



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION**

**February 28, 2011
456 West Olive Avenue, Sunnyvale, CA 94086**

**SPECIAL START TIME - 7:30 PM
Study Session – West Conference Room**

1. **2011-7018 - Sudip Ghosh** [Applicant] **Craig Albright Trustee** [Owner]: Special Development Permit for an approximately 2,998 square foot, three-story medical office building at **303 W. El Camino Real**. (Negative Declaration) RK (20 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 Vice Chair Hendricks presiding.

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

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

Members Absent: Chair Nick Travis (unexcused).

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 February 14, 2011

Comm. Chang moved to approve the consent calendar. Comm. Larsson seconded. Motion carried 6-0, with Chair Travis absent.

PUBLIC HEARINGS/GENERAL BUSINESS

2. **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**: (*Staff recommends continuance of this item to March 14, 2011.*)

- **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.
(Addendum to previously certified EIR) MH

ACTION: Comm. Hungerford made a motion on 2010-7456 and 2010-7738 to continue this item to the Planning Commission meeting of March 14, 2011. Comm. Chang seconded. Motion carried 6-0, with Chair Travis absent.

APPEAL OPTIONS: This action serves as legal notification of the continuation of this item to the March 14, 2011 Planning Commission meeting.

3. **2010-7670 - Realcom Associates** [Applicant] **Executive Inn Inc.** [Owner]: Use Permit to allow a new telecommunications facility (AT&T) within a monopalm at **1217 Wildwood Ave.** (Mitigated Negative Declaration) **SM**
(*The applicant has requested a continuance to March 28, 2011 to allow time to evaluate an alternative location at 1217 Wildwood Avenue.*)

Comm. Larsson said he has a conflict of interest with project 2010-7670 and 2010-7808 (see agenda item 4) and recused himself, leaving the Council Chambers at 8:12 p.m.

Trudi Ryan, Planning Officer, said staff supports the request of the applicant to continue projects 2010-7670 and 2010-7808 to March 28, 2011 to allow time for the applicant to find an alternative location at 1217 Wildwood Avenue. She said staff has been working with the applicant on options. She said project 2010-7080 is a related

application to project 2010-7670 and the applicant is asking both projects be continued.

ACTION: Comm. Sulser made a motion on 2010-7670 to continue this item to the Planning Commission meeting of March 28, 2011. Comm. Hungerford seconded. Motion carried 5-0, with Comm. Larsson recusing himself and Chair Travis absent.

APPEAL OPTIONS: This action serves as legal notification of the continuation of this item to the March 28, 2011 Planning Commission meeting.

4. **2010-7808 – AT&T Mobility** [Applicant] **Aircoa Equity Interests** [Owner]: Special Development Permit to allow the continued use of an existing cell on wheels site located on a vacant lot in the Lakeside Specific Plan area at **1250 Lakeside Dr. SM** (*The applicant has requested a continuance to March 28, 2011 since the allowed time on this project is contingent on the 1217 Wildwood Avenue site.*)

(**Comm. Larsson** said he has a conflict of interest with project 2010-7808 and 2010-7670 (see agenda item 3) and recused himself, leaving the Council Chambers at 8:12 p.m.)

ACTION: Comm. Dohadwala made a motion on 2010-7808 to continue this item to the Planning Commission meeting of March 28, 2011. Comm. Chang seconded. Motion carried 5-0, with Comm. Larsson recusing himself and Chair Travis absent.

APPEAL OPTIONS: This action serves as legal notification of the continuation of this item to the March 28, 2011 Planning Commission meeting.

Comm. Larsson returned to the Council Chambers at 8:16 p.m.

5. **Standing Item: Potential Study Issues**

Comm. Dohadwala discussed with staff a subject that she was considering proposing as a potential study issue regarding philanthropy protocol. Ms. Ryan said there is an existing policy on donations of any size, and that she would provide a copy of the policy to the Commission to see if the policy addresses what **Comm. Dohadwala** is looking for.

Ms. Ryan said for the Commission to recommend a potential study issue, the issue should be related to the specific actions of the Commission. If an issue is not related to Planning then it should be suggested to Council members or to a Commission that has responsibility for the issue. Ms. Ryan said the staff and Commission have several months to recommend potential study issues.

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 Council meeting on February 15, 2011 and items to be considered at the Council meeting of March 1, 2011.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting adjourned at 8:21 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer