



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
AUGUST 25, 2008  
456 West Olive Avenue, Sunnyvale, CA 94086**

**7:00 PM - Study Session – West Conference Room**

Meeting called to order.

- 1. 2007-1293 – Hawley, Petersen and Snyder [Applicant] Palo Alto Medical Foundation** [Owner] Application for related proposals for a new Camino Medical Office Building located at **301 and 401 Old San Francisco Road** in and R-2/O-PD (Low-Medium Density Residential/Office Planned Development) Zoning District. 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 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; Gerri Caruso, Principal Planner; Noren Caliva, Assistant Planner; and Debbie Gorman, Recording Secretary.

**SCHEDULED PRESENTATION** - None

**PUBLIC ANNOUNCEMENTS** - None

**CITIZENS TO BE HEARD** - None

**APPROVAL OF MINUTES of August 11, 2008**

**Comm. Sulser moved to approve the minutes of August 11, 2008 with modifications. Vice Chair Chang seconded. Motion carried, 5-0-2, with Comm. Hungerford and Comm. McKenna abstaining.**

## **PUBLIC HEARINGS/GENERAL BUSINESS**

Trudi Ryan, Planning Officer, requested the Commission continue agenda items 1 through 4, and then consider agenda item 8 as the first public hearing item as staff believes this will be a brief discussion. Ms. Ryan also suggested that agenda items 6 and 7 be discussed as one public hearing item, as the two items are related, with the Commission taking as two separate motions for the actions on the projects.

***The Planning Commission took one motion continuing agenda items 1 through 4 to the September 8, 2008 Planning Commission meeting and to move agenda item 8 to be considered as the first public hearing item this evening.***

1. **2008-0376** - City of Sunnyvale [Applicant]: Make amendments to Sunnyvale Municipal Code Chapter 19.44 (Signs) to clarify the use of bounce houses in commercial zoning districts. These changes implement the policies adopted by the City Council on April 29, 2008. DO ***(Staff requests continuance to September 8, 2008 to balance the agendas)***
2. **2007-0754** - City of Sunnyvale [Applicant]: Make amendments to Sunnyvale Municipal Code Title 19 to modify parking standards and requirements. These changes implement the policies adopted by the City Council on February 26, 2008. DO ***(Staff requests continuance to September 8, 2008 to balance the agendas)***
3. **2007-0800** - City of Sunnyvale [Applicant]: Make amendments to Sunnyvale Municipal Code Title 9 (Public Peace, Safety or Welfare) and various sections in Title 19 (Zoning) to implement the new solar energy policies adopted by the City Council on December 11, 2007. DO ***(Staff requests continuance to September 8, 2008 to balance the agendas)***
4. **2006-0492** – Application for related proposals located at **199 N. Sunnyvale Avenue** (at E. California Ave.) in an R-2/PD (Low-Medium Density/Planned Development) Zoning District. (Negative Declaration) (APN: 204-49-001) NC; ***(Applicant requests continuance to September 8, 2008)***
  - **Special Development Permit** to allow three new two-story single family homes with a shared driveway;
  - **Parcel Map** to subdivide one lot into three lots.

**ACTION:** Comm. McKenna made a motion on 2008-0376, 2007-0754, 2007-0800, and 2006-0492 to continue the items to September 8, 2008, and that agenda item 8 be considered ahead of agenda item 5 this evening. Comm. Klein seconded. Motion carried unanimously, 7-0.

**APPEAL OPTIONS:** This action serves as legal notification of the continuance of the four items to September 8, 2008.

*(Agenda Item 5 was taken out of order and heard as the sixth public hearing item.)*

5. **2008-0341** – Appeal by the applicant of a decision of the Administrative Hearing Officer denying a Special Development Permit to allow an existing nightclub to expand into a 534 square foot tenant space for a total of 3,534 square feet. **La Ronda Nite Club [Applicant] Maple Leaf Invs li LLC [Owner]** The property is located at **927 E. Duane Avenue** (in Fair Oaks Plaza Shopping Center) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 205-12-001) RZ

**ACTION:** Comm. McKenna made a motion on 2008-0341 to deny the appeal and uphold the decision of the Administrative Hearing Officer to deny the Special Development Permit. Comm. Klein seconded. Motion carried unanimously, 7-0.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than September 9, 2008.

*(Agenda items 6 and 7 were taken out of order consider as the seventh and eighth public hearing items and discussed as one public hearing item with the Commission taking two separate motions for the actions on the two projects.)*

6. **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 *(Continued from August 11, 2008.)*

**ACTION:** Comm. Sulser made a motion on 2008-0456 to adopt the Negative Declaration and approve the Special Development Permit with modified conditions: that a condition be added that the project architect shall continue to work with staff on a final design for the portions of the building that face El Camino Real and Sunnyvale/Saratoga Road; that a condition be added that the glazing areas of any windows shall be transparent, unless otherwise approved by the Director of Community Development; and that the brick around the seating area (outdoor plaza) for the two buildings be permeable pavers. Comm. Hungerford seconded the motion. Motion carried unanimously, 7-0.

**APPEAL OPTIONS: This action is final unless appealed to City Council no later than September 9, 2008.**

7. **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 (***Continued from August 11, 2008.***)

**ACTION: Comm. Hungerford made a motion on 2008-0457 to adopt the Negative Declaration and approve the Special Development Permit with modified conditions: to add a condition that the pedestrian path coming from Sunnyvale/Saratoga Road be replaced with permeable pavers; to add a condition requiring the 15 foot "Pedestrian Realm" as described in the Precise Plan for El Camino Real be included even if it means the removal of the 26 parking spaces in front of the proposed Safeway on El Camino Real. Comm. Klein seconded. Motion carried unanimously, 7-0.**

**APPEAL OPTIONS: This action is final unless appealed to City Council no later than September 9, 2008.**

***(Agenda Item 8 was taken out of order and heard as the fifth public hearing item.)***

8. **2008-0489 - City of Sunnyvale: Work Plan to Update the Housing and Community Revitalization Sub-element of the General Plan for 2009-2014 LS/SB**

**ACTION: Comm. McKenna made a motion on 2008-0489 to recommend to City Council to approve the work plan, as proposed. Vice Chair Chang seconded. Motion carried unanimously, 7-0.**

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

### **NON-AGENDA ITEMS AND COMMENTS**

- **COMMISSIONERS' ORAL COMMENTS**

**Comm. Sulser** asked staff about the Precise Plan for El Camino Real and said there are aspects of the Plan that are still not implemented. He asked if there is anything the Planning Commission can do to expedite the implementation. Ms. Ryan said that the implementation is on the Planning Division's list of things to do.

- STAFF ORAL COMMENTS

**City Council Meeting Report**

**Ms. Ryan** said that on August 19, 2008 the City Council considered an appeal of a Use Permit for a Vocational School on Commercial Avenue and upheld the decision of the Planning Commission and she noted that the appellant was not present to provide any additional perspective on the issue. She said that the Council also considered the changes to the Single-Family Development Standards and recommended in accordance with the majority of the items that staff and the Planning Commission recommended with an added change to determining side yard setbacks. She said they also considered a Use Permit for a site located on Santa Trinita concurring with the Planning Commission's recommendations.

**Ms. Ryan** said tomorrow evening, August 26, 2008, City Council will consider the Study Issue on Sustainability, an appeal of a denial of a front yard landscape element on Nisqually Drive, and an appeal of a Design Review on Daisy Court.

**Ms. Ryan** said there would be a Study Session after the public hearing on September 9, 2008 to receive an update on the activity downtown.

**Other Staff Oral Report**

**INFORMATION ONLY ITEMS**

**ADJOURNMENT**

With no further business, the Commission meeting was adjourned at 11:50 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer