



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

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

1. **FILE #:** 2011-7377  
**Location:** 628 E. Taylor Avenue (APN: 205-30-019)  
**Proposed Project:** **Special Development Permit** to allow 10 townhome-style condominiums and **Vesting Tentative Map** to allow 10 condominium units and one common lot.  
**Applicant / Owner:** City Ventures / Steven Hussey Trustee & Et Al  
**Environmental Review:** Mitigated Negative Declaration  
**Staff Contact:** Noren Caliva, 408-730-7637  
[ncaliva@ci.sunnyvale.ca.us](mailto:ncaliva@ci.sunnyvale.ca.us)  
**Notes:** (25 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 Hendricks presiding.

**CALL TO ORDER/SALUTE TO THE FLAG**

**ROLL CALL**

Members Present: Chair Glenn Hendricks; Vice Chair Gustav Larsson; Commissioner Bo Chang; Commissioner Maria Dohadwala; Commissioner Arcadi Kolchak; Commissioner Brandon Sulser; and Commissioner Nick Travis.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Steve Lynch, Senior Planner; Shaunn Mendrin, Senior Planner; and Recording Secretary, Debbie Gorman.

**SCHEDULED PRESENTATION - None**

**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 July 11, 2011**

**Vice Chair Larsson moved to approve the minutes of July 11, 2011 as amended. Comm. Sulser seconded. Motion carried 6-0, with Comm. Travis abstaining.**

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2. FILE #: 2010-7672**  
**Location: 700 Timberpine Ave. (APN: 213-12-002)**  
**Proposed Project: Special Development Permit and Vesting Tentative Map to allow 51 new single family homes.**  
**Applicant / Owner: Toll Brothers / Josephine Angelo Trustee**  
**Environmental Review: Mitigated Negative Declaration**  
**Staff Contact: Steve Lynch, 408-730-2723**  
[slynch@ci.sunnyvale.ca.us](mailto:slynch@ci.sunnyvale.ca.us)  
**Notes: Continued from July 11, 2011**

**ACTION: Comm. Chang made a motion on 2010-7672 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with the revised conditions as recommended by staff, and modifying condition BP.15.1, that the wall shall be made of enhanced wood. Comm. Sulser seconded. Motion carried 7-0.**

**APPEAL OPTIONS: This action is final unless appealed to the City Council no later than August 9, 2011.**

- 3. FILE #: 2011-7372**  
**Location: 582 Carlisle Way (APN: 309-18-039)**  
**Proposed Project: Design Review to allow the remodel of an existing one story home including the addition of a new second story resulting in a 2,982 square foot home and a 57% Floor Area Ratio.**  
**Environmental Review: Categorically Exempt Class 1**  
**Staff Contact: Shaunn Mendrin, 408-730-7429**  
[smendrin@ci.sunnyvale.ca.us](mailto:smendrin@ci.sunnyvale.ca.us)

**ACTION: Comm. Sulser made a motion on 2011-7372 to approve the Design Review with the conditions in Attachment B. Comm. Travis seconded. Motion carried 6-1, with Vice Chair Larsson dissenting.**

**APPEAL OPTIONS: This action is final unless appealed to the City Council no later than August 9, 2011.**

4. **FILE #:** 2011-7240  
**Location:** 319 Bishop Ave. (APN: 209-31-062)  
**Proposed Project:** Appeal of Zoning Administrator decision denying a **Variance** to allow a one car garage for an addition of 543 square feet and new total square footage of 1,947.  
**Environmental Review:** Categorically Exempt Class 1  
**Staff Contact:** Shaunn Mendrin, 408-730-7429  
[smendrin@ci.sunnyvale.ca.us](mailto:smendrin@ci.sunnyvale.ca.us)

Vice Chair Larsson said he owns property near the subject property, recused himself and left the Council Chambers.

**ACTION:** Comm. Travis made a motion on 2011-7240 to grant the Appeal and approve Variance. Chair Hendricks seconded. Motion carried 4-2, with Comm. Dohadwala and Comm. Sulser dissenting, and Vice Chair Larsson recusing himself.

**APPEAL OPTIONS:** This action is final unless appealed to the City Council no later than August 9, 2011.

Vice Chair Larsson returned to the Council Chambers for the remainder of the meeting.

5. **FILE #:** 2011-7296  
**Location:** 1060 Morse Ave. (APN: 110-14-058)  
**Proposed Project:** **Special Development Permit and Vesting Tentative Map** to allow 17 townhome units on an existing industrial property.  
**Applicant / Owner:** Classic Communities / G M M S C Partners  
**Environmental Review:** Categorically Exempt Class 32  
**Staff Contact:** Shaunn Mendrin, 408-730-7429  
[smendrin@ci.sunnyvale.ca.us](mailto:smendrin@ci.sunnyvale.ca.us)  
**Notes:** *Continued from July 11, 2011 to allow redesign*

**ACTION:** Comm. Travis made a motion on 2011-7296 to approve the Special Development Permit and Vesting Tentative Map with the attached conditions, modifying PS-2.d regarding the Vision Triangle removing the language in the parenthesis. Comm. Chang seconded. Motion carried 7-0.

**APPEAL OPTIONS:** This action is final unless appealed to the City Council no later than August 9, 2011.

6. **Standing Item: Potential Study Issues** – No new items discussed.

## **NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

### **City Council Meeting Report**

**Ms. Ryan** reminded the Planning Commission that they have a Joint Study Session with the City Council on July 26, 2011 regarding the Lawrence Station Area Plan.

**Ms. Ryan** discussed Planning related items considered by City Council at the July 19, 2011 meeting and items to be considered at the July 26, 2011 meeting.

### **Other Staff Oral Report**

## **INFORMATION ONLY ITEMS**

**Chair Hendricks** said that Councilman Ron Swegles passed away last week. He said he wanted to acknowledge this event and send our wishes on to his family. He said his passing is a great loss for his family and the City.

## **ADJOURNMENT**

With no further business, the Commission meeting adjourned at 10:54 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer