that could be trimmed and plan to select a tree from Pacific Gas and Electric's approved list of tree species.

Commissioner Weiss stated that she likes the improvements that have been made to the proposed project since the Study Session and advocated for triple pane windows throughout the site to mitigate noise. Principal Planner Caliva-Lepe and Senior Planner Divatia responded that Recommended Condition of Approval BP-33

states the Sound Transmission Class (STC) rating for each window that are consistent with the noise study prepared. Commissioner Weiss voiced her concern that the specifications are inadequate considering the noise growth expected in Sunnyvale and Principal Planner Caliva-Lepe stated that noise studies consider noise growth.

Leia Mehlman, Bicycle and Pedestrian Advisory Commission Vice Chair speaking on her own behalf, voiced her concerns for a lack of electric vehicle charging stations, bicycle parking and storage, and sidewalks and designated bicycle lanes on the Ahwanee Avenue side.

Joyce Howe stated her interest in seeing drone views from all sides of the proposed project from the top floor and her concern for noise, dust, and hazardous materials during construction.

Mr. Polakala presented additional information about the proposed project.

Senior Planner Divatia added that Recommended Condition of Approval BP-25 requires the applicant to implement a Construction Management Plan with certain mitigation measures and that the proposed project must reserve five feet at the front of the site as a right-of-way with which the Department of Public Works may choose to create a bicycle lane in the future.

Lyman Taylor, owner of 217 W. Hemlock Avenue, requested an eight-foot fence with a lattice on top and trees adequate to provide privacy for the neighbors on the south side of the proposed project.

Senior Planner Divatia confirmed that an eight-foot fence is required along the rear property line.

Chair Howard closed the Public Hearing.

Commissioner Harrison confirmed with Senior Planner Divatia that the units would be individually owned and therefore the garages would be pre-wired for electric vehicle charging and would provide secure bicycle storage. Senior Planner Divatia further remarked that there is also a requirement for six secure bicycle parking spots for the site. Commissioner Harrison also confirmed with Senior Planner Divatia that there would be a four-foot wide park strip and six-foot wide sidewalk in front of the entire property.

Commissioner Rheume asked if a lattice would be on top of the eight-foot fence in the rear and stated that all the trees planned for the site should be faster-growing and longer-living. Senior Planner Divatia stated that an eight-foot fence without a lattice is planned for the rear property line.

MOTION: Vice Chair Simons moved and Commissioner Howe seconded the motion for Alternative 2 - Make the findings required to approve the CEQA determination that the project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required as noted in the checklist in Attachment 5, and approve the Special Development Permit and Vesting Tentative Map based on the findings in Attachment 3, and modified conditions of approval.

The modifications are as follows:

- 1.) The staff and applicant must work together to review the upper sections of the mechanical towers to minimize their visual impact by modifying with cladding and/or color.
- 2.) The staff and applicant must work together to review revisions to the landscaping plan to possibly include native, long-lived species trees large at maturity that are appropriate for their placement on the site, with a minimum of two trees with these specifications placed at the front of the site. This condition does not apply to the bush hedges that can remain as they are in the landscaping plan.

Vice Chair Simons commented that he would consider another modification to require the same STC rating for all windows if another Commissioner were to propose it.

FRIENDLY AMENDMENT: Commissioner Weiss proposed a modification to Recommended Condition of Approval BP-33 to specify that all windows provide sound proofing to reduce transportation noise and that they all be New Guard vinyl windows with an STC 36 – 39 rating. Vice Chair Simons and Commissioner Howe accepted the friendly amendment.

Senior Assistant City Attorney Moon stated her concern for the proposed window modification as the City does not have an adopted objective standard for STC-rated windows.

FRIENDLY AMENDMENT: Commissioner Howe suggested a friendly amendment to replace Commissioner Weiss's to state that the noise standard must be measured and met after construction and apply to all rooms throughout the units and window upgrading and repeated sounds test are required until the proposed project meets the objective noise level standard.

