



City of Sunnyvale

Meeting Minutes - Final Planning Commission

Monday, March 8, 2021

7:00 PM

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

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

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

TELECONFERENCE NOTICE

STUDY SESSION CANCELED

7:00 PM PLANNING COMMISSION MEETING

CALL TO ORDER

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

ROLL CALL

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

Commissioner Rheame's absence is excused.

ORAL COMMUNICATIONS

CONSENT CALENDAR

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

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Rheaume

1. [21-0335](#) Approve Planning Commission Meeting Minutes of February 8, 2021

PUBLIC HEARINGS/GENERAL BUSINESS

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

2. [21-0392](#) Proposed Study Issue for 2022: Village Centers Re: Aging in Place
Principal Planner Amber Blizinski outlined the study issue process.

Vice Chair Simons asked staff what groups of seniors the study issue would target. Principal Planner Blizinski stated that the study would involve information on what populations would be impacted and that the study and discussions would take place with staff from the Housing Division.

Commissioner Weiss introduced her proposed study issue.

Commissioner Harrison stated that she supports policies that promote senior housing. Principal Planner Blizinski clarified that staff could consider adding some policies promoting aging in place when work commences on the grant-funded project to develop Development and Design Standards for the Village Centers even if the study issue does not move forward.

Vice Chair Simons commented that ownership opportunities are important for seniors. Principal Planner Blizinski stated that staff is limited in directing developers on the types of units they can build and density in the Village Centers is already set by the General Plan so it would not be possible to use incentives (increased density) to ask for housing specifically for seniors. Therefore, staff is suggesting the possibility of including some policies within the Village Center project that encourage senior housing. Vice Chair Simons, Principal Planner Blizinski and Assistant Director Andrew Miner discussed the different angles and possible

outcomes of the potential study issue.

Commissioner Howe confirmed the scope with Commissioner Weiss, noted his support for the proposed study issue and stated his interest in exploring ownership opportunities for seniors as part of the scope.

Commissioner Olevson and Principal Planner Blizinski discussed the timing and scope of the proposed study issue and grant-funded work. Commissioner Olevson asked about expanding the scope of the proposed study issue to include the entire city and not just Village Centers. Assistant Director Miner stated that a revised proposed study issue regarding senior housing for the city may be more representative of the interest.

Chair Howard stated his interest in senior housing opportunities throughout the entire city and units that are Americans with Disabilities Act (ADA)-compliant. Principal Planner Blizinski responded that new developments are required to have a certain number of units that comply with the ADA.

Vice Chair Simons stated his interest in a policy that promotes ownership and the safety and usefulness of senior housing. Assistant Director Miner suggested tabling a decision on this proposed study issue to discuss the larger senior housing issue in detail at a future meeting.

Commissioner Harrison commented on her interest in the City's senior housing policy and the Building Code's requirements for ADA units. She added that she believes senior housing should be available city wide and that Village Centers could be the right area to begin implementing a policy.

Commissioner Howe asked if the cost of expanding the study issue could affect City Council's ranking decision. Assistant Director Miner and Principal Planner Blizinski stated that the expanded scope would be complex, staff time is a possible constraint and the work would likely involve consultants and other departments. Commissioner Howe and Assistant Director Miner discussed the timing of work commencing on the expanded study issue versus the Village Center development and design standards.

Chair Howard opened the Public Hearing.

Baneza asked who to contact in the City to discuss the Below Market Rate Rental Housing program.

Coleen Hausler, Sunnyvale resident, stated her support for the proposed study issue.

Mihir Paradkar voiced his support for housing that is friendly to seniors and other generations.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Weiss moved and Commissioner Howe seconded the motion to table a decision on this proposed study issue for the Commission to resubmit a revised, expanded proposed study issue that considers all senior housing possibilities and policies for the entire city and not just Village Centers.

Commissioner Weiss stated that she is aware of the staff effort required and recognized the need to expand the proposed study issue to address aging in place throughout the city.

Commissioner Howe thanked Commissioner Weiss for proposing the study issue and together they agreed to submit the revised, expanded version.

Commissioner Harrison confirmed with Assistant Director Miner that staff can move forward with pursuing the creation of policies that encourage senior housing opportunities as part of the Village Center development and design standards just based on the meeting's discussion.

Vice Chair Simons stated that he will support the motion and suggested that staff explore as part of the Village Center development and design standards encouraging and incentivizing more senior housing, including ownership opportunities.

Chair Howard stated that he will support the motion to allow for the submission of a broader study issue that considers senior housing for the city as a whole.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Rheaume

3. [21-0393](#) Proposed Study Issue for 2022: Missing Middle

Commissioner Weiss introduced her proposed study issue.

Assistant Director Andrew Miner stated that the issue is complex, the State might pass legislation in this area and the City will be adding more housing in the future. Principal Planner Amber Blizinski explained the current Accessory Dwelling Unit allowances and added that the proposed study issue would likely involve significant environmental review and an update to the Land Use and Transportation Element of the Sunnyvale General Plan.

Commissioner Harrison stated that she cannot make an informed decision on the proposed study issue without knowing more about the pending State legislation on this topic.

Vice Chair Simons stated his concern that denser developments lack architectural quality and adequate tree canopies and are not environmentally and pedestrian friendly.

Commissioner Howe confirmed with Assistant Director Miner and Principal Planner Blizinski that the proposed study issue would return to the Commission in the fall with a detailed scope and cost estimate if the Commission votes to add it to the running list of proposed study issues for 2022.

Chair Howard stated his support for the proposed study issue, single family neighborhoods absorbing more capacity while retaining their character and Sunnyvale pursuing its own solution separate from what the State would impose.

Commissioner Olevson stated his preference to delay a decision on the proposed study issue until he becomes more familiar with the pending State legislation.

Commissioner Harrison confirmed with Commissioner Weiss that the proposed study issue aims to eliminate single-family zoning districts. Commissioner Harrison discussed the details of pending State legislation with Principal Planner Blizinski and Senior Assistant City Attorney Rebecca Moon.

Assistant Director Miner commented on housing prices and rents and confirmed with Commissioner Weiss that her intent is to study allowing duplexes, triplexes and fourplexes in current single-family zones districts. Assistant Director Miner suggested that the Commissioners either continue the discussion or submit a revised proposed study issue.

Chair Howard clarified that any action as a result of this proposed study issue would not ban single-family homes but provide the option to build multi-family units in current single-family zoning districts.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Livable Sunnyvale Chair, voiced support for the proposed study issue.

Agnes Veith, Livable Sunnyvale member and Sunnyvale resident, communicated support for the proposed study issue.

Coleen Hausler, Livable Sunnyvale member and Sunnyvale resident, voiced support for the proposed study issue.

Mike Serrone, Livable Sunnyvale member, stated his support for the proposed study issue.

Karl Voelker, Livable Sunnyvale member and Sunnyvale resident, urged the Commissioners to support the proposed study issue.

Linda Sell, Housing and Human Services Commissioner representing herself, voiced support for the proposed study issue.

Mihir Paradkar, Sunnyvale resident, stated his support for the proposed study issue.

Chair Howard closed the Public Hearing.

Commissioner Harrison stated that she does not disagree with the direction of the proposed study issue and suggested tabling a decision until more information is gathered on pending State legislation.

MOTION: Commissioner Weiss moved and Commissioner Howe seconded the motion to add the study issue to the running list of 2022 proposed study issues.

Commissioner Weiss stated that the City can learn about the issue and make progress on the topic by working with other cities that have made these zoning changes. She stated that it is better to address the issue now instead of waiting for the passage of any State legislation.

Vice Chair Simons stated that he will support the proposed study issue in its current form.

Chair Howard stated his support for the proposed study issue and his belief that it is better to be prepared to address the issue ahead of any legislation the State passes. He appreciated the community's involvement in the meeting.

The motion carried by the following vote:

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

No: 1 - Commissioner Olevson

Absent: 1 - Commissioner Rheaume

Abstained: 1 - Commissioner Harrison

4. [21-0394](#) Proposed Study Issue for 2022: Safe Parking or Limited Stay Camper Parking

Commissioner Harrison introduced her proposed study issue.

Chair Howard confirmed with Principal Planner Amber Blizinski that the proposed study issue is included as a Tier 3 project in the Housing Strategy. Principal Planner Blizinski explained the proposed study issue staff summary in more detail.

Vice Chair Simons asked Principal Planner Blizinski if the Department of Public

Safety (DPS) is able to provide safety and security at these types of locations given other cities' struggles. Principal Planner Blizinski confirmed that DPS would be involved in the study and those questions would be a part of the study parameters.

Commissioner Harrison stated her intention to make a motion to table a decision on this proposed study issue until Housing staff can contribute to the conversation and share more information about the Housing Strategy.

Chair Howard commented that the safe parking site at Pioneer Way and Evelyn Avenue in Mountain View may serve as a model as it appears organized and orderly. He stated his support for staff's suggestion that the existing definition of "emergency shelter" could be expanded to accommodate this use in more areas. Principal Planner and Chair Howard discussed how the study would be conducted.

Chair Howard opened the Public Hearing.

Richard Mehlinger voiced support for the proposed study issue.

Coleen Hausler shared her support for the proposed study issue.

Mihir Paradkar stated his support for the proposed study issue.

Marie Bernard, Sunnyvale Community Services Executive Director, voiced support for the proposed study issue.

Chair Howard closed the Public Hearing.

Commissioner Harrison asked staff about possible next steps to ensure the proposed study issue's success. Assistant Director Andrew Miner suggested continuing the proposed study issue to the June 14, 2021 meeting so the Housing Officer can share more information about the Housing Strategy and this issue. Principal Planner Blizinski added that the issue in the Housing Strategy is written exactly as Commissioner Harrison proposed it and that one of the reasons it was ranked Tier 3 was because the City does not currently have an outside funding source to cover the costs of these programs.

MOTION: Commissioner Harrison moved and Commissioner Howe seconded the motion to continue discussion on the proposed study issue to the June 14, 2021 meeting so the Housing Officer can share more information about the Housing

Strategy.

Commissioner Howe confirmed with Principal Planner Blizinski that the proposed study issue and the Housing Officer's presentation will be separate agenda items for the June 14, 2021 meeting.

Chair Howard stated his belief that the proposed study issue is substantially similar to what was considered as part of the Housing Strategy and that the staff summary presents a viable option to study. He stated his intention to abstain from a vote and urged the Commissioners to do the same if they support the proposed study issue and want to move it forward.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Rheaume

Abstained: 1 - Chair Howard

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Chair Howard stated that he enjoyed the meeting's discussion and encouraged interested members of the public to apply to join a Board or Commission.

Commissioner Olevson stated that his term expires June 30, 2021.

-Staff Comments

Assistant Director Andrew Miner provided an update on items considered at City Council meetings from February 11, 2021 to March 2, 2021. He added that there will be a Special Meeting on March 29, 2021 for a Study Session on the Moffett Park Specific Plan (MPSP) and on April 26, 2021 the Commissioners will consider the preferred alternatives that will be used to start drafting the MPSP and begin working on the Environmental Impact Report.

ADJOURNMENT

Chair Howard adjourned the meeting at 9:39 PM.