



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
February 29, 2012
456 W. Olive Avenue, Sunnyvale, CA 94086**

7:00 PM – Study Session – West Conference Room

1. **File #:** 2011-7070
Location: City-wide
Subject: Comprehensive Sign Code Revisions
Staff Contact: Andrew Miner, (408) 730-7707
aminer@ci.sunnyvale.ca.us
Notes: (45 minutes)

2. **Public Comment** on Study Session Agenda Items (5 minutes)

3. **Comments** from the Chair (5 minutes)

8:00 PM - Public Hearing – Council Chambers

The Planning Commission met in regular session with Chair Hendricks presiding.

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Members Present: Chair Glenn Hendricks; Vice Chair Gustav Larsson; Commissioner Maria Dohadwala; Commissioner Arcadi Kolchak; Commissioner Brandon Sulser; and Commissioner Nick Travis.

Member Absent: Commissioner Bo Chang (excused).

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

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 of February 6, 2012.

ACTIONS: Vice Chair Larsson moved to approve the consent calendar. Comm. Kolchak seconded. Motion carried 6-0, with Comm. Chang absent.

PUBLIC HEARINGS/GENERAL BUSINESS

2. **File #:** 2012-7009
Location: 700 Timberpine Ave. (APN: 201-27-009)
Proposed Project: Special Development Permit for minor architectural modifications and to allow rear porch additions to 51 approved single family homes in an R-0/PD (Low Density Residential-Planned Development) Zoning District.
Applicant/ Owner: Toll Brothers / Josephine Angelo Trustee
Environmental Review: Categorically Exempt Class 3
Staff Contact: Gerri Caruso, 408-730-7591
gcaruso@ci.sunnyvale.ca.us

Trudi Ryan, Planning Officer, presented the staff report.

Vice Chair Larsson discussed with staff what triggered this project to return to the Planning Commission for consideration. Vice Chair Larsson referred to Attachment B, page 5, condition AT-1 and discussed with staff the lot coverage condition.

Chair Hendricks asked staff to elaborate on staff's level of concern of setting precedence by allowing the rear yard porches as proposed. Ms. Ryan said staff thinks the proposed modifications are consistent for this neighborhood.

Chair Hendricks opened the public hearing.

Dan Hale with Hunt Hale Jones Architects, architects for the project, said this application is to modify the previously approved plans to allow rear porches as an option for potential homebuyers.

Comm. Dohadwala asked Mr. Hale if adding porches would allow enough light to reach the interior spaces. Mr. Hale said the porches would have an impact on interior light and the homebuyer would need to consider the orientation of the house on the lot when deciding whether they want to include the porch option.

Chair Hendricks discussed with staff and the applicant the Green Point Rated Checklist and the 100 points expected. Ms. Ryan said the point requirement would only apply to the homes with the optional porch. Mr. Hale clarified that all the homes would be built with 100 points, however only the homes with the porches would be certified as 100 points.

Chair Hendricks closed public hearing.

Vice Chair Larsson moved for Alternative 1 to approve the Special Development Permit with attached conditions. Comm. Kolchak seconded the motion.

Vice Chair Larsson said he agrees with the staff assessment that the proposal is a minor modification as the porches are not visible from street. He said he thinks the porches are an attractive option and he is glad the applicants are building the homes to meet the 100 points. He said he could make findings.

Comm. Kolchak said he can make findings, he likes that the project is expected to meet the 100 points on the Green Point Rated Checklist, and agrees that the modification is minor.

Comm. Dohadwala said she would be supporting motion as she can make the findings. She said she likes the addition, and suggested there be input from the potential homeowners regarding the orientation of the home in regards to the porches.

Chair Hendricks said he would be supporting the motion, he can make the findings, and that he agrees with his fellow commissioners comments about the project.

ACTION: Vice Chair Larsson made a motion on 2012-7009 to approve the Special Development Permit with attached conditions. Comm. Kolchak seconded. Motion carried 6-0, with Comm. Chang absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than March 15, 2012.

3. **File #:** 2011-7758
Location: 495 E. Java Drive (APNs: 110-32-020 through 110-32-030)
Proposed Project: Major Moffett Park Design Review and Tentative Parcel Map to allow modifications to the approved NetApp campus (Site 1), which results in approximately 120,993 additional square feet above the entitled floor area and 76.4% Floor Area Ratio (FAR) for the site utilizing LEED Gold design. The project includes a modified design (fifth story) of the previously approved Buildings #5 & #6 and construction of a four-level parking garage.
Applicant/ Owner: NetApp
Environmental Review: Mitigated Negative Declaration
Staff Contact: Ryan Kuchenig, (408) 730-7431
rkuchenig@ci.sunnyvale.ca.us
Notes: *Continued from January 23, 2012.*

Ryan Kuchenig, Associate Planner, presented the staff report. He referred to Attachment B, page 11, and provided a recommended modification to condition BP-17. He said under “Bicycle and Pedestrian Facilities”, under the “What” section, that the final sentence be replaced to read “Because the project will increase bicycle traffic to the area, a fair share financial contribution, currently estimated at \$12,000, towards completing this improvement shall be provided by the project.”