Principal Planner Caliva-Lepe stated that Recommended Condition of Approval PF-5 requires that the proposed project undergo a noise verification test after construction and meet a standard of 45 dBa. Senior Assistant City Attorney Moon added that the proposed project would be subject to modifications if it did not meet the standard after construction. Senior Assistant City Attorney Moon confirmed with Commissioner Weiss that the existing recommended conditions satisfy her concerns and the friendly amendments were withdrawn.

Commissioner Howe confirmed with Senior Planner Divatia that the noise level standard applies uniformly throughout each entire unit.

Commissioner Harrison asked if the proposed modification regarding trees is an objective standard. Assistant Director Andrew Miner and Senior Assistant City Attorney Moon recognized that it is not an objective standard but is acceptable with the applicant's approval or with language stating that the applicant and staff will work together to select different trees if appropriate. They further remarked that staff is in the process of updating City policies to incorporate as many objective standards as possible, including an approved list of tree species.

Chair Howard restated the motion which is as follows:

MOTION: Vice Chair Simons moved and Commissioner Howe seconded the motion for Alternative 2 - Make the findings required to approve the CEQA determination that the project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required as noted in the checklist in Attachment 5, and approve the Special Development Permit and Vesting Tentative Map based on the findings in Attachment 3, and modified conditions of approval.

The modifications are as follows:

- 1.) The staff and applicant must work together to review the upper sections of the mechanical towers to minimize their visual impact by modifying with cladding and/or

color.

2.) The staff and applicant must work together to review revisions to the landscaping plan to possibly include native, long-lived species trees large at maturity that are appropriate for their placement on the site, with a minimum of two trees with these specifications placed at the front of the site. This condition does not apply to the bush hedges that can remain as they are in the landscaping plan.

Commissioner Harrison asked the status of the proposed study issue about trees and buildings being comparable in size. Principal Planner Amber Blizinski stated that the study issue did not get ranked but that the City was awarded a State grant and is pursuing a consultant to help develop landscape design guidelines.

Vice Chair Simons stated that he understands the need for objective standards and that the reason he proposes conditions regarding tree selections is because the lack of objective standards has often led to the death of non-native landscaping. He commented on his belief that the creation of objective standards would benefit applicants, property owners and tenants, and the City. He stated that he supports the proposed project and appreciates the changes the applicant has made to it since the Study Sessions. He further remarked that he hopes the applicant and staff can work together to modify the elevator towers so that they are more aesthetically pleasing.

Chair Howard restated the tree modification at Commissioner Howe's request. Vice Chair Simons clarified the modification and Commissioner Howe asked staff if it is acceptable. Senior Assistant City Attorney Moon stated it is acceptable if the applicant is amenable to it.

Chair Howard opened the Public Hearing for the applicant to respond.

Mr. Polakala stated that they accept the modification.

Chair Howard closed the Public Hearing.

Commissioner Howe stated that he can make the findings and that the proposed project is acceptable with the modifications. He appreciated the proposed project's home ownership opportunities and encouraged the Commissioners to support the motion. He further stressed to staff the importance of developing objective landscape design standards.

Commissioner Harrison stated her support for the motion and appreciated the proposed project's home ownership and Below Market Rate opportunities. She appreciated the information about the density bonus ramifications for the site presented at the last Study Session and the improvements made to the proposed project since the Study Sessions. She stated her opinion that a lighter color for the large elevator shafts would help them better blend in with the sky.

Commissioner Olevson stated that he will support the proposed project and can make the findings. He stated that the home ownership opportunities at the site are appropriate for the number of businesses that are expanding in the area. He commented his pleasure that the applicant and staff are working well together and his anticipation of the proposed project's completion.

Commissioner Weiss stated that her support for the motion and that she believes it is a high quality proposed project with high quality materials. She commented that its design respects the nearby residences' privacy and it would significantly improve the neighborhood, further remarking that it would meet many of the goals and objectives of the General Plan related to housing, particularly housing located near public transportation and employment centers.

Chair Howard stated that he will support the motion and complimented the staff and applicant on developing a nice project on a challenging site that satisfies the neighbors' concerns. He commented that he is looking forward to the final constructed building. He stated his opinion that it is unwise for residential projects to be placed next to highways as highways emit significant amounts of noise and air pollution.

The motion carried by the following vote:

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

**No: 0**

Assistant Director Miner stated that this decision is final unless appealed or called up for review by the City Council within 15 days.

