



City of Sunnyvale

Meeting Minutes - Final Planning Commission

Tuesday, June 2, 2020

6:30 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing - 7:00 PM

SPECIAL TELECONFERENCE NOTICE

6:30 PM STUDY SESSION

Call to Order

Roll Call

Study Session

- A. [20-0378](#) **Proposed Project:** Related application on a 0.58-acre site:
SPECIAL DEVELOPMENT PERMIT: To allow demolition of the two existing single-family homes and construct 16 three-story townhome style multi-family units.
Location: 220-228 Carroll Street (APNs: 209-10-051, 209-10-052)
File #: 2019-7233
Zoning: DSP/6 (Downtown Specific Plan / Block 6)
Applicant / Owner: Samir Sharma (applicant) / 220 Carroll LLC (owner)
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7:00 PM SPECIAL PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:06 PM via teleconference.

ROLL CALL

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

ORAL COMMUNICATIONS

Recording Secretary Bonnie Filipovic stated that staff has not received any public comments for this agenda item.

CONSENT CALENDAR

Recording Secretary Bonnie Filipovic stated that staff has not received any public comments for this agenda item.

PUBLIC HEARINGS/GENERAL BUSINESS

1. [20-0508](#) **Proposed Project:**
USE PERMIT for a new six-story hotel with 128 rooms.
Location: 1296 Lawrence Station Road (APN: 104-33-012)
File #: 2017-8060
Zoning: Industrial and Service (M-S)
Applicant / Owner: Baywood Hotels (applicant) / Sunnyvale Holdings LLC (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 21083.3.
Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

Assistant Director Andrew Miner stated that staff received a communication from an attorney representing a labor union with concerns about the proposed project and the inability for members of the public to engage in an oral discussion with the Commissioners during the virtual public meetings. As a result, he stated that staff recommends continuing the proposed project to the Special Meeting on June 16, 2020 to give staff adequate time to respond to the concerns. He added that the applicant has agreed to the June 16, 2020 continuance date.

Chair Howard opened the Public Hearing.

Kamal Obeid, applicant representing Landtech Consultants, provided information about the proposed project.

Recording Secretary Bonnie Filipovic read the following oral comment received via email:

Michael Lozeau, with Lozeau Drury LLP representing Laborers International Union of North America, Local Union 27, voiced concerns about the inability for members of the public to provide direct oral comments during the virtual public meetings, access to the Draft and Final Environmental Impact Reports for the Land Use and Transportation Element, indoor air quality, and bird safety.

Recording Secretary Filipovic stated that members of the public can contact the Planning Division by email or telephone to obtain a copy of the formal letter that Mr. Lozeau also submitted.

Mr. Obeid provided additional information about the proposed project.

Assistant Director Miner stated that the June 16, 2020 meeting will be conducted using Zoom and will allow for members of the public to join the videoconference and provide oral comments directly.

Chair Howard closed the Public Hearing.

MOTION: Vice Chair Simons moved and Commissioner Olevson seconded the motion to continue the item to the Special Meeting of the Planning Commission on June 16, 2020.

The motion carried by the following vote:

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

No: 0

Chair Howard stated that this item will be continued to the Special Meeting of the Planning Commission on June 16, 2020.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Harrison confirmed with Assistant Director Miner that the June 8, 2020 Regular Meeting will be canceled and the next meeting will be the June 16, 2020 Special Meeting.

-Staff Comments

Assistant Director Andrew Miner stated that at the June 9, 2020 City Council meeting, the City Council will make appointments to the Boards and Commissions and staff will present an update on the Lawrence Station Area Plan during the Study Session, the same update that the Commission was given on March 9, 2020. He also commented that the City Council will consider the Fiscal Year 2020-2021 recommended budget heard at the May 26, 2020 meeting and the permit extension ordinance heard at the May 11, 2020 meeting on June 9, 2020. He added that more applicants are inquiring about taking advantage of the permit extension and also that staff will train the Commissioners in preparation for the next meeting using Zoom.

Commissioner Harrison asked if restaurants located on South Murphy Avenue have inquired about the opportunity for expanding outside for dining operations. Assistant Director Miner stated that staff is working on that option and is exploring the same opportunities for restaurants elsewhere in the city.

Vice Chair Simons confirmed with Assistant Director Miner that public comments regarding outdoor dining can be forwarded to staff for City Manager and City Council review. Vice Chair Simons stated that the subcommittee he belongs to is reviewing possible recommendations for outdoor dining and would like to share that feedback.

ADJOURNMENT

Chair Howard adjourned the meeting at 7:27 PM.