



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
March 10, 2008  
456 West Olive Avenue, Sunnyvale, CA 94086**

**7:00 - Study Session – West Conference Room**

Meeting called to order.

1. **2007-0764 - Single Family Home Development Standards (Study Issue)**  
*(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 Sulser presiding.

**ROLL CALL**

Members Present: Chair Brandon Sulser; Vice Chair Harriet Rowe; Commissioner Laura Babcock; Commissioner Charles Hungerford; Commissioner Larry Klein; and Comm. David Simons.

Absent: Commissioner Bo Chang (excused absence due to illness)

Staff Present: Kathryn Berry, Senior Assistant City Attorney; Gerri Caruso, Principal Planner; Andrew Miner, Principal Planner; Steve Lynch, Senior Planner; Surachita Bose, Associate Planner; and Luis Uribe, Recording Secretary.

**SCHEDULED PRESENTATION** - None

**PUBLIC ANNOUNCEMENTS** - None

**CITIZENS TO BE HEARD** - None

**APPROVAL OF MINUTES of February 25, 2008**

**ACTION: Vice Chair Rowe made a motion to approve the minutes of February 25, 2008 as published and corrected. Comm. Klein seconded. Motion carried, 6-0, Comm. Chang absent.**

**PUBLIC HEARINGS/GENERAL BUSINESS**

1. **2007-1302** – Application for a Design Review to allow a 1,745 square foot two-story addition to an existing residence resulting in 3,845 square feet and 62% FAR (Floor Area Ratio) where 45% may be allowed without Planning Commission review. The property is located at **1035 Daisy Court** (near Smoke Tree Wy.) in an R-0 (Low Density Residential) Zoning District. (APN: 213-15-002) MH (*Continued from February 25, 2008*)(*Applicant requests indefinite continuance*)

**ACTION: Vice Chair Rowe made a motion on 2007-1302 to continue this item indefinitely. Comm. Babcock seconded. Motion carried unanimously, 6-0, Comm. Chang absent.**

**APPEAL OPTIONS: This item will be re-noticed before it is scheduled for a hearing.**

2. **2007-1083** - Appeal of a decision by the Administrative Hearing Officer denying Special Development Permit to allow an accessory utility building (arbor) with a one-foot side-yard setback where 4 feet is required. The property is located at **1464 Yukon Drive** (near Cheyenne Drive) (APN: 323-47-025) NC

**ACTION: Comm. Babcock made a motion on 2007-1083 to grant the appeal, and approve the Special Development Permit with modified conditions that no portion of the structure shall exceed 7.5 feet and that no solid walls be added. Comm. Simons seconded with a friendly amendment that no future solid roof shall be added and if solar panels are added, the gazebo must meet the setback requirements. He also noted that more restricted neighborhood association rules shall supersede these conditions. Motion failed 3-3 with Chair Sulser, Vice Chair Rowe and Comm. Klein dissenting, Comm. Chang absent.**

**APPEAL OPTIONS: A tie is effectively a denial of the appeal. The applicant has 15 days to appeal this decision to the City Council, which would be no later than March 25, 2008.**

3. **2007-0721 - T-Mobile [Applicant] City of Sunnyvale [Owner]: Application for a Use Permit on a 9.1 acre site to allow six antennas on a 69-foot tall tree pole and ancillary ground equipment within a 240 square foot equipment enclosure at Ponderosa Park. The property is located at **811 Henderson Avenue** (near Iris Ave.) in a P-F (Public Facility) Zoning District. (Negative Declaration)(APN: 213-27-002) SB**

**ACTION:** Comm. Simons made a motion on 2007-0721 to adopt the Negative Declaration and approve the Use Permit with modified Conditions of Approval (COA); that the placement of the shed remain but shall be vaulted; that all wiring, whether there is co-location in the future, shall be on the interior of the tree pole; That there be asymmetry added to the monopine; that the Director of Community Development will approve the type of generator that will be used on site; that T-Mobile shall agree to allow future providers to co-locate subject to Use Permit approval; that the base of the vault be landscaped. Comm. Babcock seconded. Comm. Klein added a friendly amendment that the Director of Community Development be notified of the request to install the generator. Comm. Simons accepted the amendment. Comm. Hungerford added a friendly amendment that COA 1.H. also include a noise study be conducted while the generator and air conditioning compressor are in use. Comm. Simons accepted. Motion carried 5-1 with Chair Sulser *dissenting* and Comm. Chang absent.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than March 25, 2008.

4. **2008-0097 – Downtown Sunnyvale Mixed-Use LLC** [Applicant/Owner]: Application for a Special Development Permit for revisions to the Sunnyvale Town Center redevelopment project's Redwood Square. The property is located at **2502 Town Center Lane** (project is generally bounded by Iowa Avenue to the south, Sunnyvale Avenue to the east, Washington Avenue to the north, and Mathilda Avenue to the west.) in a DSP-18 (Downtown Specific Plan Block 18) Zoning District. (APN: 209-34-009, 010, 015, 016, 017, 018 and 209-35-001, 005, 007, 010, 011, 012) SL

**ACTION:** Comm. Klein made a motion on 2007-0097 to approve the Special Development Permit for revisions to the design of Redwood Square with modified conditions; that the applicant work with the Director of Community Development to add landscaping to soften the architecture of the pavilion buildings. Vice Chair Rowe seconded. Comm. Simons added a friendly amendment; trees being selected for the large planters shall be the largest genetic species of that tree; that the information kiosk shall contain information on who to contact with request for activities. Motion carried 6-0 with Comm. Chang absent.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than March 25, 2008.

5. **Review of the Code of Ethics/Code of Conduct**

**ACTION:** No action needed.

**APPEAL OPTIONS: Comments will be provided to the City Council and is scheduled to be heard by City Council on April 8, 2008.**

**6. Planning Commission – 2008 Work Plan**

**ACTION: Comm. Rowe made a motion to approve the Planning Commission – 2008 Work Plan. Comm. Klein seconded. Motion carried 6-0 with Comm. Chang absent.**

**APPEAL OPTIONS: Not applicable.**

**NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS' ORAL COMMENTS
- STAFF ORAL COMMENTS

**City Council Meeting Report**

**Ms. Caruso** said that on February 26, 2008 Council heard and adopted the study issue for Parking Requirements for Residential and Commercial Developments. There was another meeting on March 4, 2008 but there were no Planning items.

**Other Staff Oral Report**

**INFORMATION ONLY ITEMS**

**ADJOURNMENT**

With no further business, the Commission meeting was adjourned at 12:10 a.m.

Respectfully submitted,

  
Gerri Caruso  
Principal Planner