



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
June 23, 2008
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

- 1. Training: Neighborhood Preservation Program** DH *(25 minutes)*
- 2. Study Issue: New Residential Heritage Districts, Phase II** (Design Guidelines and Heritage Evaluations) AM *(20 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 Bo Chang; Commissioner Charles Hungerford; Commissioner Larry Klein; and Comm. David Simons.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Andrew Miner, Principal Planner; Steve Lynch, Senior Planner; and Debbie Gorman, Recording Secretary.

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

CONSENT CALENDAR

ACTION: Comm. Simons moved for the approval of the consent calendar. Vice Chair Rowe seconded. Motion carried unanimously, 7-0.

1.A. APPROVAL OF MINUTES of June 9, 2008

1.B. 2008-0033 – Manooch Pouransari [Applicant] Dollinger-Arques Association, a Ltd Ptsp [Owner]: Application to modify a Use Permit to remove a condition of approval limiting a Place of Assembly use to three years (Grace Adult Day Health Care). The property is located at **1197 East Arques Avenue** (near Lawrence Expwy.) in an MS-POA (Industrial & Service – Place of Assembly) Zoning District. (APN: 205-24-004) SL

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 8, 2008.

1.C. 2008-0468: Application for a Design Review to allow a new 2,714 square foot home resulting in an approximately 49% Floor Area Ratio (FAR) where 45% may be allowed without Planning Commission review. The property is located at **1347 Sandia Avenue** (near Havenwood Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 104-17-105) RZ (*Application withdrawn, no action required: new application does not require public hearing.*)

APPEAL OPTIONS: No appeal options.

1.D. 2008-0494: Application for a Design Review for a first story addition and new second story to an existing one-story home for a total of 3,283 square feet and 55% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review. The property is located at **840 Durshire Way** (near Magpie Ln.) in an R-0 (Low Density Residential) Zoning District. (APN: 309-32-061) SL

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 8, 2008.

1.E. 2008-0117: Appeal of a decision by the Administrative Hearing Officer denying a Variance from Sunnyvale Municipal Code section 19.46.140 to allow a parked recreational vehicle in the corner vision triangle. The property is located at **520 Carroll Street** (at Bishop Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 209-31-026) GC (*Staff requests continuance to July 28, 2008.*)

APPEAL OPTIONS: No appeal options.

PUBLIC HEARINGS/GENERAL BUSINESS

2. **2008-0405 – T-Mobile [Applicant] Pastoria Land and Building Corp. [Owner]:** Application for a Use Permit to allow 3 additional antennas for a total of 6 antennas to an existing wireless telecom site that has 6 carriers on a 99' tall monopole. The property is located at **375 N Pastoria Avenue** (near Hermosa Dr.) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 165-30-119) AM

ACTION: Comm. Simons made a motion on 2008-0405 to adopt the Negative Declaration and approve the Use Permit with modified conditions: to add a condition that any changes to the antennas or pole in the future would require public hearing review; to add a condition that staff would determine a correct color for aesthetic improvement to the pole and if the pole requires painting that the improvement be made to the maximum that is allowable by law; to add a condition that the proposed project be required to share in aesthetic cost improvements for users on this antenna; to recommend that any future review or addition to this antenna be encouraged to trigger aesthetic improvements and that the number of users not be an excuse for excluding the triggering of aesthetic improvements. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 8, 2008.

3. **2008-0121:** Appeal by applicant of a decision of the Administrative Hearing Officer's denying an application for a Variance from Sunnyvale Municipal Code section 19.34.066 to allow an addition in the 40-foot corner vision triangle. The property is located at **305 East Arques Avenue** (at N. Bayview Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 204-40-049) SL

ACTION: Comm. Babcock made a motion on 2008-0121 to grant the appeal and approve the Variance with the attached conditions. Vice Chair Rowe seconded. Motion carried , 6-1, with Comm. Simons dissenting.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 8, 2008.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS' ORAL COMMENTS

Comm. Klein said he is privileged to honor David Simons who has served on the Commission for 10 years, and Laura Babcock who has served on the

Commission for 8 years as this is their final meeting serving as Planning Commissioners. His presentation was as follows:

He said first, Dave Simons, would be receiving the Palm Award, because if you remember the movie "Mr. Roberts", Henry Fonda was awarded the Order of the Palm for how he led and inspired the troops. Comm. Klein said Comm. Simons' love of palm trees (or should I say hate?) is well known to the commissioners, and it seemed only the fitting award for him. He said Comm. Simons has provided inspiration in tackling difficult issues and difficult motions, with a can-do attitude of "let's just try it". He said sometimes it's been bumpy to get to the final motion, but Dave has shown that the group can work together to help make the best decision. Comm. Klein said, most importantly, Dave's love and knowledge of native trees and architecture will be sorely missed. He added that Dave has educated this commission and the public, and thanked him.