3.        [20-0276](#)        **Proposed Project:** General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Medium Density Residential on two sites totaling 1.2-acres.  
**Location:** 1313 S. Wolfe Road (APN: 309-10-026 and 309-10-027)  
**File #:** 2020-7031  
**Zoning:** C-1 (Neighborhood Business)/PD (Planned Development)  
**General Plan:** Commercial  
**Applicant / Owner:** 4Terra Investments (applicant) / Desmond Family Real Estate Limited Partner (owner)  
**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).  
**Project Planner:** Mary Jeyaprakash, (408) 730-7449, [mjeyaprakash@sunnyvale.ca.gov](mailto:mjeyaprakash@sunnyvale.ca.gov)

Associate Planner Mary Jeyaprakash presented the staff report and a slide presentation. She noted a correction to the staff report so that page three under the General Plan Land Use Map and Zoning section reads Attachments 5 and 6 instead of Attachments 6 and 7.

Associate Planner Jeyaprakash clarified for Commissioner Harrison that the Fremont Avenue and South Wolfe Road intersection is not designated as a village center.

Vice Chair Simons asked if adding housing to the top of a commercial building in a commercial zone is an option. Assistant Director Andrew Miner stated that vertical mixed-uses can be seen in places throughout the city. Principal Planner Amber Blizinski added that vertical mixed-uses are not common in the C-1 zone and that staff suggests studying a 10% minimum commercial Floor Area Ratio if the Commission recommends initiating a General Plan Amendment study.

Commissioner Rheume asked staff to explain the C-1 zone. Assistant Director Miner answered that the C-1 zone consists of smaller, neighborhood-type uses and does not include residential uses. Assistant Director Miner further explained what the C-2 zoning district allows. Assistant Director Miner noted the possibility of converting the site to a C-2 zone but emphasized the neighborhood's need for the neighborhood-type uses and the concern about more intense uses allowed in the C-2 district. Commissioner Rheume asked about height limitations and Associate Planner Jeyaprakash stated that the C-1 height limitation is 40 feet and the C-2

height limitation is 75 feet.

Commissioner Harrison confirmed with Assistant Director Miner that this property is not included in the El Camino Real Specific Plan node.

Commissioner Olevson asked if residential and commercial components are possible for the site. Principal Planner Blizinski stated that the Commission can recommend any study parameters and noted some suggested alternatives. Assistant Director Miner commented that the applicant has proposed maintaining retail with an added residential component and that it is possible to rezone a portion of the site to residential and keep the rest a C-1 designation. Commissioner Olevson voiced his concern for the loss of potential sales taxes if the site is completely rezoned from C-1.

Commissioner Howe asked about previous actions on the site. Associate Planner Jeyaprakash and Assistant Director Miner stated that in 2015 staff received a Special Development Permit application for an auto parts store that was eventually withdrawn. Assistant Director Miner added that there have been efforts to redevelop the site as a commercial use that have not been successful and suggested asking the applicant for more information about their experience with the site.

Chair Howard asked if there are General Plan ramifications to changing the site to commercial mixed-use. Assistant Director Miner stated that there is not a commercial mixed-use zone but that the zoning code includes a mixed-use combining district which requires commercial uses in a residential project. Assistant Director Miner pointed out a section in the staff report that discusses the importance of maintaining the site's commercial designation. Chair Howard asked about village center zoning designations. Principal Planner Blizinski explained that the Village Center Mixed-Use zoning designation does not apply to the subject site and the Land Use and Transportation Element update in 2017 did not include the project site as a Village Center. Assistant Director Miner noted that if the site were changed to a C-2 zone, the applicant could pursue any use for the site allowed in that zone and encouraged the Commission to consider the implications of shared driveways and parking areas that a residential element would add. Chair Howard asked about staff's availability to work on General Plan Amendment studies. Principal Planner Blizinski stated that it is not a priority for staff considering the current workload and that if it were recommended to pursue the amendment, work would not be able to begin for several months.

Commissioner Harrison confirmed with Principal Planner Blizinski that the purple section of the General Plan Map in Attachment 5 labeled as commercial mixed-use represents the El Camino Real Precise Plan area and that the Village Center Mixed-Use designation requires a 10% - 25% commercial element and the El Camino Real Precise Plan policy is a fixed 25% commercial element. Assistant Director Miner added that El Camino Real is intended as a primarily commercial corridor.

Chair Howard opened the Public Hearing.

Amir Massih, Director of East Beach Capital LLC, shared a slide presentation and information about the General Plan Amendment Initiation request and a slide presentation.

Commissioner Harrison asked the applicant about the history of redevelopment on the site and if the adjacent gas station owner has been approached about incorporating the lot into the General Plan Amendment Initiation request. Mr. Massih and Brady McGuinness, attorney, responded that there has been interest in office, hotel, and auto repair store uses that did not progress because there were financial and lot efficiency concerns. Mr. Massih and Mr. McGuinness also stated that they internally discussed incorporating the gas station into the request and understand that the gas station owner is pursuing a redevelopment of the site. Mr. Massih added that they are open to combining the lots to the request.

Vice Chair Simons asked the applicant about the possibility of a development where people live and work with commercial use on the bottom floor. Mr. Massih explained the constraints of configuring the working commercial space and enforcing tenants to use the commercial space for work only which becomes more difficult as developments move farther away from arterial roads.

Commissioner Weiss asked the applicant about the possibility of a grocery store on the site to service the anticipated housing development at Butcher's Corner. Mr. Massih answered that the development would most likely not generate enough demand for a grocery store and the lot would not support enough parking for the use. Commissioner Weiss suggested an underground parking option and stated that the site would get visibility from traffic on South Wolfe Road. Mr. Massih acknowledged the option but added that a grocery store might add more traffic to the increased traffic that is expected with the Butcher's Corner development. Commissioner Weiss commented that there would be an increase in traffic

regardless of the use.

Christophe LaBelle, Sunnyvale resident, spoke in favor of the General Plan Amendment Initiation request with support for housing on the site.

Leia Mehlman, Bicycle and Pedestrian Advisory Commission Vice Chair speaking on her own behalf, expressed support for a vertical mixed-use site or retail-only property and noted concerns about a lack of Below Market Rate units and limited parking.

Coleen Hausler, Sunnyvale resident, expressed support for any housing that could be built on the site.

Mr. Massih shared additional information about the General Plan Amendment Initiation request.

Chair Howard closed the Public Hearing.

Chair Howard asked staff if housing is possible on the site with a Use Permit. Principal Planner Blizinski stated a change was made to certain zones as a result of SB 330 to prevent the filing of residential applications where density had not been set. Assistant Director Miner clarified that when residential was allowed with a Use Permit in those zones in the past it was typically for an ancillary unit and not an entirely residential project. Chair Howard confirmed with Principal Planner Blizinski that there is a possibility for housing in a C-2 zone, but staff would not support the request.

Commissioner Olevson asked staff if a study parameter that incorporates the adjacent gas station is appropriate. Principal Planner Blizinski responded that helpful parameters include, but are not limited to, what parcels to study, a density range to explore, and a commercial minimum or maximum threshold, if recommended. Assistant Director Miner added that the gas station has a pending application to add food service, mentioned potential considerations for adding a residential element, discussed the current state of the immediate area, and recommended adding the gas station as a study parameter if the Commission decided to move forward with the request.

Vice Chair Simons asked how to make new developments in C-1 zones more successful or if the better option is to add housing to a C-1 property. Principal

Planner Blizinski acknowledged that some C-1 properties are more successful than others and stated that it is important to maintain C-1 properties that could reduce vehicle trips. Assistant Director Miner stated that C-1 properties are rare throughout the city but important and that staff is committed to the long-term goals of the General Plan that was adopted just three years ago.

Commissioner Harrison asked about the possibility of second floor office space which could increase the height and viability of a site in a C-1 zone. Assistant Director Miner and Principal Planner Blizinski stated that smaller offices that serve neighborhoods are appropriate but not larger offices that would require employees to commute farther to get to, with Assistant Director Miner adding that he understands second floor commercial uses to be more difficult to lease.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 2 - Deny the General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Medium Density Residential to allow mixed-use residential and commercial, with a modification.

The modification is as follows:

1.) Revise the staff report so that page three under the General Plan Land Use Map and Zoning section reads Attachments 5 and 6 instead of Attachments 6 and 7.

Commissioner Howe stated his belief that it is important to maintain the property as a C-1 site to serve the community, particularly the surrounding higher density residential areas.

Vice Chair Simons agreed with Commissioner Howe and stated that he will support the motion. He added that he is interested in staff exploring how to make C-1 sites more successful, considering that many neighborhood commercial uses are now obsolete in Silicon Valley. He commented on other potential uses for the site, including a parking lot.

Commissioner Olevson stated that he will not support the motion. He appreciated the C-1 properties' neighborhood-serving purpose but recognized that part of the site has been vacant for a long time and the existing business is underperforming. As a result, he stated that he believes the applicant should have the opportunity to explore viable options for the site and can support study parameters of R-3 with a commercial component and the addition of the adjacent gas station.

Commissioner Rheume stated that he will not support the motion and agreed with Commissioner Olevson. He commented that developing the property with a C-1 use, as important as the uses are, is not economically feasible as evidenced by the vacant lot that has been there for many years. He added that it would be worthwhile to pursue a study just to explore the options.

Commissioner Weiss stated her support for the motion. She commented that the General Plan should not be changed during this challenging economic time and stated her belief that a re-evaluation could be done during a more stable time. She stressed the importance of neighborhood commercial uses and the importance of the intersection and the site that would serve Butcher's Corner when it is developed, further remarking that the right commercial use will be found for the site.

Commissioner Harrison stated that she is conflicted but will ultimately not support the motion because the current zoning designation is not appropriate. She acknowledged the importance of neighborhood-serving businesses but commented that the lot has been vacant for at least 30 years and the owners' multiple efforts to develop the site have been unsuccessful. She advocated for a study that explores vertical mixed-use such as small offices and housing above more active uses, even if it takes more time to study.

Chair Howard stated that he will support the motion but has conflicting thoughts. He commented on his continuous support for more housing in the city but understands the importance of neighborhood-serving businesses, mentioning the likelihood of a property owner obtaining tenants with a low cost, low density commercial development. Chair Howard also stated that he does not believe it is the Commission's responsibility to determine what is economically feasible. He added that he would prefer studying a more significant property considering staff's workload constraints and the permanency of the potential change. If the Commission voted to pursue a study, he stated he would recommend studying all three lots and a mixed-use development similar to a village center or when housing is allowed in a C-2 zone with a Use Permit.

The motion carried by the following vote:

**Yes:** 4 - Chair Howard  
Vice Chair Simons  
Commissioner Howe  
Commissioner Weiss

**No: 3 -** Commissioner Harrison  
Commissioner Olevson  
Commissioner Rheume

Assistant Director Miner stated that this recommendation will be forwarded to the City Council for consideration at the Tuesday, September 15, 2020 meeting.

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

Commissioner Rheume commented on his interest in a study issue that explores reducing air conditioning use and replacing trees when sidewalks are repaired. He also stated his concern that park strips are being removed and replaced with concrete. Principal Planner Blizinski noted the process for the Commission to add new study issues is to complete a request and staff would add it to the Planning Commission agenda for discussion after that submittal.

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

Commissioner Howe asked staff to consider providing a Study Session to inform the Commission about how staff is working to develop object landscape design standards. Principal Planner Amber Blizinski stated that the City received SB 2 grant funds and will obtain a consultant to help update and create objective design standards for the City-wide design guidelines, area plans, and landscaping.

Vice Chair Simons stated his interest in the Commission reviewing the approved tree species list that staff will develop.

**-Staff Comments**

Assistant Director Andrew Miner stated that on July 28, 2020 the City Council approved the 18-unit townhome development at 475 N. Fair Oaks Avenue and 585 and 595 Columbia Avenue with the condition that it be all electric and that the City Council will consider the four Downtown Specific Plan-related reports on August 11, 2020. He added that staff is busy with many smaller applications and provided an update on development throughout the city.

**ADJOURNMENT**

Chair Howard adjourned the meeting at 10:43 PM.