1. **2010-7493: Capella Holdings, LLC** [Applicant/Owner] - Special Development Permit and Tentative Map to allow the creation of four parcels and construction of a 6 story mixed use project with 280 dwelling units and approximately 34,575 square feet of commercial space on a site located at **311 Capella Way**. (Mitigated Negative Declaration) (APN's 209-07-003, 005, 006, 008, 009, 014 - 018) – SM (25 minutes)

2. **2010-7125: Centralized Trash Enclosure Requirements for Attached Housing** - A study to review the appropriate circumstances and design standards to allow individual carts for multi-family developments (Negative Declaration) (Study Issue) - SB (20 minutes)

3. Public Comment on Study Session Agenda Items (5 minutes)

4. Comments from the Chair (5 minutes)

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

The Planning Commission met in regular session with Chair Travis presiding.

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

**ROLL CALL**

Members Present: Chair Nick Travis; Vice Chair Glenn Hendricks; Commissioner Bo Chang; Commissioner Maria Dohadwala; Commissioner Charles Hungerford; Commissioner Gustav Larsson; and Commissioner Brandon Sulser.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Shaunn Mendrin, Senior 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 July 26, 2010

Vice Chair Hendricks moved to approve the minutes of July 26, 2010. Comm. Larsson seconded. Motion carried 5-0, with Comm. Chang and Comm. Hungerford abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

1. 2010-7108 - Verizon Wireless [Applicant] Pacific Gas and Electric Co. [Owner]: Use Permit to allow colocation of a fourth wireless telecommunications carrier to add nine antennas on an existing lattice tower and associated ground equipment, including an emergency back-up generator on a site located at 757 Lois Ave. (Negative Declaration) (APN: 198-25-010) NC

Comm. Larsson recused himself due to a conflict of interest and left the Council Chambers.

ACTION: Vice Chair Hendricks made a motion on 2010-7108 to adopt the Negative Declaration and approve the Use Permit with modified conditions: to modify condition 3 to include the language “If not exercised,” the Use Permit shall be valid for three (3) years; to modify condition 10 replacing all references to the language “Project Restrictions” with the language “Conditions of Approval”; to add a condition that addresses the overall look of the environment that PG & E is providing; to modify condition 22 to say “The owner and the operator shall maintain...” instead of “or” regarding contact information; to require a plan be submitted that shows upgrades and maintenance of the site that includes landscaping and fencing and applies to both the Lois Avenue and Dona Avenue sides of the property subject to the approval of the Director of Community Development with the objective being to improve the appearance; and to add to the conditions that the applicant review moving the location of the equipment enclosure to possibly the south side of the north tower to limit the overall footprint of enclosure. Comm. Chang seconded. Motion carried 6-0, with Comm. Larsson recusing himself.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than September 7, 2010.

Comm. Larsson returned to the Council Chambers for the remainder of the meeting.
2. 2010-7415 - PM Entertainment Inc. [Applicant] Jane Sun Et Al [Owner]: Special Development Permit to allow a restaurant with on site general alcohol sales and an entertainment establishment, with dancing for 21 and older, within an existing building on a site located at 146 S. Murphy Ave. (APN: 209-06-034) SM

ACTION: Comm. Hungerford made a motion on 2010-7415 to approve the Special Development Permit with modified conditions: to require the applicant submit for staff approval, a plan for the transition and enforcement ensuring no one under 21 years of age remains on the premises after 10 p.m.; to add language to the condition regarding alcohol sales not exceeding 50% of the gross food and beverage revenues, specifying that “the percentage be based on a monthly average”; to add a condition that the property be kept neat and clean as soon as possible; and that condition 24.a regarding security be modified, adding the language “including crowd management and patron queuing”. Comm. Sulser seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than September 7, 2010.

3. Potential Study Issues – AM

ACTION: Comm. Hungerford made a motion to propose a study issue regarding the evaluation of downtown parking, including bicycle parking. Comm. Larsson seconded. Motion carried 7-0.

Public Hearing item 3 was reopened after the Non-Agenda Items and Comments – Commissioners Oral Comments section of the agenda to allow consideration of additional potential study issue items. The Commissioners discussed a possible telecommunications study issue, but no proposal was made at this time. Staff said a status of previous potential telecommunication study issues would be provided at a future meeting to allow additional information in considering a telecommunication study issue for 2011.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

Comm. Larsson commented about a talk he attended this past July, hosted by the Horizon 2035 Committee with special guest speaker Don Weden. He said the talk was titled “Cities for All Ages”. He said Mr. Weden spoke about a long view look at planning, particularly considering changing demographics and the consequences of those changes. Comm. Larsson said some of the topics discussed were the changing needs of the City on many different levels including housing, walkable districts, park planning, social space for seniors, and
making accommodations for three-wheel bikes. He said many good ideas were discussed and recommended others attend if the opportunity is available again.

Comm. Dohadwala said she would like to discuss another potential study item and Public Hearing item 3 regarding potential study issues was reopened.

- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer commented regarding Planning related items considered at the July 27, 2010 and August 10, 2010 City Council meetings and items to be considered at the August 31, 2010 Council meeting.

Other Staff Oral Report

Ms. Ryan discussed the Land Use and Transportation Element, the Climate Action Plan and the Horizon 2035 Committee. She said on September 29, 2010 there would be a Community Outreach meeting to discuss the Climate Action Plan with the location, still to be determined. She said additional information regarding the Horizon 2035 Committee could be found on the City website.

Ms. Ryan said another on-going study in the City is the medical marijuana dispensaries and cooperatives study. She discussed outreach meetings, and said there is a web page dedicated to the study at MedicalMarijuana.inSunnyvale.com and a Joint Study Session with the City Council and the Planning Commission regarding this topic on September 14, 2010 in the West Conference Room at 5:30 p.m. Vice Chair Hendricks encouraged the public to attend the outreach meetings to obtain information and provide input.

Vice Chair Hendricks discussed the status of a previous telecommunication application on Hollenbeck.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 11:12 p.m.

Respectfully submitted,

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Trudi Ryan
Planning Officer