Comm. Klein said, "and now, Laura Babcock". He said she has been a strong leader for this commission. He said when he was still considering applying to the commission, that the way she ran the meetings as Chair made him want to be a part of this group. He said he considers himself lucky for having the opportunity of working with her. Comm. Klein said that over the years, she has made more than her fair share of the difficult motions and has been able to tell people "No" to their proposals, and while they might not have been happy, they knew that she always tried to be fair. He said her love of history and the heritage of Sunnyvale have always been apparent, and while serving on the commission she has simultaneously worked hard to finish the Murphy Heritage House Museum, which opens on September 27, 2008. Congratulations! He said thanks for working to preserve Sunnyvale's heritage, and for that she receives the Heritage Award.

Comm. Klein said "and to both of you", I'm sure you won't miss the long evenings where the meetings go past midnight, and the weekends spent reading numerous pages of materials, and driving from site-to-site for site visits (especially with the high cost of gas now). He said he wants them to know that their presence on this commission will be sorely missed. He thanked both for their commitments to the City, and said they really should know that they have made Sunnyvale a better place to live.

Comm. Simons provided cards and comments to staff and the Commissioners. He thanked all for the years he has worked with everyone. He said it has been a great time.

Comm. Babcock said thank you to the Commissioners and staff. She said it has been a pleasure to serve these eight years and she thinks that is just the right amount of time. She said the past two years have been outstanding due to the cohesiveness and respect between the Commissioners. She said she feels they have made a positive difference. She thanked staff for the time and

respect that has been given. She thanked all for the privilege of serving and said she hopes to see everyone on September 27, 2008 at the Grand Opening of the Sunnyvale Historical Museum.

Vice Chair Rowe expressed her personal thanks to Dave Simons and Laura Babcock for their service.

Comm. Hungerford said that both Dave and Laura have been wonderful teachers to the rest of the Planning Commissioners and thanked them for their service.

Comm. Chang said as a new Commissioner that Dave and Laura have been tremendous help and will be missed and said the City of Sunnyvale owes both of them a lot for their service.

Chair Sulser agreed that Dave and Laura have been great mentors to all of the Commissioners and said they leave big shoes to fill. He said the Commission would definitely miss them on Monday evenings.

- **STAFF ORAL COMMENTS**

Trudi Ryan, Planning Officer, said staff is very appreciative of the service that Comm. Babcock and Comm. Simons have given. She said she was panicked a few years back when four Commissioners were gone within 6 months. She said with Laura and Dave's leadership that we all survived the change. She offered her heartfelt thanks for their service.

Kathryn Berry, Senior Assistant City Attorney, expressed how wonderful it has been to work with this Commission, how everyone has benefited and thanked both Commissioner's for their service. Ms. Berry commented to Comm. Babcock on how the lovely the Museum is looking and thanked her for her work with the project.

City Council Meeting Report

Ms. Ryan commented that with the exiting of Comm. Babcock and Comm. Simons that at the Council meeting of June 10, 2008, two new commissioners were appointed. She said they are Dianne McKenna and Nick Travis. She said at the same meeting the Council approved the project on Flora Vista that the Planning Commission recently reviewed. She said the applicant accepted the action of the Planning Commission and redesigned the project reducing it by one unit. The applicant requested that the Council allow the units to have individual driveways with a shared apron, which is different from the Planning Commission's recommendation. The Council approved the applicant's request. Ms. Ryan said the Council reviewed the Housing Mitigation Fee adjustment. Ms. Ryan said that the Council also approved the request that the Planning Commission made regarding the budget, which provided the

additional \$7,000 needed to allow all of the Planning Commissioner's to attend the Annual Planners Institute Conference in 2009.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:18 p.m.

Respectfully submitted,



Trudi Ryan
Planning Officer