7:00 PM - Study Session – West Conference Room

1. Training: Affordable Housing - TR (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 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 December 13, 2010.

PUBLIC HEARINGS/GENERAL BUSINESS

1. 2010-7127: Secondary Signage - A study of the Zoning Code requirements for secondary wall signs in non-residential zoning districts. (Study Issue) – AM (Staff recommends continuance to January 24, 2011.)

   ACTION: Vice Chair Hendricks made a motion on 2010-7127 to continue this item to the Planning Commission meeting of January 24, 2011. Comm. Sulser seconded. Motion carried 7-0.

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

2. 2010-7806 - New Hope International Church [Applicant/Owner]: Use Permit to allow the continuation of a religious facility for permanent use at 539 E. Weddell Drive. – RK

   ACTION: Vice Chair Hendricks made a motion on 2010-7806 to approve the Use Permit with attached conditions. Comm. Sulser seconded. Motion carried 7-0.

   APPEAL OPTIONS: This action is final unless appealed to City Council no later than January 25, 2011.

3. 2010-7807 - New Hope International Church [Applicant/Owner]: Use Permit to allow the continuation of a religious facility for permanent use at 521 E. Weddell Drive. - RK

   ACTION: Vice Chair Hendricks made a motion on 2010-7807 to approve the Use Permit with modification: to modify the language in GC-5.B to read, “Hours of operation are limited to 8:00 a.m. to 10 p.m. Monday through Sunday.” Comm. Sulser seconded. Motion carried 7-0.

   APPEAL OPTIONS: This action is final unless appeal to City Council no later than January 25, 2011.
4. **2010-7777 - International Technological University** [Applicant] Bel Arbor Inv Co LP [Owner]: Special Development Permit to allow an institution of higher learning in an existing industrial building at **352 E. Java Drive**. - SM

**ACTION:** Comm. Sulser made a motion on 2010-7777 to adopt the Mitigated Negative Declaration and approve the Moffett Park Minor Special Development Permit with modified conditions: to modify condition GC-4 (regarding sidewalks) to be completed no later than July 1, 2015 and to add a new condition requiring the construction of a connecting walkway between the bus shelter and the existing onsite sidewalk to be installed prior to occupancy. Comm. Hungerford seconded. Motion carried 7-0.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than January 25, 2011.

**NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

**City Council Meeting Report**

*Trudi Ryan*, Planning Officer, discussed Planning related items considered at the December 14, 2010 and January 4, 2011 City Council meetings.

*Ms. Ryan* said that the annual Study Issue Workshop would be held on Friday, January 28, 2011 in the Council Chambers, beginning at 8:30 a.m.

**Other Staff Oral Report**

**INFORMATION ONLY ITEMS**

**ADJOURNMENT**

With no further business, the Commission meeting adjourned at 9:13 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer