



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
November 22, 2010
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

1. **2010-7739 - City Ventures** [Applicant] **Veronica and Ronald D'Amico Trustee** [Owner]: Special Development Permit to allow 24 townhomes and a Vesting Tentative Map to subdivide two lots into 24 lots and one common lot for a site located at **650-660 E. Taylor Avenue**. (Mitigated Negative Declaration) – NC (20 minutes)
2. **Training – Highlights of California Chapter American Planning Association 2010 Conference** – TR and GC (25 minutes)
3. **Public Comment on Study Session Agenda Items** (5 minutes)
4. Comments from the Chair (5 minutes)

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: Don Johnson, Director of Public Safety; Carl Rushmeyer, Lieutenant, Public Safety; Hanson Hom, Director of Community Development; Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Andrew Miner, Principal 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 October 25, 2010

Comm. Chang moved to approve the minutes of October 25, 2010. Comm. Hungerford seconded. Motion carried 7-0.

PUBLIC HEARINGS/GENERAL BUSINESS

1. 2010-7279 - Medical Marijuana Distribution (MMDs) Facilities (Study Issue) AM

Motion one.

ACTION: Vice Chair Hendricks made a motion on 2010-7279 to recommend to City Council to direct staff to return with a draft ordinance by the end of January 2011 for the purpose of determining the appropriateness of MMDs in Sunnyvale. The ordinance should include new procedures, processes, regulations, and fees to allow MMDs in the City with direction on appropriate options (options listed in Attachment M). Comm. Larsson seconded. Motion carried 4-3, with Comm. Chang, Comm. Dohadwala and Comm. Hungerford dissenting.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the December 14, 2010 meeting.

Motion two.

ACTION: Comm. Larsson made a motion on 2010-7279 to recommend to City Council that MMDs be located a minimum distance of 1000 feet from residential, park, school, daycare, and places of assembly uses with an allowance to have the 1,000 foot distance limitation reduced if a natural barrier (e.g. freeway, creek) exists that effectively separates the uses. Comm. Hungerford seconded. Motion carried 5-2, with Vice Chair Hendricks and Comm. Dohadwala dissenting.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the December 14, 2010 meeting.

Motion three.

ACTION: Comm. Larsson made a motion on 2010-7279 to recommend to City Council that the number of dispensaries allowed in the first year be limited to one and that staff come up with a timely process for reviewing and renewing Use Permits related MMDs. Vice Chair Hendricks seconded. Motion carried 7-0.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the December 14, 2010 meeting.

2. Select and Rank Potential 2011 Study Issues

(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.)

Andrew Miner, Principal Planner, clarified that a list was provided to the Planning Commission of potential studies that have already been identified for next year. He said that this public hearing is an opportunity for the public to comment on just the items on the list. Mr. Miner said there are nine items for the Commission to consider this evening. He said after public comment has been received that staff is asking that the Commission defer the remainder of this public hearing item until the agenda items have been completed. He asked that the Commission then adjourn the remainder of the meeting to the West Conference Room where the Commission will select and rank the potential Study Issues. He said the portion of the meeting in the West Conference Room is open to the public.

Chair Travis opened and closed the public hearing. There were no public comments.

Chair Travis closed the public hearing.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, commented regarding Planning related items considered at the October 26, 2010, November 9, 2010 and the November 16, 2010 City Council meetings.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURN PUBLIC HEARING TO THE WEST CONFERENCE ROOM

- Completion of Public Hearing Item 2 to **Select and Rank Potential Study Issues for 2011** *(Public Hearing is closed to public comment.)*

See Attachment A for results of the selection and ranking.

The Commission meeting adjourned to the West Conference Room at 10:25 p.m.

The Commission and staff took a break, reconvening in the West Conference Room at 10:40 p.m.

ADJOURNMENT

With no further business, the Commission meeting adjourned at 11:08 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer

Attachments

- A. Planning Commission Recommendations: Potential Study Issues for 2011 from November 22, 2010 Planning Commission meeting.

CITY OF SUNNYVALE
 PLANNING COMMISSION RECOMMENDATIONS
 POTENTIAL STUDY ISSUES FOR 2011
 November 22, 2010

Number	Study Issue	PC REC
RANK		
CDD 11-02	Downtown Development Policies for Parking	1
CDD 10-06	Toolkit for Commercial and Residential Mixed Use Development	2
CDD 09-08	Review Wireless Telecommunications Standards, Funding Mechanisms to Upgrade Towers, and Enforcement Options	3
CDD 09-07	Consider Revisions to Zoning Code for Conversions of Mobile Home Parks to Other Uses	4
CDD 11-04	Locations and Operation of Stand-alone Firearm Sales Businesses	5
DEFER		
CDD 09-11	Review of the Housing Mitigation Fee	Defer
CDD 11-03	Review Wireless Telecommunications Standards	Defer
DROP		
CDD 09-04	Zoning Code Requirements for Political Signs	Drop
CDD 10-07	Signage for Properties Near Freeways	Drop