



City of Sunnyvale

Meeting Minutes City Council

Tuesday, August 16, 2022

6:15 PM

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

**Special Meeting: Board and Commission Interviews - 6:15 PM | Special Meeting: Public
Hearing/General Business - 7 PM**

6:15 P.M. SPECIAL COUNCIL MEETING (Study Session)

Call to Order

Pursuant to Government Code Subdivision 54953(e), the meeting was conducted telephonically; pursuant to state law, the City Council made the necessary findings by adopting Resolution No. 1089-21, reaffirmed on August 9, 2022.

Mayor Klein called the meeting to order at 6:15 p.m. via teleconference.

Roll Call

Present: 7 - Mayor Larry Klein
Vice Mayor Alysa Cisneros
Councilmember Gustav Larsson
Councilmember Glenn Hendricks
Councilmember Russ Melton
Councilmember Omar Din
Councilmember Anthony (Tony) Spitaleri

Mayor Klein, and all Councilmembers attended via teleconference.

Study Session

A [22-0042](#) Board and Commission Interviews

City Clerk David Carnahan provided the staff report.

Public Comment opened at 6:17 p.m.

No speakers.

Public Comment closed at 6:17 p.m.

Council interviewed the following applicants for vacancies on boards and commissions:

Sue-Ellen Johnson - Heritage Preservation Commission

Molly Kauffman - Arts Commission

Parthiv Rawal - Board of Building Code Appeals

Adjourn Special Meeting

Mayor Klein adjourned the meeting at 6:59 p.m.

7 P.M. SPECIAL COUNCIL MEETING (Public Hearing/General Business)

CALL TO ORDER

Pursuant to Government Code Subdivision 54953(e), the meeting was conducted telephonically; pursuant to state law, the City Council made the necessary findings by adopting Resolution No. 1089-21, reaffirmed on August 9, 2022.

Mayor Klein called the meeting to order at 7:01 p.m. via teleconference.

ROLL CALL

Present: 7 - Mayor Larry Klein
Vice Mayor Alysa Cisneros
Councilmember Gustav Larsson
Councilmember Glenn Hendricks
Councilmember Russ Melton
Councilmember Omar Din
Councilmember Anthony (Tony) Spitaleri

Mayor Klein, and all Councilmembers attended via teleconference.

PUBLIC HEARINGS/GENERAL BUSINESS

- 1 [22-0786](#) Proposed Project: Related applications on a 1.25-acre site:
DEVELOPMENT AGREEMENT (DA): Introduction of an
Ordinance Approving and Adopting of a DA between the City
of Sunnyvale and Gary Thon-Lon Hon and Nichole Ying Lin
Hon, as trustees of the Hon Family Trust and Edward H.

Leone Jr. LLC

SPECIAL DEVELOPMENT PERMIT (SDP): to demolish the existing buildings and construct a new 125,128 square foot four (4) story office building with two (2) levels of underground parking

Location: 480 and 490 S. Mathilda Avenue and 355 W. Olive Avenue (APNs: 209-28-008 and 052)

File #: 2021-7281 (DA) and 2021-7280 (SDP)

Zoning: DSP Block 13

Applicant: Daniel Minkoff, Minkoff Group

Owners: Gary Thon-Lon Hon and Nichole Ying Lin Hon, as Trustees of the Hon Family Trust and Edward H. Leone Jr. LLC

Environmental Review: A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act (CEQA) provisions and City CEQA Guidelines.

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

Planning Officer Shaunn Mendrin provided the staff report and presentation.

Public Hearing opened at 8:03 p.m.

Daniel Minkoff, President, The Minkoff Group provided the applicant report and presentation.

Zachary Kaufman requested clarification regarding mass timber construction.

Charlie Conrad communicated support for the Project.

Kimberly Moya shared concerns regarding the impact of the Project on the neighborhood and the impact to neighbors' backyards.

Andy Maloney voiced potential problems the Project may cause for the neighborhood and residents.

Bill Weaver communicated agreement with concerns raised during public comment and shared additional concerns.

Calvin Shih shared their positive experience working with the project team and

support for the Project.

Greg Chiocco voiced support for the benefits the Project brings to the City and requested the City use the funding provided by the Project to support the adjacent neighborhood.

Kristi Chiocco shared that while the City and the developer benefit from the Project, neighboring residents do not benefit from the Project.

Sonal Gupta communicated support for development in Sunnyvale in general but voiced concerns with the Project as a neighbor.

Kristian Hayward spoke in support of the Project and a belief the developer adequately addressed community concerns.

Mike Johnson, Executive Director, Sunnyvale Downtown Association voiced support for the Project and shared their positive experience working with The Minkoff Group.

Stephen Meier shared support for the Project, while raising concerns regarding transportation and potential issues with the Project.

Alyssa communicated support for the Project and suggestions on how to address traffic concerns.

Nicholeen Nagrodsky-Scott shared concerns with the adequacy of public noticing for the Project and support for knowing how many individuals attend Council meetings virtually.

Victor Kasik voiced support for the Project and concern regarding the traffic flow from the proposed parking garage entrance.

Laurel Ashcraft communicated concerns of the Project setbacks and how they will affect residents South of the Project.

Ray Johnson shared concerns regarding the appropriateness and legality of using a Development Agreement for the Project.

Ari Feinsmith, Bike Sunnyvale voiced support for the bicycle infrastructure included

in the Project.

Dawn Maher, Chief Executive Officer, Sunnyvale Chamber of Commerce communicated the Chamber's support for the Project.

Cynthia Johnson requested the applicant install story polls prior to Council's approval and an objection to the Project using a portion of an adjacent parcel to meet driveway visual triangle requirements.

Daniel Minkoff, President, The Minkoff Group provided the applicant response to public hearing comments.

Megan Zentraf shared support for the Project and its use of mass timber.

Public Hearing closed at 9:16 p.m.

MOTION: Councilmember Spitaleri moved and Councilmember Melton seconded the motion to approve Alternative 1: Approve the Development Agreement and Special Development Permit:

- a) Make the findings required by Resolution No. 371-81 (Attachment 3 to the Report);
- b) Introduce an Ordinance approving and adopting a Development Agreement between the City of Sunnyvale and Gary Thon-Lon Hon and Nichole Ying Lin Hon, as trustees of the Hon Family Trust and Edward H. Leone Jr. LLC (Attachment 2 to the Report);
- c) Make the required findings to adopt the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program in accordance with CEQA, and approve the Special Development Permit based on the Recommended Findings in Attachment 4 and Recommended Conditions of Approval in Attachment 5 as recommended by the Planning Commission on July 25, 2022.

FRIENDLY AMENDMENT: Mayor Klein offered a friendly amendment replace Condition of Approval PF-6 with:

"TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:

The developer shall submit a final TDM for review and approval prior to occupancy of the new

building. The TDM plan shall ensure that all parking is maintained on site and, if required, on-site staff

shall assist with parking. [PLANNING AND PUBLIC WORKS]."

Councilmembers Spitaleri and Melton accepted the friendly amendment.

FRIENDLY AMENDMENT: Councilmember Hendricks offered a friendly amendment to grant a deviation from the driveway vision triangle for the trash delivery driveway.

Councilmembers Spitaleri and Melton accepted the friendly amendment.

City Clerk David Carnahan read the Ordinance title for the record.

The motion as amended carried with the following vote:

Yes: 7 - Mayor Klein
Vice Mayor Cisneros
Councilmember Larsson
Councilmember Hendricks
Councilmember Melton
Councilmember Din
Councilmember Spitaleri

No: 0

ADJOURNMENT

Mayor Klein adjourned the meeting at 9:51 p.m.