



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
JULY 28, 2008
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

- 1. Overview – Calculating the City’s Ecological Footprint GC** *(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 Rowe presiding.

ROLL CALL

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

Members Absent: Commissioner Charles Hungerford (excused absence due to illness)

Staff Present: Gerri Caruso, Principal Planner; Kathryn Berry, Senior Assistant City Attorney; Steve Lynch, Senior Planner; Robert Switzer, BRAC Project Manager; Ryan Kuchenig, Associate Planner; and Debbie Gorman, Recording Secretary.

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of July 14, 2008

Comm. McKenna moved to approve the minutes of July 14, 2008. Vice Chair Chang seconded. Motion carried, 6-0-1, with Comm. Hungerford absent.

PUBLIC HEARINGS/GENERAL BUSINESS

- 1. 2008-0459 - TMG-Moffett, LLC.** [Applicant/Owner]: Application for a Major Moffett Park Design Review to allow a new 7-story office building resulting in 209,500 square feet and 70% Floor Area Ratio and a 4-level parking structure. The property is located at **399 W Java Drive** (at Bordeaux Dr.) in an MP-TOD (Moffett Park Transit Oriented District) Zoning District. (Mitigated Negative Declaration) (APN: 110-26-047) NC (***Staff requests continuance to August 11, 2008***)
- 2. 2007-0346 – Study Issue to Consider City-Wide Sustainable Building Incentives and Requirements** RK (***Staff requests continuance to August 11, 2008.***)
- 3. 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 (***Applicant requests continuance to August 11, 2008.***)
- 4. 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 (***Applicant requests continuance to August 11, 2008.***)

ACTION: Comm. McKenna made a motion to continue projects 2008-0459, 2007-0346, 2008-0457 and 2008-0456 to August 11, 2008. Comm. Klein seconded. Motion carried, 6-0-1, with Comm. Hungerford absent.

APPEAL OPTIONS: This action serves as legal notification of the continuance of projects 2008-0459, 2007-0346, 2008-0457 and 2008-0456 to the August 11, 2008 Planning Commission meeting.

5. **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 (*Continued from June 23, 2008.*)

ACTION: Comm. Sulser made a motion on 2008-0117 to uphold the decision of the Administrative Hearing Officer and deny the Variance. Vice Chair Chang seconded. Motion carried, 6-0-1, with Comm. Hungerford absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than August 12, 2008.

6. Land Reuse Options for Onizuka Air Force Station BS

ACTION: Gerri Caruso, Principal Planner, said the comments of the Commission and the public this evening would be forwarded to the Local Redevelopment Authority (LRA) for consideration.

7. **2008-0407: The Martin Company** [Applicant] **TMG Santa Trinita LLC** [Owner]: Application for a Use Permit on a 4.56 acre site to allow a new 99,317 square foot 4-story office building resulting in a 50% Floor Area Ratio. The property is located at **384 Santa Trinita Avenue** (at Kern Ave) in an M-S (Industrial & Service) Zoning District.(Mitigated Negative Declaration) (APN: 205-24-001) RK

ACTION: Comm. McKenna made a motion on 2008-0407 to recommend to City Council to adopt the Negative Declaration and approve the Use Permit with attached conditions. Comm. Klein seconded. Motion carried, 6-0-1, with Comm. Hungerford absent.

APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the August 19, 2008 City Council meeting.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS' ORAL COMMENTS

Comm. McKenna commented that she noticed there are not enough bicycle racks to accommodate the number of bicycles at the City Library. She said that it would also be nice if there were an appropriate place for bicyclists with bike trailers to park their bikes at the Library. Ms. Caruso said staff could pass this information on to the Facilities Division. Comm. McKenna suggested that possibly the City Council take a look at the Floor Area Ratio (FAR) question

that was discussed this evening during the Onizuka item and compare our rules to what other Cities are doing. Ms. Caruso said the pool was developed in response to demand and pressures to allow developers to exceed the FAR. Ms. Caruso said the Moffett Park Specific Plan was adopted to create an area where the City could have large scale corporate campuses. Ms. Caruso said there is currently a study issue to consider appropriate redevelopment and FAR levels for the Peery Park area. Ms. Caruso said the Commission could recommend Comm. McKenna's suggestion as a study issue later this year, or it could be something that potentially is included in the Land Use and Transportation Element update over the next couple of years.

- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Caruso said, at the Council Meeting of July 17, 2008, the Council met in a study session regarding updates in the Downtown Sunnyvale Project. She said, also that evening, there was a public hearing regarding an application for a Goodwill Donation trailer at Lawrence Expressway. She said the Council approved the request of Goodwill Industries and made modification to the code regarding donation trailers. Ms. Caruso said on July 22nd the Council initiated a study to review height limits in Downtown. Ms. Caruso said on July 24th the Council participated in a special session to update the Council on steps the City is taking in terms of environmental sustainability.

Comm. Klein asked staff if the Downtown Sunnyvale Project updates and other updates such as Sustainability are scheduled in advance as he would like advance notice of these meetings. Ms. Caruso said she thinks these are scheduled on an as needed basis. Ms. Caruso said staff would make a better effort to give the Commission more lead-time regarding these types of update sessions.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:58 p.m.

Respectfully submitted,

Gerri Caruso
Principal Planner