



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
November 24, 2008  
456 West Olive Avenue, Sunnyvale, CA 94086**

**7:30 PM – Special Start Time  
Study Session – West Conference Room**

Meeting called to order.

- 1. Review of Study Issues Selection and Ranking Process** *(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 Rowe presiding.

**CALL TO ORDER/SALUTE TO THE FLAG**

**ROLL CALL**

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

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

**SCHEDULED PRESENTATION** - None

**PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD**

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

**APPROVAL OF MINUTES of November 10, 2008**

**Comm. McKenna moved to approve the minutes of November 10, 2008. Comm. Travis seconded. Motion carried unanimously, 7-0.**

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 1. 2008-1165 - Title 19 - Amendments to Automobile/Vehicle Service and Repair in Residential Districts DH**

**ACTION: Comm. Klein made a motion on 2008-1165 to recommend to City Council to introduce the ordinance. Comm. McKenna seconded. Motion carried unanimously, 7-0.**

**APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the December 16, 2008 City Council meeting.**

- 2. Update of the Water Resource Sub-element JC**

**ACTION: Comm. McKenna made a motion on the Update of the Water Resource Sub-element to recommend to City Council to adopt by resolution the updated Water Resources Sub-element to the Environmental Management Element of the Sunnyvale General Plan. Comm. Hungerford seconded. Motion carried unanimously, 7-0.**

**APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the December 16, 2008 City Council meeting.**

- 3. 2008-0487 - Parking Requirements for Medical Office Buildings (Study Issue) RZ**

**ACTION: Comm. McKenna made a motion on 2008-0487 to recommend to City Council to introduce an ordinance to amend the zoning code to: add a definition for medical clinics to include ancillary services such as retail, classes, etc.; require a Use Permit for new medical clinics; establish a parking requirement for medical clinics the same as medical office (1:200 gross floor area); and require a parking management plan as a condition of approval for new medical clinics. Comm. Klein seconded. Motion carried unanimously, 7-0.**

**APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the December 9, 2008 City Council meeting.**

**4. Select and Rank Potential Study Issues for 2009**  
*(Public Hearing to allow public comment in the Council Chambers, Planning Commission action will take place in the West Conference Room following Information Only items.)*

**Trudi Ryan**, Planning Officer, clarified that a list was provided to the Planning Commission of potential studies that have already been identified for next year. She said that this public hearing is an opportunity for the public to comment on just the items on the list. She said if the public feels there are additional items related to Community Development that the City Council should consider, that the time to bring up the new items would be at the Council public hearing regarding Study Issues in January 2009. Ms. Ryan said there are 26 items for the Commission to consider this evening. She said after public comment has been received that staff is asking that the Commission defer the remainder of this item until the agenda items have been completed. She asked that the Commission then adjourn the remainder of the meeting to the West Conference Room where the Commission will select and rank potential Study Issues. She said the portion of the meeting in the West Conference Room is open to the public.

**Chair Rowe opened the public hearing.**

There were no public comments.

**Chair Rowe closed the public hearing.**

**NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

**Trudi Ryan**, Planning Officer, commented that on November 18, 2008 the City Council considered a condominium conversion on Brookfield Avenue. She said the City Council accepted the Planning Commission recommendation for this item. She said the Council also considered related applications for a site at Lawrence Station Road. She said the Council certified the Environmental Impact Report and adopted a revised mitigation measure for the diesel particulate matter impact. She said the Council also considered a Mixed Use zoning district and modified the district requirements from the Planning Commission recommendation. She said, for the same site, the Council approved the related applications for the General Plan Amendment, the SDP, and the Vesting Tentative Map.

Other Staff Oral Report

None

### **INFORMATION ONLY ITEMS**

**Chair Rowe** wished everyone happy holidays and said she would not be at the last meeting of the year. She said Vice Chair Chang would be in charge of the December 8, 2008 meeting.

### **ADJOURN PUBLIC HEARING TO THE WEST CONFERENCE ROOM**

- Completion of Public Hearing Item 4 to **Select and Rank Potential Study Issues for 2009** (*Public Hearing is closed to public comment.*)

***See Attachments A and B for results to the selection and ranking.***

The Commission meeting was adjourned to the West Conference Room at 9:20 p.m.

### **ADJOURNMENT**

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

Respectfully submitted,

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Trudi Ryan  
Planning Officer

### **Attachments**

- A. Planning Commission Potential Study Issues for 2009
- B. CDD Potential Study Issues for 2009: Recommendations from Planning Commission