DRAFT MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **November 14, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner Chris Moylan; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: none

Staff Present: Trudi Ryan, Planning Officer; Joan Borger, Senior Assistant City Attorney; Gerri Caruso, Principal Planner; Ryan Kuchenig, Assistant Planner; Steve Lynch, Associate Planner; Jamie McLeod, Associate Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

APPROVAL OF MINUTES of October 24, 2005 and November 3, 2005

ACTION: Comm. Klein made a motion to approve the minutes of October 24, 2005. Comm. Moylan seconded the motion. Motion carried 4-0-3, Chair Hungerford, Vice Chair Fussell, and Comm. Babcock abstaining.

ACTION: Comm. Moylan made a motion to approve the minutes of the Special Meeting of November 3, 2005. Comm. Sulser seconded the motion. Motion carried 6-0-1, Vice Chair Fussell abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2005-0641 – Cingular Wireless** [Applicant] **Fairbrae Swim Club** [Owner]: Application for related proposals on a 1.06-acre site located at **696 Sheraton Drive** (near Hollenbeck Ave) in an R-1 (Low-Density Residential) Zoning District. (Negative Declaration) (APN: 202-09-020) AM; **(Continued from September 26, 2005) Applicant requests continuance to November 28, 2005 to review new project design.**

   - **Use Permit** to allow a new 62-foot tree-pole with six panel antennas and related ground equipment, and
   - **Variance** from SMC Section 19.54.040(p) to allow an 87-foot setback from the residential properties across Sheraton Drive where 124 feet is required.

Trudi Ryan, Planning Officer, said the applicant requests continuance of the item to the November 28, 2005 Planning Commission meeting. She said the residents in the area have been notified of the change.

ACTION: Comm. Klein made a motion on 2005-0641 to continue the item to November 28, 2005. Comm. Susler seconded. Motion carried 6-0, Comm. Moylan recused himself.

APPEAL OPTIONS: Item continued to the November 28, 2005 Planning Commission meeting.

2. **2005-0926** – Application for a Special Development Permit on a 6,098 square-foot site to allow first and second-story additions and a new, detached two-car garage totaling 3,185 square feet resulting in a FAR of 52%. The property is located at **375 Carroll Street** (near E Iowa Ave) in a DSP-8B (Downtown Specific Plan/Block 8B) Zoning District. (APN: 209-25-020) EL

ACTION: Comm. Moylan made a motion on 2005-0926 to approve the Special Development Permit with modified conditions; to allow an additional six inches to the height of the house. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is appealable to City Council no later than November 29, 2005.

3. **2005-0864 –Tasman V, LLC** [Owner]: Application for a Use Permit on a 2.2-acre site to allow recreational use (martial arts club) in a 4,500 square foot space of an existing industrial building. The property is located at **1257 Tasman Drive** (near Reamwood Ave) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 104-58-007) RK

ACTION: Comm. Babcock made a motion on 2005-0864 to adopt the Negative Declaration and approve the Use Permit with attached conditions. Vice Chair Fussell seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is appealable to City Council no later than November 29, 2005.

4. **2005-0023 - City of Sunnyvale Study Issue – Historic Murphy Avenue Revitalization Project.** Study to consider the adoption of the S. Murphy Avenue Streetscape Revitalization Design Plan – SL

ACTION: Comm. Simons made a motion on 2005-0023 to: A. approve the preferred Design Plan with modifications, B. Pursue a grant from Metropolitan Transportation Commission (MTC) in 2006 for an approximate $3 million project, C. Develop a policy regarding new public seating and the non-moving portion of the sidewalk for Council's further consideration, D. Draft a News Rack Special District Study Issue for 2006, and E. Draft an interim policy on moving street furniture on Murphy Avenue. Modifications include; to place a requirement that includes the seating for the perimeter parking wall to be set at the most appropriate height for civic seating; the grant proposal shall include reference to the Valley Transportation Authority Pedestrian Guidelines; look into the possible ways of handling a safe crosswalk on Sunnyvale Avenue that crosses the two parking areas near Evelyn; have staff investigate the usage of aesthetics and enclosures to both remove the nuisance of the garbage and provide easy accessibility for pickup and that it not impede pedestrian traffic. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is scheduled to go to City Council on November 22, 2005.

5. **2005-0804 – Southbay Christian Church** [Applicant] **Classic Communities** [Owner]: Application for a Use Permit on a 1.4-acre site to allow a place of assembly (religious use) in an existing industrial building. The property is located at **539 East Weddell Drive** (near Morse Ave) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 110-14-158) JM **(Continued from October 24, 2004)**

ACTION: Comm. Babcock made a motion on 2005-0804 to adopt the Negative Declaration and approve the Use Permit with modified conditions; to modify Condition of Approval (COA) 1.J. to change the hours of operation to 8 a.m. to 10 p.m.; to modify COA 1.N. to read, "Entire site shall be used for a place of assembly as defined in the report."; to add to the COAs the language "upgrading of landscape and irrigation system per proposed plans,"; to modify COA 5.B. to include the wording, "large species native trees as appropriate for the site." Comm. Sulser seconded. Motion carried, 6-0, Comm. Moylan recused himself.

APPEAL OPTIONS: This item is appealable to City Council no later than November 29, 2005.

6. **2005-0803 – Southbay Christian Church** [Applicant] **Classic Communities** [Owner]: Application for a Use Permit on a 2.3-acre site to allow a place of assembly (religious use) in an existing industrial building. The property is located at **521 East Weddell Drive** (near Morse Ave) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 110-14-196) JM **(Continued from October 24, 2004**

ACTION: Comm. Babcock made a motion on 2005-0803 to adopt the Negative Declaration and approve the Use Permit with modified conditions; minor architectural modifications to be required to reflect its usage as a place of assembly; that Condition of Approval (COA) 5.B include the language "large species native trees as appropriate for the site"; a COA be added that reads "upgrading of landscape and irrigation system per proposed plans." Comm. Simons seconded. Motion carried 6-0, Comm. Moylan recused himself.

APPEAL OPTIONS: This item is appealable to City Council no later than November 29, 2005.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

  Comm. Simons congratulated **Comm. Moylan** on his success in the recent election for City Council and wished him the very best.

- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said there have been two City Council meetings since the last regular Planning Commission meeting. At the Council meeting of October 25, 2005 the Council heard the application by Centex Homes for the redevelopment of the Oasis Mobile Manor site. The Planning Commission had recommended in favor of the 55 units as requested by the applicant with some modification to the street design. The Council approved the 55 units and a 22 foot wide street that includes a sidewalk in the interior portion and some addition of parking spaces. The second item related to Planning was the moratorium placed on places of assembly in commercial industrial zoning districts and amusement recreation uses in industrial zones. Council approved the continuation of the moratorium to the end of March of 2006 or until the study is finished, whichever occurs first, and provided an exemption of seminaries as defined for adult religious instruction for fewer than 40 students. The third item related to planning was the joint meeting of the Redevelopment Agency and City Council to consider the adoption of the amendment and restated redevelopment plan as recommended for approval by the Planning Commission. The item was continued to the November 1, 2005 City Council meeting where it was heard and approved with the changes as recommended.

Other Staff Oral Report

Ms. Ryan said that staff also offers congratulations to **Comm. Moylan** on his recent success in the City Council election.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer