



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
JULY 14, 2008
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

1. **2008-0457 - Johnson Lyman Architects** [Applicant] **Pacific Dsla No 2** [Owner]: Application for a Special Development Permit to allow demolition of an existing 113,120 square foot retail space (Pak 'N' Save, Shoe Pavilion, and Drug Barn) and the construction of a new grocery store (Safeway) and retail buildings for a total of 110,025 square feet. The property is located at **150 E. El Camino Real** (at Cezanne Dr.) in a C-2/ECR (Highway Business/Planned Development) Zoning District. (Negative Declaration) (APN: 211-17-003) NC *(25 minutes)*
2. **2008-0456 – Johnson Lyman Architects** [Applicant] **Pacific Dsla No 2** [Owner]: Application for a Special Development Permit to allow demolition of an existing building (Firestone Tires) and construction of two new retail buildings, for a total of 18,339 square feet. The property is located at **112 East El Camino Real** (at Sunnyvale-Saratoga Rd.) in a C-2/ECR (Highway Business/Planned Development) Zoning District. (Negative Declaration) (APN: 211-17-001) NC *(20 minutes)*
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 Bo Chang; Commissioner Charles Hungerford; Commissioner Larry Klein; and Commissioner Dianne McKenna; and Commissioner Nick Travis.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Gerri Caruso, Principal Planner; Mariya Hodge, Assistant Planner; and Debbie Gorman, Recording Secretary.

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of June 23, 2008

Vice Chair Rowe moved to approve the minutes of June 23, 2008. Comm. Hungerford seconded. Motion carried, 5-0-2, with Comm. McKenna and Comm. Travis abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

1. Election of Chair

Chair Sulser opened the floor for nominations for Chair.

Comm. Klein nominated Vice Chair Rowe to serve as Chair for the 2008-2009 year. There were no further nominations.

Comm. Hungerford moved to close the nominations. Comm. McKenna seconded the motion.

ACTION: Comm. Klein nominated Vice Chair Rowe to serve as Chair of the Planning Commission for the 2008-2009 year. Vote was unanimous, 7-0.

Chair Rowe exchanged seats with outgoing Chair Sulser.

Chair Rowe presided over the remainder of the meeting.

ROLL CALL was retaken.

Members Present: Chair Harriet Rowe; Commissioner Bo Chang; Commissioner Charles Hungerford; Comm. Larry Klein; Commissioner Dianne McKenna; Commissioner Brandon Sulser; and Commissioner Nick Travis.

2. Election of Vice Chair

Chair Rowe opened the floor for nominations for Vice Chair.

Comm. Hungerford nominated Comm. Chang to serve as Vice Chair for the 2008-2009 year. There were no further nominations.

Comm. McKenna moved to close the nominations. Comm. Klein seconded the motion.

ACTION: Comm. Hungerford nominated Comm. Chang to serve as Vice Chair of the Planning Commission for the 2008-2009 year. Vote was unanimous, 7-0.

3. Selection of Seats

Chair Rowe said that the Commission would select the seating arrangement for the 2008-2009 year. **Trudi Ryan**, Planning Officer, said that the order for the selection of the seats for the Planning Commission would begin with the Chair seated in the middle. She said the Vice Chair then selects their seat, traditionally to the right or left of the Chair and then the remaining Commissioners, in order of seniority of service on the Planning Commission, select their seats. The remaining Commissioners in order of seniority are as follows: Comm. Hungerford, Comm. Klein, Comm. Sulser, Comm. McKenna, and Comm. Travis. Ms. Ryan said the seating arrangement would be seat numbers one through seven with one being the furthest seat to the left and seven being the furthest seat to the right facing the dais from the audience. Vice Chair Chang said, he would chose seat three. Chair Rowe asked the Commissioners for their preference by order of seniority resulting in the following seating arrangement: Comm. McKenna, seat one; Comm. Sulser, seat two; Vice Chair Chang, seat three; Chair Rowe, seat four; Comm. Klein, seat five; Comm. Hungerford, seat six; and Comm. Travis, seat seven.

Ms. Ryan said the new seating arrangement would begin at the July 28, 2008 Planning Commission meeting.

- 4. 2007-1302:** Application for a Design Review to allow a 1,408 square foot one- and two-story addition to an existing single-story home resulting in 3,507 square feet and approximately 57% Floor Area Ratio (FAR) where 45% FAR 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

ACTION: Comm. Klein made a motion on 2007-1302 to approve the Design Review with modified conditions: to modify Condition of Approval 3.A.1 that the Floor Area Ratio be reduced below 52%. Comm. Sulser seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 29, 2008.

5. **2006-0712: Trumark Companies** (Applicant/Owner): Hearing to take public comments and testimony on the **Draft Environmental Impact Report (EIR)** for a project located at **1275 and 1287 Lawrence Station Road**. Comments taken will be included in the Final Environmental Impact Report. The public comment period ends on July 15, 2008. The proposed project consists of the following:

- **Creation of a new *Mixed Use Combining District (MU)***;
- **Amendment of the General Plan** from *Industrial* to *Very High Density Residential*;
- **Rezoning** from *Industrial and Service (M-S)* to *High Density Residential and Office with a Mixed Use Combining District (R-5/MU)*;
- **Special Development Permit** to construct 348 residential dwelling units and between 14,440 and 16,000 square feet of commercial uses. GC

Trudi Ryan, Planning Officer, said all the comments this evening were from the Planning Commission and the comments would be packaged and forwarded to the EIR Consultant. She said responses to each of the comments and all other written comments received prior to 5 p.m. tomorrow afternoon, July 15, 2008, would appear in the Final EIR. She said, as the comment period closes, staff would package the Final EIR and make it available to the public for a minimum of 10 days adding that the Planning Commission and City Council meetings to take action on this project would be scheduled for August or September 2008.

6. **2007-0764: Consideration of Changes to Single-Family Home Development Standards and Accessory Utility Building Standards (Study Issue) MH**

ACTION: Comm. made a motion on 2007-0764 to recommend that City Council direct staff to prepare an ordinance, modify the Single-Family Home Design Techniques, modify application submittal requirements and return with a budget modification for approximately \$24,040 (subject to change to address Planning Commission modifications) to add appropriate funding to the Land Use Planning Program 242 budget, consistent with the staff's recommendations in Attachment I and N with the following modifications: on page 4 of Attachment I, item 1, to clarify that a Design Review will still be required for any addition which results in an increase of 20% of the existing floor area, as well as for projects resulting in a significant modification to the exterior appearance of the home; on page 3 of Attachment I under "Public Notification," item 2, to increase the recommended notification radius to 200 feet for new two-story homes and second-story additions; on page 3 of Attachment I, add a new recommended Design Technique stating that "Roof-mounted solar installations are encouraged on single-family homes, and Design Review should not discourage these installations"; on page 1 of Attachment I, item 3, to clarify that the recommended Design Techniques on second story width is in addition to the required setbacks in the City's zoning standards; on page 1 of Attachment I, item 4, to clarify that the proportional

changes to the combined side setbacks for small and large lots apply to the second story side setbacks as well as the first story side setbacks; and on page 1 of Attachment I, to add an item to clarify that the staff's recommendation does not propose changes to the front and rear setback requirements. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the August 12, 2008 City Council Meeting.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS' ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said, at the Council Meeting of June 24, 2008, the City Council adopted the work plan for the Land Use Transportation Element (LUTE). She said that at the Council meeting tomorrow evening, July 15, there would be a Study Session at 5 p.m. to provide updates on the Downtown Sunnyvale project. Ms. Ryan said the Planning Commission is welcome to attend. She said, also tomorrow evening, the Council would be considering an amendment to the zoning code to allow donation trailers in the C-1 zoning district and the specific application for a donation trailer at the Dick's Lakewood Shopping Center in the Lakewood area.

Other Staff Oral Report

Ms. Ryan welcomed the two new Planning Commissioners, Dianne McKenna and Nick Travis. She also congratulated Chair Rowe and Vice Chair Chang for their nominations and new roles as Chair and Vice Chair.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer