



**APPROVED MINUTES  
SUNNYVALE PLANNING COMMISSION  
June 13, 2011  
456 West Olive Avenue, Sunnyvale, CA 94086**

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

1. **2009-0799** - Consolidate the 22 documents of the General Plan into one comprehensive General Plan. This project involves the rewriting and reorganizing of existing text and policies. (Negative Declaration) DO *(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; Jim Craig, Superintendent of Field Services, Public Works; Steve Lynch, Senior Planner; Shaunn Mendrin, Senior Planner; and Recording Secretary, Debbie Gorman.

**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 May 23, 2011**

**Comm. Chang moved to approve the consent calendar. Vice Chair Hendricks seconded. Motion carried 6-0, with Comm. Larsson abstaining.**

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. **2011-7072 - Sanjeev Acharya** [Applicant/Owner] **Jacqueline A Elardo et al** [Owner]: Special Development Permit and Vesting Tentative Map to subdivide one lot into four lots and construct four single family homes at **110 Connemara Way**. (Mitigated Negative Declaration) SL

**ACTION: Comm. Chang made a motion on 2011-7072 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with modified conditions: to modify the language in condition PS-1 to read, "The plans shall be revised to address Planning Commission's decision 'and are' subject to the review and approval by the Director of Community Development..." Comm. Sulser seconded. Motion carried 7-0.**

**APPEAL OPTIONS: This action is final unless appealed to City Council no later than June 28, 2011.**

3. **2011-7231- Challenger School** [Applicant] **Sunnyvale School District** [Owner]: Use Permit to allow the expansion of an existing private school (Challenger Elementary School) including four new classrooms located at **1185 Hollenbeck Avenue**. RK

**ACTION: Comm. Hungerford made a motion on 2011-7231 to approve the Use Permit with attached conditions. Comm. Dohadwala seconded. Motion carried 7-0.**

**APPEAL OPTIONS: This action is final unless appealed to City Council no later than June 28, 2011.**

4. **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  
(Continued from April 25, 2011)

**ACTION:** Vice Chair Hendricks made a motion on 2011-7104 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with modified conditions; to accept the revised conditions and corrected numbering to BP-8a, TM-2, and PF-7; to add to condition PF-7 that both “soil and water” be included in the investigations done by the City consultant; to add to condition BP-33 “HAZ-5” regarding excavated soils as shown in the 2007 East Sunnyvale EIR Mitigation Measures; to modify the Mitigated Negative Declaration, Attachment C, number 48, to check the “No Impact” box regarding Geology and Soils, and number 67 to check the “Less than Significant with Mitigation” box regarding Hazards and Hazardous Materials; to modify condition BP-11.e.iii regarding six Sycamore trees adding language that staff has the flexibility to review the plans and require a 2 to 1 ratio of replacement trees if the trees cannot be moved; to modify TM-2 from the revised conditions memo, to add a sentence that “The additional studies for the park area be completed within 24 months of approval of the Vesting Tentative Map, prior to dedication.”; and to add a condition that the foam trim used in the project has to be at least as durable as wood. Comm. Hungerford seconded. Motion carried 7-0.

**APPEAL OPTIONS:** This action is final unless appealed to City Council no later than June 28, 2011.

5. **2010 Urban Water Management Plan (UWMP) Update and Adoption of Resolution – JC**

**ACTION:** Comm. Chang made a motion to recommend to City Council to adopt the attached Resolution approving the 2010 Urban Water Management Plan as presented and direct staff to forward the UWMP to the California State Department of Water Resources. Vice Chair Hendricks seconded. Motion carried 7-0.

**APPEAL OPTIONS:** This recommendation of the Planning Commission will be forwarded to the City Council for consideration at the June 28, 2011 Council meeting.

## **6. Standing Item: Potential Study Issues**

**Vice Chair Hendricks** discussed with staff cell towers and whether there are guidelines about the aesthetics of telecommunication facilities that are not stand-alone (not towers). Ms. Ryan said the zoning code and the City-wide Design Guidelines both address the aesthetics of telecommunication sites: the zoning code includes priorities for incorporation into buildings over free-standing towers and the City-wide Design Guidelines address general architectural character. Vice Chair Hendricks said that he is not going to propose a Study Issue, however he would like training at a Study Session to learn more about telecommunication sites as he said some of them are not very attractive. Ms. Ryan said there are facilities around the City that predate the current standards and these may be some of the sites of concern.

### **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 of May 24, 2011 and the Budget Workshop of June 2, 2011. She said that the City Council would take action on the Budget at their June 28, 2011 Council meeting.

#### **Other Staff Oral Report**

### **INFORMATION ONLY ITEMS**

#### **ADJOURNMENT**

With no further business, the Commission meeting adjourned at 10:22 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer