



# City of Sunnyvale

## Meeting Minutes Planning Commission

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Monday, November 8, 2021

6:00 PM

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

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

### Special Teleconference Notice

#### Public Participation

#### Accessibility/Americans with Disability Act (ADA) Notice

#### **6:00 P.M. STUDY SESSION**

#### **Call to Order**

Pursuant to Government Code Subdivision 54953(e) and Resolution No. 1089-21 (October 26, 2021), the meeting was conducted telephonically.

Vice Chair Pyne called the meeting to order at 6:00 PM

#### **Roll Call**

**Present:** 4 - Chair Daniel Howard  
Vice Chair Martin Pyne  
Commissioner John Howe  
Commissioner Carol Weiss

**Absent:** 2 - Commissioner Sue Harrison  
Commissioner Ken Rheaume

Commissioner Harrison's and Commissioner Rheaume's absences are excused.

#### **Study Session**

- A.**      [21-1025](#)      **Proposed Project:**  
**SPECIAL DEVELOPMENT PERMIT (SDP)** to allow a 4-story office building on Block 13 of the DSP with approximately 127,000 square feet of office space, two levels of below grade parking, roof top amenity area and associated site improvements.

**DEVELOPMENT AGREEMENT (DA)** to allow additional office space square footage and building height above that assigned to the block. The project would include a contribution to the City’s Community Benefit Fund.

**Location:** 480/490 S. Mathilda Avenue & 216 W. Olive Avenue (APNs: 209-28-052 & 008)

**File #:** 2021-7280 (SDP) & 2021-7281 (DA)

**Zoning:** DSP (Downtown Specific Plan)/Block 13

**General Plan:** Downtown Specific Plan

**Applicant / Owner:** Minkoff Group (applicant)/ Gary Thon-Lon And Nichole Ying Lin Hon Trustee and Edward H Leone Jr Llc (owners)

**Project Planner:** Shaunn Mendrin, (408) 730-7431, smendrin@sunnyvale.ca.gov

**ATTACHMENTS**

- 1. Proposed Site and Architectural Plans

**Adjourn Study Session**

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

**CALL TO ORDER**

Pursuant to Government Code Subdivision 54953(e) and Resolution No. 1089-21 (October 26, 2021), the meeting was conducted telephonically.

Chair Howard called the meeting to order at 7:22 PM.

**ROLL CALL**

- Present:** 4 - Chair Daniel Howard  
Vice Chair Martin Pyne  
Commissioner John Howe  
Commissioner Carol Weiss
- Absent:** 2 - Commissioner Sue Harrison  
Commissioner Ken Rheume

**ORAL COMMUNICATIONS**

None.

**CONSENT CALENDAR**

Vice Chair Pyne asked staff if the Meeting Minutes of October 25, 2021 may be revised so that the sixth paragraph on page six reads as follows: “This recommendation will be forwarded to the City Council for consideration at the

November 9, 2021 meeting.”

MOTION: Commissioner Weiss moved and Commissioner Howe seconded the motion to approve the Consent Calendar with the following revisions to the minutes:

1.) Note that the sixth paragraph on page six should read as follows: “This recommendation will be forwarded to the City Council for consideration at the November 9, 2021 meeting.”

The motion carried by the following vote:

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

**No:** 0

**Absent:** 2 - Commissioner Harrison  
 Commissioner Rheume

1. [21-1023](#) Approve Planning Commission Meeting Minutes of October 25, 2021

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. [21-1027](#) **Proposed Project:**  
**SPECIAL DEVELOPMENT PERMIT** to demolish an existing 19,440 square foot industrial building and construct a 176-unit multi-family housing development (174 affordable units plus two managers’ units) within a seven-story building (five levels of housing on top of two levels of podium parking).  
**Location:** 1178 Sonora Court (APN:205-50-013)  
**File #:** 2020-7393  
**Zoning** Flexible Mixed Use I (MXD-I)  
**Applicant / Owner** MP Sonora Court Associates, L.P. (applicant)/City of Sunnyvale (owner)  
**Environmental Review:** The project is exempt from California Environmental Quality Act (CEQA) review per CEQA Guidelines Section 15168 (c)(2) and (4) Public Resources Code Section 21094 (c). The project is within the scope of the Lawrence Station Area Plan Program EIR as no new environmental impacts are anticipated and no new mitigations are required  
**Project Planner:** Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

Senior Planner Margaret Netto presented the staff report with a slide presentation.

Jennifer Liu, senior project manager at MidPen Housing, and Robert Lindley, principal at Studio T-Square, presented the project including additional images and information.

Commissioner Weiss and Mr. Lindley discussed efforts to mitigate interior noise. This includes the proposed project's incorporation of inward-looking outdoor spaces, noise control for its windows, and walls that feature either double-stud construction or resilient channels. The applicant will also collaborate with an acoustical engineer and have noise studies conducted to further mitigate interior noise within the proposed project.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Chair of Livable Sunnyvale, expressed support of the proposed project and noted that it provides necessary affordable housing close to transit.

Justin Wang, a member of Livable Sunnyvale speaking in his capacity as the Advocacy Manager at Greenbelt Alliance, stated that Greenbelt Alliance is proud to endorse the proposed project due to its efforts to meet housing goals, reduce greenhouse gas emissions, and ensure residents can grow and thrive as housing costs arise. He spoke in favor of the proposed project and disclosed his hope that it will be approved.

Mike Serrone, a member of Livable Sunnyvale, voiced his support of the proposed project since it provides 100 percent affordable housing next to transit amid the housing crisis.

Kelsey Banes, regional director of YIMBY Action, spoke in favor of the proposed project and thanked the Planning Commission and Midpen Housing for addressing the affordable housing shortage.

Julia Liu, Sunnyvale resident and member of Livable Sunnyvale, mentioned that she is in support of the proposed project as well as the proposed Orchard Garden Redevelopment project (Agenda Item 3) as they are environmentally friendly and meet the City's housing needs.

Jan Stokley, Executive Director of Housing Choices, advocated for the proposed

project as it promotes affordable housing for individuals of all income levels and abilities.

Agnes Veith, a member of Livable Sunnyvale, echoed the comments of those who spoke before her and stated her preference for a more colorful building.

Clare Meyerson, Sunnyvale resident, revealed her support of the proposed project and the proposed Orchard Garden Redevelopment project.

Jennifer Lucas, Advocate for the Central Coast Office of the California State Council on Developmental Disabilities, voiced her support of the proposed project and the proposed Orchard Garden Redevelopment project since they aim to provide access to affordable housing for those with intellectual and developmental disabilities.

Radhey Sharma, Sunnyvale resident, expressed his support of the proposed project and the proposed Orchard Garden Redevelopment project since they provide access to housing for those like his son who have intellectual and developmental disabilities.

Chair Howard suggested the accommodation of larger bikes within the proposed project's bicycle storage room.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Weiss moved and Commissioner Howe seconded the motion to approve Alternative 1 – Make the findings required to approve the CEQA determination that the project is exempt from CEQA review pursuant to CEQA Guidelines Section 15168 (c)(2) and Public Resources Code Section 21094 (c) as it is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required as noted in the checklist in Attachment 5 and approve the Special Development Permit based on the findings in Attachment 3, and modified conditions of approval in Attachment 4.

The modified Condition of Approval is as follows:

1.) Note that Recommended Condition of Approval BP-20 should read as follows: "BICYCLE SPACES: Provide 200 Class 1 and 12 Class 2 of bicycle parking spaces per Citywide Design Guidelines and as approved by the Director of Community Development. Clearly indicate the location and the number of bicycle parking

spaces on the Building Permit plans. [COA] [PLANNING]”

Commissioner Weiss praised the proposed project since it meets the objectives of the City’s Land Use and Transportation Element (LUTE) and Lawrence Station Area Plan (LSAP) especially with regard to its provision of diverse housing opportunities. She also noted its ability to avoid massing, create a pedestrian street environment, and preserve the mature trees on Sonora Court. These are among the reasons that she spoke in support of the motion.

Commissioner Howe agreed with comments made by Commissioner Weiss and stated his preference for the colors present in the proposed project’s final design.

Vice Chair Pyne voiced his support of the motion since the proposed project provides affordable housing in a transit-rich area.

Chair Howard stated his agreement with the supportive public comments for the proposed project.

The motion carried by the following vote:

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

**No:** 0

**Absent:** 2 - Commissioner Harrison  
Commissioner Rheume

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, November 23, 2021.

3. [21-1007](#) **Proposed Project:**  
**SPECIAL DEVELOPMENT PERMIT** to redevelop an existing affordable housing development for a total of 123 affordable units. The proposal consists of demolition of a 32-unit apartment building, construction of 93 residential units in a new six-story building, rehabilitation of the existing 30-unit apartment building and installation of related site improvements located on a 1.72-acre site.

**Location:** 245 W Weddell Avenue (APN: 110-12-093)

**File #:** 2020-7620

**Zoning:** High Density Residential (R-4)/Planned Development (PD)  
Combining District.

**Applicant / Owner:** First Community Housing / Parkview Apartment Association.

**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:** Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Associate Planner Cindy Hom presented the staff report with a slide presentation.

Vice Chair Pyne inquired about whether any public comments were received from those affected by the excess solar shading of the proposed project. Associate Planner Hom confirmed that none were received from adjacent neighbors of the proposed project.

Geoffrey Morgan (president and CEO at First Community Housing), José Lujano (project manager at First Community Housing), Sarah Vaccaro (principal at Architects FOR A), and Dennis Taniguchi (landscape architect at Taniguchi Landscape Architecture) presented the project including additional images and information.

Commissioner Weiss asked about plans to support the current tenants of Sunburst Apartments who will be displaced once the apartment building is demolished and the construction of the proposed project is underway. Mr. Lujano explained that the right of first refusal has been offered to those tenants and that those who opt to relocate to the proposed project once it is completed will have access to permanent relocation benefits as stipulated by state law. Mr. Morgan added that in addition to those benefits, each resident will be provided approximately four years of differential rent for a comparable rental unit.

Commissioner Weiss questioned whether guest parking spaces will be offered. Ms. Vaccaro answered that the 57 parking spaces for the existing Parkview Apartments include the required amount of guest parking spaces.

Commissioner Weiss confirmed with Mr. Lujano that the proposed project includes one unit each for the manager and maintenance staff member of the proposed project.

Commissioner Weiss inquired about whether any of the existing driveways will be modified. Mr. Lujano stated that only the driveway shared with 225 West Weddell Drive will be altered to modernize the emergency vehicle accessway.

Vice Chair Pyne confirmed with Mr. Taniguichi that the trees that will be added are expected to live for fifty years or more.

Vice Chair Pyne discussed the selection process for the proposed project's art murals and artists with Mr. Lujano.

Chair Howard proposed the incorporation of space for larger bicycles within the proposed project's bicycle storage room.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Chair of Livable Sunnyvale, advised the Planning Commissioners to support and approve the proposed project as it will help satisfy the City's need for more affordable housing.

Mike Serrone, a member of Livable Sunnyvale, praised the project for offering 100 percent affordable housing and supportive housing for those with disabilities. He expressed his hope that it will be approved by the Planning Commission.

Jan Stokley, Executive Director of Housing Choices, voiced her support of the proposed project since it addresses the City's need for more affordable housing, especially for those with intellectual and developmental disabilities. As someone who has partnered with First Community Housing in the past, she can attest to their commitment to provide affordable and sustainable housing to people of all income levels and abilities.

Clare Meyerson, Sunnyvale resident, spoke in favor of the proposed project and believes that the 15 units it will set aside for those with intellectual and developmental disabilities is crucial. She also suggested that consideration be given to guest parking for the care staff who support these individuals.

Nina Rizzo, program manager at Transform, respectfully requested that the Planning Commission support this project as it provides both affordable and sustainable housing.



Coleen Hausler, Sunnyvale resident and a member of Livable Sunnyvale, reiterated the tremendous need for affordable housing and housing specifically for those with developmental disabilities. She also mentioned her appreciation for the inclusion of the community rooftop gardens on the proposed project's new building, thanked First Community Housing for taking on the proposed project, and encouraged the Planning Commission to approve the proposed project.

Agnes Veith, a member of Livable Sunnyvale, shared the sentiments of those who spoke before her, cited the need for as many affordable housing opportunities as possible within the City, and thanked those involved with the proposed project.

Radhey Sharma, Sunnyvale resident, urged the Planning Commissioners to approve the proposed project so that his son, who has a developmental disability, may continue to live in the same city and community even beyond his life.

Chair Howard closed the Public Hearing.

MOTION: Chair Howard moved and Vice Chair Pyne seconded the motion to approve 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 based on the Findings in Attachment 3, and modified Conditions of Approval.

The modified Conditions of Approval are as follows:

1.) Note that Recommended Condition of Approval GC-14 must be added according to the correction in the staff presentation and should read as follows: "Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit."

2.) Note that Recommended Condition of Approval MM-1 should read as follows: "LAND USE AND TRANSPORTATION ELEMENT (LUTE) – MITIGATION, MONITORING & REPORTING PROGRAM (MMRP):  
The project is subject to the applicable measures in the Mitigation and Monitoring

Reporting Program (MMRP) as required in the City of Sunnyvale LUTE Environmental Impact Report (EIR). The applicable measures are indicated in the Environmental Checklist for the project and are listed in the BP section of these conditions. [COA] [PLANNING/PUBLIC WORKS]”

Chair Howard spoke in full support of the motion.

Vice Chair Pyne expressed his support of the proposed project and noted his appreciation for its efforts to provide affordable housing and housing to those with disabilities, include noise screening, and address issues raised at a previous Planning Commission study session. He then urged his fellow Commissioners to support the motion.

Commissioner Weiss commented that she supports the proposed project. She also highlighted its ability to provide affordable housing and called attention to its well-conceived and well-articulated architecture, air filtration system, and efforts to pursue LEED Platinum Certification.

The motion carried by the following vote:

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

**No:** 0

**Absent:** 2 - Commissioner Harrison  
 Commissioner Rheume

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, November 23, 2021.

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

None.

**INFORMATION ONLY REPORTS/ITEMS**

None.

- 4. [21-1024](#) Planning Commission Proposed Study Issues, Calendar Year: 2022

(Information Only)

## **NON-AGENDA ITEMS AND COMMENTS**

### **-Commissioner Comments**

Commissioner Howe applauded the Chair and Vice Chair for extending the study session to allow time for public comments.

### **-Staff Comments**

Assistant Director Andrew Miner advised that, moving forward, there will be a collaborative effort to ensure that applicants present within the allotted timeframe of ten minutes maximum for both study session and public hearing items.

Assistant Director Miner informed the Commissioners of a joint study session that will take place on November 16, 2021 for the Chairs and Vice Chairs of all Boards and Commissions.

Assistant Director Miner announced that on November 9, 2021, the City Council will consider ordinances to repeal and re-adopt Sunnyvale Municipal Code Chapter 8.16 (Solid Waste Management and Recycling), add Sunnyvale Municipal Code Chapter 16.74 (Construction and Demolition Diversion), and amend Sunnyvale Municipal Code Section 19.38.030 (Recycling and Solid Waste Facilities) and Section 19.37.060 (General Planting, Soil Management and Water Feature Design Requirements).

## **ADJOURNMENT**

Chair Howard adjourned the meeting at 9:14 PM.