Vice Chair Larsson discussed with staff the Mitigated Negative Declaration (MND), with staff confirming that this MND is for this portion of the project and there would be subsequent environmental review for future parts of the project. Vice Chair Larsson discussed with staff traffic impacts in and out of the site and the Moffett Park area. Vice Chair Larsson discussed the sidewalks near the site and confirmed with staff that the applicant is required to improve the sidewalks closest to the Building 5.

Comm. Sulser referred to Attachment C, page 18 of the MND, and discussed with staff item number 41 regarding pedestrian and bike circulation.

Chair Hendricks confirmed that this application pertains to Buildings 5 & 6 only. Chair Hendricks discussed with staff the parking. Trudi Ryan, Planning Officer, discussed the distribution of the parking and public transit. Chair Hendricks confirmed with staff that the Commission does not need to revisit previous EIRs (Environmental Impact Report) for the area. Ms. Ryan said that the MND for this project was site specific.

Chair Hendricks opened the public hearing.

Tom Gilman, with DES Architects + Engineers, architects for the NetApp campus, presented the project. He discussed the parking garage, and the clustering of the buildings to promote pedestrian connectivity. He said there are minor modifications to the landscape and talked about the consistency of landscaping throughout the site. He discussed the changes to buildings 5 and 6 from the earlier plans. Mr. Gilman discussed the character of the architecture and relationship the existing buildings including the materials and colors proposed, and the new

parking structure. Mr. Gilman provided samples of the materials to be used on the buildings and the garage.

Chair Hendricks asked Mr. Gilman to comment on the flow of the pedestrian connectivity near Crossman Avenue, and the LEED (Leadership in Energy and Environmental Design) Gold standard that this project would be built. Mr. Gilman said the LEED Gold standard is becoming more of the standard, and more companies are interested in having the sustainable facilities. Mr. Gilman discussed specifics used in the proposed project to meet these standards.

Ralph Durham, a Sunnyvale resident, said he thinks the pedestrian access has been handled well on this project. He commented about the bicycle lanes to the area, specific routes that need to be completed and better maintained, and connectivity to transit. He said he applauds the number of bike parking spaces and hopes that bike parking is also adequately scattered around the campus so cyclist can safely and securely park at every building.

Chair Hendricks asked staff if bike lanes completion and maintenance are part of this project. Ms. Ryan said that the applicant pays Traffic Impact Fees that go toward bike lanes in general; however, the applicant is only responsible for the project area.

Comm. Sulser discussed with staff the location of the public bike parking.

Tom Bryant, Vice President/Director of Workplace Resource with NetApp, commented about a previous Study Session with the Planning Commission a couple of months ago and changes made since then. Mr. Bryant provided background information about the campus, saying that NetApp currently has 11 buildings with 4700 occupants, and is growing. He said NetApp has a very active and vocal bike group. He said there are bike lockers around the buildings, and several months ago, they expanded those lockers. Mr. Bryant discussed the automobile traffic flow and what routes the bulk of employees use.

Chair Hendricks closed the public hearing.

Vice Chair Larsson moved for Alternative 2, to adopt the Mitigated Negative Declaration and approve the Major Moffett Park Design Review with modified conditions: modifying condition BP-17, Bicycle and Pedestrian Facilities, under the “What” section, that the final sentence be replaced to read “Because the project will increase bicycle traffic to the area, a fair share financial contribution, currently estimated at \$12,000, towards completing this improvement shall be provided by the project.” Comm. Sulser seconded.

Vice Chair Larsson said he was able to make the findings. He said these are very attractive buildings, he likes that the parking garage has moved to allow the buildings to be closer together, and he likes that the pedestrian connectivity is continuing to be enhanced. He said he is glad this project does not add the monster intersection, and he is excited to see a major employer growing in this economy.

Comm. Sulser said this is an attractive corporate campus and he looks forward to this project being completed.

Comm. Dohadwala said she would be supporting the motion and likes the way the project is designed. She said she likes that the cars are towards the back part of the project and the pedestrians are toward the front, and that the pedestrian design allows people to walk and get a little exercise. She thanked NetApp for being in Sunnyvale and supplying jobs to the area.

Comm. Kolchak said he shares the same sentiments as his fellow commissioners. He said he would be supporting the motion and is looking forward to seeing this project completed. He said he thinks it is great that NetApp reevaluated the pedestrian issues and that the project is pedestrian and bike friendly.

Chair Hendricks said he would be supporting the motion and can make the findings. He said he likes that NetApp has been growing in Sunnyvale in a responsible manner with long-term vision for the property. He said he thinks this is a great project.

ACTION: Vice Chair Larsson made a motion on 2011-7758 to adopt the Mitigated Negative Declaration and approve the Major Moffett Park Design Review with modified conditions: modifying condition BP-17, Bicycle and Pedestrian Facilities, under the "What" section, that the final sentence be replaced to read "Because the project will increase bicycle traffic to the area, a fair share financial contribution, currently estimated at \$12,000, towards completing this improvement shall be provided by the project." Comm. Sulser seconded. Motion carried 6-0, with Comm. Chang absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than March 15, 2012.

4. **Subject: 2012 Planning Commission Master Work Plan**

Trudi Ryan, Planning Officer, discussed the proposed 2012 Planning Commission Master Work Plan.

Chair Hendricks confirmed with staff that the Commission is to vote whether to accept or modify the work plan.

Comm. Travis moved to accept the 2012 Planning Commission Master Work Plan as presented. Comm. Dohadwala seconded the motion.

Comm. Travis said the plan is straightforward.

Comm. Dohadwala said that the work plan is fine.

ACTION: Comm. Travis made a motion to approve the 2012 Planning Commission Master Work Plan. Comm. Dohadwala seconded. Motion carried 6-0, with Comm. Chang absent.

APPEAL OPTIONS: The 2012 Planning Commission Master Work Plan will be provided to City Council.

5. **Standing Item: Potential Study Issues**

Comm. Dohadwala asked staff about whether there are plans for determining appropriate locations for bicycle parking along El Camino Real saying she has noticed cyclist tend to park wherever they can. **Trudi Ryan**, Planning Officer, said she is not aware of any specific plans, however the Commission could ask for staff to research the status of the subject and return to the Planning Commission with the information to see if proposing a Study Issue might be warranted.

Comm. Dohadwala moved for a potential study issue on appropriate locations for bicycle parking and locking up bicycles along El Camino Real. **Vice Chair Larsson seconded the motion. Chair Hendricks offered a Friendly Amendment for the potential study issue to include the entire City** and not just El Camino Real and suggested that when staff looks at the status of this issue that it should be determined whether the study should come back to the Planning Commission or possibly the Bicycle and Pedestrian Commission instead. **The Friendly Amendment was acceptable to the maker and seconder of the motion.**

Comm. Dohadwala said that she has noticed that bikes park all over the place and that maybe appropriate places for parking need to be identified.

Vice Chair Larsson said he is probably guilty of parking his bike where it should not be parked.

ACTION: Comm. Dohadwala made a motion for a potential study on appropriate regulations for bicycle parking and locking up bicycles. Vice Chair Larsson seconded. Motion carried 6-0, with Comm. Chang absent.

APPEAL OPTIONS: None. Staff will return to Planning Commission with the information regarding a potential study issue.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

Vice Chair Larsson announced that the Grand Boulevard Initiative group would be holding “A Walk the Talk Forum” regarding Sunnyvale and El Camino Real on March 5, 2012. The meeting will be held in the Sunnyvale City Council Chambers from 6:00 to 8:30 p.m. and the public is encouraged to attend this workshop for re-imagining El Camino Real.

- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, announced that Senior Planner Steve Lynch separated from the City of Sunnyvale and has taken a job elsewhere. Ms. Ryan provided staffing plans for the Planning Division for the next few months. Ms. Ryan announced that there would be three Land Use and Transportation Element (LUTE) and Climate Action Plan (CAP) Community Workshop meetings in the month of March. She said more information on the meetings could be found on the City website at: **Horizon2035.insunnyvale.com** .

Ms. Ryan discussed planning related items considered by City Council at the February 7, 2012 and February 28, 2012 meeting and items to be considered at the March 6, 2012 meeting.

Other Staff Oral Report

Kathryn Berry, Senior Assistant City Attorney, provided an update on the Palo Alto Medical Foundation litigation.

Chair Hendricks asked staff whether the City has determined future outreach regarding the Bus Rapid Transit. Ms. Ryan said she does not think there has been any decision regarding outreach yet.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting adjourned 9:15 p.m.
Respectfully submitted,

Trudi Ryan
Planning Officer