



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
March 28, 2011  
456 West Olive Avenue, Sunnyvale, CA 94086**

**7:00 PM - Study Session – West Conference Room**

1. **2010-7090 - Lawrence Station Area Plan Overview and Update - SB** (*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; Cathy Merrill, Assistant to the Director of Community Services; Shaunn Mendrin, Senior 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 March 14, 2011**

**Comm. Hungerford moved to approve the consent calendar. Comm. Sulser seconded. Motion carried 7-0.**

## **PUBLIC HEARINGS/GENERAL BUSINESS**

**Comm. Larsson recused himself** for projects **2010-7670** and **2010-7808** saying he has a financial conflict of interest. He **left the Council Chambers** for agenda items 2 and 3.

2. **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  
(Continued from February 28, 2011.)

**ACTION:** Comm. Sulser made a motion on **2010-7670** to approve the **Special Development Permit with modified Conditions of Approval:** to add a condition that the palm trees be trimmed and cleaned of dead fronds from all existing palm trees on the site taller than 10 feet; and if redevelopment of the site occurs, the existing facility (monopalm) should be removed and incorporated into the architectural design of the structure. Comm. Chang seconded. Motion carried 6-0, with Comm. Larsson recusing himself.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than April 12, 2011.

3. **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  
(Continued from February 28, 2011.)

**ACTION:** Comm. Hungerford made a motion on **2010-7808** to approve the **Special Development Permit with modified Conditions of Approval:** to include in the conditions that the permit expires on August 1, 2011 and to allow the Director of Community Development to grant extensions not to exceed December 1, 2011 if good faith efforts and progress are being made on the facility approved for **1217 Wildwood Avenue**, project **2010-7670**. Vice Chair Hendricks seconded. Motion carried 6-0, with Comm. Larsson recusing himself.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than April 12, 2011.

**Comm. Larsson returned to the Council Chambers** for the remainder of the meeting.

**4. Park Dedication Requirement: Study of an Increase in Park Dedication Standard to 5 acres per 1,000 Population – CM and RZ**

**ACTION:** Vice Chair Hendricks made a motion on the Park Dedication Requirement item to recommend to City Council to: adopt the attached amendments to the City Municipal Code Title 18 (Subdivisions) Chapter 18.10, Parks and Open Space Dedication, raising the facility standard of 3.0 acres per 1,000 population effective on July 1, 2011, to 5.0 acres per 1,000 population to be effective on July 1, 2012 (Attachment D, Proposed Ordinance amending Municipal Code Chapters 18.10 and 19.74); adopt the attached amendments to City Municipal Code Title 19 (Zoning) chapter 19.74, Park Dedication fees for Rental Housing Projects, raising the facility standard of 3.0 acres per 1,000 population effective on July 1, 2011, to 5.0 acres per 1,000 population to be effective July 1, 2012 (Attachment D, Proposed Ordinance amending Municipal Code Chapters 18.10 and 19.74); and direct staff to provide information regarding the possible implementation of a park mitigation fee for new industrial, commercial and retail developments. Comm. Larsson seconded. Motion carried 4-3 with Chair Travis, Comm. Dohadwala, and Comm. Sulser dissenting.

**APPEAL OPTIONS:** This recommendation will be provided to the City Council for their consideration at the April 26, 2011 meeting.

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

No potential Study Issues were suggested for discussion.

**NON-AGENDA ITEMS AND COMMENTS**

- **COMMISSIONERS ORAL COMMENTS**

**Comm. Larsson** announced that there is a meeting regarding the Grand Boulevard Initiative scheduled for Wednesday evening, March 30<sup>th</sup> in the Sunnyvale Council Chambers. He announced that, also on March 30<sup>th</sup> at the Redwood City Public Library, there would be a guest speaker discussing Land Use and Climate Change. He said both meetings are open to the public.

**Vice Chair Hendricks** announced that the Charter Review Committee would be meeting on March 30<sup>th</sup> in the West Conference Room in Sunnyvale City Hall.

- STAFF ORAL COMMENTS

**City Council Meeting Report**

**Trudi Ryan**, Planning Officer, discussed Planning related items to be considered by City Council at the Council meeting on March 29, 2011.

**Other Staff Oral Report**

**INFORMATION ONLY ITEMS**

**ADJOURNMENT**

With no further business, the Commission meeting adjourned at 10:26 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer