



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
May 12, 2008
456 West Olive Avenue, Sunnyvale, CA 94086**

**SPECIAL START TIME - 6:30 PM
Study Session – West Conference Room**

Meeting called to order.

- 1. 2007-0346 – Study Issue to Consider City-Wide Sustainable Building Incentives and Requirements RK (50 minutes)**
- 2. 2008-0148 – Goodwill Industries [Applicant] Dicks Lakewood Corp. [Owner]:** Application for related proposals located at **1119 Lawrence Ave.** (near Lakehaven Dr.) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 110-23-110) MH; *(25 minutes)*
 - **Rezone** to consider an amendment to Title 19 of the Sunnyvale Municipal Code to allow donation trailers in the C-1 Zoning District,
 - **Special Development Permit** to allow a donation trailer to be located onsite.
- 3. Public Comment on Study Session Agenda Items (5 minutes)**
- 4. 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 Bo Chang; Commissioner Charles Hungerford; Commissioner Larry Klein; and Comm. David Simons.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Lieutenant John Gienger, Department of Public Safety (DPS); Dayton Pang, Deputy Chief of Special Operations (DPS); Cherel Sampson, Community Services Officer (DPS); Gerri Caruso, Principal Planner; Steve Lynch, Senior Planner; and Debbie Gorman, Recording Secretary.

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of April 28, 2008

Comm. Simons moved to approve the minutes of April 28, 2008. Comm. Klein seconded. Motion carried unanimously, 7-0.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2007-0764 - Single-Family Home Development Standards and Accessory Utility Building Standards (Study Issue) MH (*Staff requests continuance to a date certain.*)**

Trudi Ryan, Planning Officer, said staff is recommending continuance of this item to the Planning Commission meeting of June 9, 2008.

ACTION: Comm. Klein made a motion on 2007-0764 to continue this item to June 9, 2008. Vice Chair Rowe seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This action serves as legal notification of the continuance of this item.

2. **2008-0122: Application for a Design Review to allow an approximately 1,930 square foot one and two-story addition to an existing 754 square foot home totaling 2,684 square feet resulting in a 54.7% Floor Area Ratio (FAR) where 45% FAR may be allowed without Planning Commission review. The property is located at **800 Acacia Avenue** (at N. Fair Oaks Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 205-45-060) NC (*Continued from March 24, 2008*)**

ACTION: Comm. Simons made a motion on 2008-0122 to approve the Design Review with modified conditions: to add to the conditions that the entry way design be consistent with the design of the windows and the front door and with the architecture of the house. Comm. Klein seconded. Motion carried, 4-3, Comm. Babcock, Comm. Chang and Vice Chair Rowe dissenting.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than May 27, 2008.

3. **2008-0245 – Sheri DeCaire** [Applicant] **Peter Van Dyck** [Owner]: Use Permit to allow a vocational school for developmentally disabled adults. The property is located at **230 Commercial St.** (near E. Arques Ave.) in an M-S (Industrial & Service) Zoning District. (Mitigated Negative Declaration) (APN: 205-35-007) SL

ACTION: Comm. Babcock made a motion on 2008-0245 to adopt the Mitigated Negative Declaration and deny the Use Permit. Comm. Hungerford seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than May 27, 2008.

4. **Seismic Safety and Safety Sub-Element Update of the General Plan**

ACTION: Comm. Klein made a motion to recommend to City Council to approve the Seismic Safety and Safety Sub-Element Update of the General Plan as presented tonight, including the Planning Commission's comments. Vice Chair Rowe seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the June 10, 2008 City Council meeting.

5. **2008-0481 - Adoption of Work Plan for Update of Land Use and Transportation Element (Study Issue) GC**

ACTION: Vice Chair Rowe made a motion on 2008-0481 to adopt the Work Plan for update of the Land Use and Transportation Element as submitted and direct staff to return with separate budgets for advanced web design for an interactive LUTE and an EIR budget in fall 2008 with management and coordination of the LUTE to be done by staff with the modification: that the Planning Commission and Bicycle and Pedestrian Advisory Commissions be invited to and convene community meetings with the purpose of receiving input from the community and with the protocols for conducting the meetings decided through discussions with the two chairs and staff. Comm. Simons seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the June 10, 2008 City Council meeting.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS' ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said that on April 29, 2008 the City Council considered a report reviewing the changes made a couple of years ago to the Sign Ordinance. She said that Council agreed with staff that the existing ordinance has been effective and that the section regarding large inflatable objects, i.e. bounce houses, needs clarification to the language. Ms. Ryan said that staff would return to the Planning Commission to review a report clarifying the language regarding the large inflatable objects section of the Sign Ordinance. Ms. Ryan said that tomorrow evening, May 13, 2008 that the City Council would be considering an appeal of a Design Review for a site located on Conway, which the Planning Commission previously denied.

Other Staff Oral Report

Ms. Ryan commented that Comm. Babcock and Comm. Simons seem a bit giddy at the prospect of completing their terms as Planning Commissioners at the end of June 2008 after serving eight years and 10 years (respectively).

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:37 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer