



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
June 22, 2009  
456 West Olive Avenue, Sunnyvale, CA 94086**

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

1. **Overview of City of Santa Clara Development Projects and General Plan Update – AM (45 minutes)**
1. **Public Comment on Study Session Agenda Items (5 minutes)**
2. **Comments from the Chair (5 minutes)**

**8:00 PM – Public Hearing – Council Chambers**

The Planning Commission met in regular session with Chair Harriet 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 Brandon Sulser; and Commissioner Nick Travis.

Members Absent: Commissioner Dianne McKenna (excused)

Staff Present: Hanson Hom, Director of Community Development; Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Andrew Miner, Principal Planner; Suzanne Ise, Housing Officer; Diana O'Dell, Senior Planner; Surachita Bose, Associate 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.

**Jeff Jones**, a Sunnyvale resident, commented on the Palo Alto Medical Foundation public hearing item considered by the Commission at the June 8, 2009 Planning Commission meeting.

#### **APPROVAL OF MINUTES of June 8, 2009**

**Comm. Sulser moved to approve the minutes of June 8, 2009 as amended. Comm. Klein seconded. Motion carried unanimously, 6-0, with Comm. McKenna absent.**

#### **PUBLIC HEARINGS/GENERAL BUSINESS**

- 1. 2008-0861: Draft Design Guidelines for Eichler Homes** (Study Issue) - Consider adopting Eichler Design Guidelines for applicable Eichler neighborhoods in the City. This action also includes potential modifications to the City's Single Family Design Techniques to address non-Eichler homes immediately adjacent to Eichler homes. (Negative Declaration) DO (*Continued from June 8, 2009.*)

**Trudi Ryan**, Planning Officer and **Comm. Hungerford** excused themselves from participating in this item and left the meeting, as they both are Eichler homeowners.

**ACTION: Comm. Klein made a motion on 2008-0861 to recommend that City Council adopt the enclosed Eichler Design Guidelines with the additional wording located in Attachment E with modifications and/or with the additional privacy and solar policies for the Single Family Design Techniques as located on pages 6 and 7 of this report. The modifications are: to clarify in the guidelines that enclosing the atrium is an option, not a requirement, when making an addition on a home; to modify guideline 3.6.3.a by removing the text regarding foam roofing; and to add to the bullet list of guideline 3.6.2, plastic tubing radiant heating on the floor as a potential option. Comm. Travis seconded. Motion carried, 5-0-1, with Comm. Hungerford abstaining, and Comm. McKenna absent.**

**APPEAL OPTIONS: This recommendation will be forwarded to City Council and is scheduled to be considered at the July 28, 2009 Council meeting.**

- 2. 2008-0399 - Sand Hill Property Company** [Applicant] **Downtown Sunnyvale North LLC** [Owner]: Application for related proposals located at **401 Town & Country** (near W Washington Ave) in a DSP-1a (Downtown Specific Plan-Subdistrict 1a) Zoning District. (APN: 209-07-014); SB
  - Special Development Permit** to allow a mixed-use development comprising two buildings in Blocks A and B of the 'Town and Country Village' project area (located between Capella and W. Washington Ave.) with 280 residential units and approximately 35,000 sq. ft. of retail/commercial uses and preliminary approval of up to 13,378 sq. ft. of retail and 127 dwelling units in Blocks C and D.

- **Tentative Map** subdivide a 4.61-acre of land, bordered by Aries Way, Washington Avenue, Frances Street and approximately 150 feet north of the center line of Capella Way, into 4 lots for condominium purposes for a maximum of 407 residential units and retail uses.

**ACTION: Comm. Klein made a motion on 2008-0399 to deny the Special Development Permit and Tentative Map application. Comm. Travis seconded. Motion carried 6-0, with Comm. McKenna absent.**

**APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 7, 2009.**

*Following agenda item 2, at approximately midnight, Comm. Sulser* requested that the Commission consider continuing agenda item 4 to the next Planning Commission due to the lateness of the meeting. Staff advised that the next Planning Commission meeting is scheduled for July 13, 2009. **Chair Rowe** asked the members of the audience if anyone was present to address agenda item 4, excluding staff. There were no members of the public who wished to speak on this item. A motion was taken, see agenda item 4 below.

*Agenda item 3 was taken out of order and considered as agenda item 4.*

3. **2009-0367 - Chung Tai Zen Center of Sunnyvale** [Applicant] **Chung Tai International Chan Buddhist Association** [Owner]. Application for a Use Permit to allow an existing place of assembly to continue operation beyond a four year conditional approval for a site located at **750 East Arques Avenue** (APN:205-32-007)  
RK

**ACTION: Comm. Sulser made a motion on 2009-0367 to approve the Use Permit with the recommended Conditions in Attachment A. Comm. Travis seconded. Motion carried 6-0, with Comm. McKenna absent.**

**APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 7, 2009.**

*Agenda item 4 was taken out of order and considered as agenda item 3.*

4. **2008-0489:** Update of the Housing and Community Revitalization Sub-Element of the General Plan (2009 through 2014) and adoption of a Negative Declaration under CEQA. SI, SB

**ACTION: Comm. Sulser made a motion on 2008-0489 to continue this item to the July 13, 2009 Planning Commission meeting. Vice Chair Chang seconded. Motion carried 6-0, with Comm. McKenna absent.**

**APPEAL OPTIONS: This action serves as legal notification of the continuance of this item.**

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

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

**Trudi Ryan**, Planning Officer, said that this week, the Planning Division will be holding outreach meetings on two different study issues. She said on June 24, 2009 there will be two meetings regarding limitations on signage for alcohol sales, and on June 25, 2009 there will be a meeting regarding zoning standards for alternative energy facilities. She said there is information on the website regarding these meetings by going to [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com)

**Ms. Ryan** commented about planning related items considered by City Council at their June 9, 2009 meeting and planning related items to be considered at the City Council meeting of June 23, 2009.

Other Staff Oral Report - None

### **INFORMATION ONLY ITEMS**

### **ADJOURNMENT**

With no further business, the Commission meeting was adjourned at 1 a.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer