



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION**

**February 14, 2011
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

1. **2010-7456 and 2010-7738: Taylor Morrison CA LLC** [Applicant/owner] Application for related proposals on a 7.3-acre site at **1044 E. Duane Avenue:**
 - **General Plan Amendment** from ITRHI (Industrial to Residential High Density) to ITRMED (Industrial to Residential Medium Density);
 - **Rezone** from M-S/ITR/R-4/PD (Industrial and Service/Industrial to Residential/High Density Residential/Planned Development) to M-S/ITR/R-3/PD (Industrial and Service/Industrial to Residential/Medium Density Residential/Planned Development);
 - **Special Development Permit** to allow 132 townhome-style condominium units;
 - **Vesting Tentative Map** to allow 132 condominiums and 32 common lots.*MH (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; Ryan Kuchenig, Associate Planner; and Debbie Gorman, Recording Secretary.

PUBLIC ANNOUNCEMENTS/PUBLIC COMMENTS

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 or you may orally make a request to speak. 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.

CONSENT CALENDAR

1.A. APPROVAL OF MINUTES of January 24, 2011

Comm. Hungerford moved to approve the consent calendar. Comm. Larsson seconded. Motion carried, 5-0, with Chair Travis and Comm. Chang abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. 2010-7515: United Rentals, Inc.** [Applicant] **Lisa J. Sims** [Owner] - 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 (*Continued from January 24, 2011.*)

ACTION: Vice Chair Hendricks made a motion on 2010-7515 to grant the appeal and approve the Use Permit with modified conditions: to modify condition 4.a allowing the electrified fence to be a maximum height of 10 feet; to modify condition 4.b adding language requiring the “removal of the barbed wire and the razor wire on the perimeter fence”; and that the applicant be required to submit a certified copy of the guidelines on the electrified fences. Comm. Sulser seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than March 1, 2011.

- 3. 2011-7015: Des Nolan & Liam Balfe** [Applicant] **Cheswycke LLC** [Owner] - Special Development Permit to allow a new bar & nightclub at **182 S. Murphy Avenue**. - RK

ACTION: Comm. Chang made a motion on 2011-7015 to approve the Special Development Permit with modified conditions: to modify condition AT-1 and AT-3 clarifying that no one under the age of 21 is allowed in the bar. Comm. Sulser seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than March 1, 2011.

4. 2011 Planning Commission Master Work Plan

ACTION: Comm. Sulser made a motion to approve the Planning Commission Master Work Plan for 2011. Comm. Chang seconded. Motion carried 7-0.

APPEAL OPTIONS: The Planning Commission Work Plan will be forwarded to the City Council for their information.

5. Standing Item: Potential Study Issues

Ms. Ryan explained that this agenda item would be a standing item on agendas to provide opportunity for the Commission to discuss and vote on potential study issues for consideration for 2012. There were no potential issues proposed at this meeting.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, discussed Planning related items considered by City Council at the Study Issue Workshop on January 28th, the Council meeting on February 8th, and items to be considered at the Council meeting of February 15, 2011.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting adjourned at 9:40 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer