

**PLANNING COMMISSION MINUTES OF JULY 25, 2011**

**FILE #:** 2011-7296  
**Location:** 1060 Morse Ave. (APN: 110-14-058)  
**Proposed Project:** Special Development Permit and Vesting Tentative Map to allow 17 townhome units on an existing industrial property.  
**Applicant / Owner:** Classic Communities / G M M S C Partners  
**Environmental Review:** Categorically Exempt Class 32  
**Staff Contact:** Shaunn Mendrin, 408-730-7429  
[smendrin@ci.sunnyvale.ca.us](mailto:smendrin@ci.sunnyvale.ca.us)  
**Notes:** Continued from July 11, 2011 to allow redesign

Shaunn Mendrin, Senior Planner, presented the staff report. He referred to page 9 of the report and provided corrections to the usable open space data.

Vice Chair Larsson discussed with staff about moving the low wall back on Morse Avenue.

Chair Hendricks asked staff about the conditions of approval for the vision triangle.

Comm. Sulser discussed with staff the colors of the samples provided on the dais.

Comm. Dohadwala discussed with staff the usable open space and functional usable space.

Trudi Ryan, Planning Officer, commented that in the past the Planning Commission has approved an exception to use the technical front yard for private patio areas.

Chair Hendricks opened the public hearing.

Scott Ward, representing Classic Communities, said they addressed the issues that the Commission and staff identified at the July 11, 2011 Planning Commission meeting discussing the modifications made. He discussed the balancing of compliance, costs, marketability, and that there is little margin of error in residential development at this time. He said they are trying to provide something different in this neighborhood. He discussed the modifications with the decks, two additional guest parking spaces, and modified floor plans, including the introduction of two-bedroom homes to add parking. He said the low walls with certain units enhance the pedestrian experience, and discussed modified landscape treatments, color enhancements, and the vision triangle. He said if the Commission does not allow any deviation that they would like some flexibility on how to achieve the vision triangle requirements.

Comm. Chang discussed with Mr. Ward and staff the clipping or carving out of the building to meet the vision triangle.

Vice Chair Larsson asked Mr. Ward about the size of the front yards and the low walls.

**Mr. Mendrin** commented on the elevation of the four-unit building clarifying his concerns about the area above the first floor being a large blank wall. He said staff would like additional architectural treatment to the wall to provide more interest.

**Vice Chair Larsson** discussed with Mr. Ward changes to the corner and the affect that would have on the windows.

**Chair Hendricks closed the public hearing.**

**Comm. Travis moved for Alternative 1, to approve the Special Development Permit and Vesting Tentative Map with the attached conditions, modifying PS-2.d** to include that the applicant continues to work with staff on the **Vision Triangle**. Chair Hendricks asked Comm. Travis if the modification would be to **remove the language in the parenthesis**. **Comm. Travis said yes. Comm. Chang seconded the motion.**

**Comm. Travis** said that there seems to be significant changes made to address concerns since the July 11, 2011 meeting. He said he likes the colors shown on the elevations and he thinks this will be a nice addition to Sunnyvale. He said the modification to condition PS-2.d is to look for options with staff regarding the vision triangle before carving out a bedroom.

**Comm. Chang** said the applicant has addressed the vision triangle issue and with the other changes he is looking forward to the project being finished.

**Comm. Sulser** said he would be supporting the motion. He said this project has a few deviations. He said he can make the findings as this is a small awkward parcel, and with the changes he can support the project.

**Comm. Dohadwala** said she would be supporting the motion. She said she was previously concerned about the deviations; however with the changes the deviations are much smaller. She said this is a nice project and she looks forward to seeing it finished.

**Chair Hendricks** said he would be supporting the motion. He said this is a small lot and he appreciates the applicant working further on the project and for making changes. He said it is important for the applicant to continue to work with staff on the vision triangle as this is a safety issue with traffic.

**ACTION: Comm. Travis made a motion on 2011-7296 to approve the Special Development Permit and Vesting Tentative Map with the attached conditions, modifying PS-2.d regarding the Vision Triangle removing the language in the parenthesis. Comm. Chang seconded. Motion carried 7-0.**

**APPEAL OPTIONS: This action is final unless appealed to the City Council no later than August 9, 2011.**