



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
October 21, 2013  
456 W. Olive Avenue, Sunnyvale, CA 94086**

**Study Session  
NONE**

**8:00 PM - Public Hearing – Council Chambers**

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**ROLL CALL**

Members Present: Chair Maria Dohadwala; Vice Chair Russell W. Melton  
Commissioner Gustav Larsson; Commissioner Glenn Hendricks; and Commissioner  
Ken Olevson.

Members Absent: Commissioner Bo Chang (excused).

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City  
Attorney; Ryan Kuchenig, Associate Planner; and Recording Secretary, Cristina Pfeffer.

**SCHEDULED PRESENTATION** - None.

**PUBLIC ANNOUNCEMENTS/PUBLIC COMMENTS**

Speakers are limited to three (3) minutes. If you wish to address the Planning  
Commission, please complete a speaker's card and give it to the Recording Secretary or  
you may orally make a request to speak. If your subject is not on the agenda, you will be  
recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by  
Planning Commission Members. If you wish to speak to a subject listed on the agenda,  
you will be recognized at the time the item is being considered by the Planning  
Commission.

**CONSENT CALENDAR**

**1.A. Approval of Minutes: October 14, 2013**

**ACTION: Vice Chair Melton moved to approve the items on the Consent  
Calendar. Comm. Larsson seconded. Motion carried, 5-0 with  
Commissioner Chang absent.**

*Any agenda related writings or documents distributed to members of the Planning Commission regarding  
any open session item on this agenda will be made available for public inspection in the Planning Division  
office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the  
Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code  
§54957.5.*

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2. FILE #:** 2013-7240  
**Location:** 520-592 & 610-630 East Weddell Avenue (APNs: Various)  
**Proposed Project:** **COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT**

The purpose of the meeting will be to gather public input on the Draft Environmental Impact Report (DEIR) for the East Weddell Residential Projects, which includes projects by two developers (Sares-Regis and Raintree Partners) on separate sites. The projects include General Plan Amendments from Industrial to High Residential High Density for the two parcels located adjacent to U.S. Highway 101 and Rezoning applications of each site to High Density Residential / Planned Development (R-4/PD). The projects also include Special Development Permits for 465 apartment units on a 12.04 acre site (two parcels) and a 205 apartment units on a 4.04 acre site (one parcel). Additional information is available online at *EastWeddell.inSunnyvale.com*

**Environmental Review:** Draft Environmental Impact Report (DEIR)

**Staff Contact:** Ryan Kuchenig, (408) 730-7431, *rkuchenig@sunnyvale.ca.gov*

**Note:** No action will be taken at this meeting. This public hearing is an opportunity for the public to provide comments on the DEIR. Written comments may be submitted until 5:00 p.m. on Wednesday, October 23, 2013.

**Ryan Kuchenig**, Associate Planner, presented information on the proposed project, and noted that the purpose of the public hearing is not for the Planning Commission to make a recommendation or decision, but rather to gather public input regarding the E. Weddell Draft EIR. Mr. Kuchenig said all written and oral comments will be included in the Final Subsequent Environmental Impact Report (SEIR), and that the project will be brought back before the Planning Commission for action on December 2, 2013.

**Chair Dohadwala opened the public hearing.**

**Joseph Coelho**, a Sunnyvale resident, presented illustrations from the DEIR with outlines of his suggestions. He said he uses the green belt often and thinks Planning should look at it as an alternative transportation corridor as there will be more high density coming up on the north side of town. He said page 62 of the report shows a public pathway but access appears to be private at the corner of Weddell and Fair Oaks, which he sees as a problem because the current green belt is not contiguous and the on-street portion is Weddell Avenue which he thinks is subpar because the bike lane is narrow and includes a gutter, there is tree debris in the street and people regularly

take the curve faster than they should. He said with hundreds or thousands more vehicle trips daily along Weddell, he thinks it is important for Planning and Traffic to consider a green belt that is contiguous and to come up with a way to move forward with that in conjunction with upcoming projects. He said he wishes these projects were medium density, but as they are high density which increases traffic, he suggests something like a cycle track on the east side of Weddell with blocked right turns on red because cyclists and pedestrians cross there. He also suggested the possibility of a bike and pedestrian bridge similar to the one at Borregas that crosses highways 101 and 237. He said he wonders if these developments may prevent these suggestions in the future, and said this might be something to consider when looking at boundaries, fencing and right-of-ways with developments. He said the green belt is a great amenity for the area, and he thinks developers see the green belt and trail system as amenities.

**Bessie Jane Carter**, a Sunnyvale resident who lives in the mobile home park on Weddell, said she does not think the traffic coming out of the park onto Fair Oaks was reviewed. She said the traffic is a nightmare. She said that the road planned for on Weddell comes in where residents of the mobile home park go in, and she can envision head-on collisions. She said going onto Fair Oaks from highway 101, a yield sign does not cut it as people do not know what "yield" means, and suggested installing a traffic light that makes drivers stop before they come onto Fair Oaks because it is dangerous.

**Chair Dohadwala closed the public hearing.**

**Vice Chair Melton** commented on the nomenclature of the draft EIR. He said in chapter four there is a sentence describing what the particular impact is and there is a code in parentheses citing "S" for "significant," which is the way he likes to see it. He said at the conclusion of the potential mitigations it says "the combination of the above measures would reduce this potential impact to a less than significant level," and next to that sentence in parentheses it says "LTS" which is another example of how he likes to see it coded. He said he found other examples where the impact score was not listed which demonstrates inconsistent nomenclature. He said there was another example where after the mitigation, it was not specified that the mitigations would take care of the impact; rather it just listed in parentheses "LTS." He requested the consultant go through the different mitigations shown in chapter four with a fine-tooth and make sure the nomenclature is synchronized throughout. Vice Chair Melton said he is not a California Environmental Quality Act (CEQA) expert and will leave it to others to determine the feasibility of an alternative he would like to suggest. He said he would call it the Public Safety/Public Service alternative which could have impacts on air quality, greenhouse gas emissions, land use and planning, noise, public service and transportation. He said the alternative would include lowering the speed limit on Fair Oaks to 35 miles per hour, re-signalizing or reworking the signal at Weddell and Fair Oaks for greater pedestrian and bike safety, potentially including islands and/or sanctuaries and lastly, to have the Fremont Union High School District (FUHSD) reopen Sunnyvale High School as a public high school.

**Comm. Hendricks** said he would like to make a comment similar to the comments he made on the draft EIR last week having to do with the full build-out pages. He said

those pages would be easier for everyone to read by highlighting the differences from the baseline and what is different from page A to the corresponding page.

**Trudi Ryan**, Planning Officer, said the comment period closes at 5:00 p.m. on Wednesday, October 23 and written comments will be accepted up until that point. She said all comments will then be reviewed by City staff and consultants and responses to comments and modifications to the draft EIR will be prepared.

### **3. Standing Item Potential Study Issues (2015)**

No potential study issues were discussed.

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

- **COMMISSIONERS ORAL COMMENTS**

**Vice Chair Melton** requested to staff provide any update to the Balanced Growth Profile (BGP) in light of upcoming large commercial development projects. **Ms. Ryan** said staff will be preparing items where there is a proposed General Plan Amendment, Rezoning or a Use Permit for additional Floor Area Ratio. She said there is an item on the Council agenda tomorrow night that a Councilmember requested for an updated BGP, which would be emailed to all Commissioners.

- **STAFF ORAL COMMENTS**

#### **City Council Meeting Report**

**Ms. Ryan**, Planning Officer, provided information on City Council actions and upcoming items.

**INFORMATION ONLY ITEMS** – None.

## **ADJOURNMENT**

With no further business, the Planning Commission meeting adjourned at 8:20 p.m.