



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
December 13, 2010
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

1. **2010-7127: Reviewing Secondary Signage Regulations – AM (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 Travis presiding.

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

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

Members Absent: Commissioner Maria Dohadwala (excused).

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Noren Caliva, 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.

There were no speakers present at this time. Chair Travis reopened the "Citizens to be Heard" section later in the meeting, following Agenda 4, to allow a citizen to speak who missed the earlier agenda item.

APPROVAL OF MINUTES of November 22, 2010.

Comm. Hungerford moved to approve the minutes of November 22, 2010. Vice Chair Hendricks seconded. Motion carried 6-0, with Comm. Dohadwala absent.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2010-7654:** Appeal by the applicant of a decision by the Director of Community Development denying a Tree Removal Permit for a Redwood tree in the front yard at **910 Ponderosa Avenue.** – RK

ACTION: Vice Chair Hendricks made a motion on 2010-7654 to grant the appeal and approve the Tree Removal Permit subject to the conditions in Attachment B. Comm. Chang seconded. Motion carried 6-0, with Comm. Dohadwala absent.

APPEAL OPTIONS: This action is final.

2. **2010-7515:** Appeal by the applicant of the conditions imposed by the Zoning Administrator in approving a Use Permit to allow an existing unpermitted 10-foot tall electrified security fence along the front and side property lines at **940 W. Evelyn Avenue.** – MH

Staff said that the applicant has requested a continuance of this item to the January 24, 2011 Planning Commission meeting.

ACTION: Comm. Hungerford made a motion on 2010-7515 to continue this item to the January 24, 2011 Planning Commission meeting. Vice Chair Hendricks seconded. Motion carried 6-0, with Comm. Dohadwala absent.

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

3. **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

ACTION: Vice Chair Hendricks made a motion on 2010-7739 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions, including carriage-style garage doors, centralized trash enclosures with bins, reduced number of four-bedroom units, and reduced number of compact spaces. Comm. Sulser seconded. Motion carried 6-0, with Comm. Dohadwala absent.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than December 28, 2010.

4. Annual Review of the Code of Ethics

Ms. Ryan said the City Council asks the Boards and Commissions to review the Code of Ethics annually and to provide comment to Council.

Chair Travis opened and closed the public hearing as there were no speakers.

ACTION: Comm. Chang made a motion to offer no comments to the City Council regarding the annual review of the Code of Ethics. Comm. Hungerford seconded. Motion carried 6-0, with Comm. Dohadwala absent.

APPEAL OPTIONS: The results of this motion will be forwarded to the City Council for their annual consideration of the Code of Ethics.

CITIZENS TO BE HEARD

(Reopened this item as there were no speakers in the beginning of the meeting and the speaker arrived after the agenda item was completed.)

Mei-Ling Stefen, a Sunnyvale resident, discussed her concerns about the City creating and enforcing regulations for Medical Marijuana Distribution Facilities (MMDs). She discussed examples of Neighborhood Preservation cases where she said the violations resulted in no penalties, and follow-up on requirements for permits were overdue. She said she is concerned that even with a well-written ordinance that it would be difficult to regulate, monitor, and enforce the ordinance for MMDs.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

Comm. Hungerford asked staff about park in-lieu fees and if there is a way to target monies to build a park in the ITR (Industrial-to-Residential) area previously discussed on Agenda Item 3 tonight. **Trudi Ryan**, Planning Officer, discussed some of the complexities of the park program, how the in-lieu fees are used, and that there is a generalized view of where parklands might be needed now and in the future with the ITR areas considered. Ms. Ryan discussed specific ITR areas in the City that have had pedestrian circulation between properties, as opposed to vehicular circulation. She discussed a current study in the East Sunnyvale area that would put together a plan to include the location of parks, public roads, and pedestrian connections.

Vice Chair Hendricks discussed with staff the pedestrian connections in ITR neighborhoods, and about a possible Study Issue for 2012 regarding future ITRs requiring that walkability and bikeability be incorporated into the projects.

- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, said there were no Planning related items considered at the December 7, 2010 City Council meeting and discussed Planning related items to be considered at the December 14, 2010 Council meeting.

Other Staff Oral Report

INFORMATION ONLY ITEMS

1. Report to Council (RTC) 10-342: Follow-up to Council Study Issue (previous RTC 08-359): Parking Requirements for Medical Office Buildings – RZ
(Memo to City Council for December 14, 2010 Council Meeting. No action necessary.)

ADJOURNMENT

With no further business, the Commission meeting adjourned at 9:00 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer