



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
April 25, 2011  
456 West Olive Avenue, Sunnyvale, CA 94086**

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

1. **2011-7246** - Consider Revisions to Zoning Code for Conversions of Mobile Home Parks to Other Uses. SI, RZ (*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 Gustav Larsson; and Commissioner Brandon Sulser.

Members Absent: Commissioner Charles Hungerford (excused absence).

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 April 11, 2011**

**Vice Chair Hendricks moved to approve the consent calendar. Comm. Chang seconded. Motion carried 5-0, with Comm. Sulser abstaining, and Comm. Hungerford absent.**

## **PUBLIC HEARINGS/GENERAL BUSINESS**

- 2. 2011-7104 - Pulte Homes [Applicant] Carr Crhp Ca Props LLC [Owner]:** Special Development Permit and Vesting Tentative Map to allow approximately 161 townhomes located at **955 Stewart Dr.** (Mitigated Negative Declaration) SM (*Staff requests continuance to June 13, 2011.*)

**ACTION: Vice Chair Hendricks made a motion on 2011-7104 to continue this item to the Planning Commission meeting of June 13, 2011. Comm. Sulser seconded. Motion carried 6-0, with Comm. Hungerford absent.**

**APPEAL OPTIONS: This action serves as legal notification of the continuation of this item to the June 13, 2011 Planning Commission meeting.**

- 3. 2011-7133 - Trinity Church of Sunnyvale [Applicant/Owner]:** Use Permit to consider additional community recreational programs at a site occupied by Trinity Church of Sunnyvale located at **477 N. Mathilda Ave.** (Negative Declaration) RK

**ACTION: Comm. Chang made a motion on 2011-7133 to adopt the Negative Declaration and approve the Use Permit with attached conditions. Vice Chair Hendricks seconded. Motion carried 6-0, with Comm. Hungerford absent.**

**APPEAL OPTIONS: This action is final unless appealed to City Council no later than May 10, 2011.**

4. **2011-7102 - Classic Communities** [Applicant] **Sisters Of Notre Dame De Namur** [Owner]: Special Development Permit and Vesting Tentative Map for 14 single family homes located at **1330 Sunnyvale-Saratoga Rd.** (Mitigated Negative Declaration)  
RK

**ACTION:** Vice Chair Hendricks made a motion on 2011-7102 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with modified conditions: to modify condition PS-1.a requiring the developer to study an increase in eave depth to determine the appropriate eave depth requirement subject to the approval of the Director of Community Development; to add a condition under BP-9 that the applicant work with the neighboring property owner regarding location and design of the wall subject to the approval of the Director of Community Development; and to modify condition BP-19.b to read, "A total of six spaces that are located throughout the development shall be reserved for the six units without parking area in front of the garages". Comm. Chang seconded. Motion carried 6-0, with Comm. Hungerford absent.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than May 10, 2011.

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

- Philanthropy Protocol
- Requiring Solar Panels on Roof and Reroofing Projects
- Other

**ACTION:** Vice Chair Hendricks made a motion to propose a study issue requiring solar panel installation as part of roof and re-roofing projects for all uses. Comm. Sulser seconded. Motion carried 6-0, with Comm. Hungerford absent.

**NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS

**Chair Travis** requested that staff inquire about providing the Planning Commissioners with business cards to be able to provide to the public as identification while on site visits.

- STAFF ORAL COMMENTS

**City Council Meeting Report**

**Trudi Ryan**, Planning Officer, discussed upcoming Planning related items to be considered by City Council at the Council meeting on April 26, 2011. She said Council would also be attending a Legislative Advocacy Meeting with Anna Eshoo in Palo Alto on April 28, 2011, and would be interviewing potential Board and Commission members on May 3, 2011.

**Other Staff Oral Report**

**INFORMATION ONLY ITEMS**

**ADJOURNMENT**

With no further business, the Commission meeting adjourned at 9:50 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer