



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
September 26, 2011
456 West Olive Avenue, Sunnyvale, CA 94086**

**SPECIAL START TIME - 6:45 PM
Study Session – West Conference Room**

- 1. FILE #:** 2011-7063
Location: 660 W. El Camino Real (APN: 201-22-011)
Proposed Project: Special Development Permit for 113 residential units and 17,300 square feet of office/commercial space.
Applicant / Owner: SummerHill Homes / Dorothy Miller Family, LP
Environmental Review: Mitigated Negative Declaration
Staff Contact: Ryan Kuchenig, 408-730-7431, rkuchenig@ci.sunnyvale,.ca.us
Notes: (45 minutes)
- 2. FILE #:** 2011-7558
Location: 704 Town and Country (APN: 209-07-003)
Proposed Project: Preliminary Review for a mixed-use project in Blocks C and D of Town and Country comprising of 127 residential units and 8,015 square feet of retail.
Applicant / Owner: CP3 Town and Country/Capella Holdings A Llc
Environmental Review: Mitigated Negative Declaration
Staff Contact: Shaunn Mendrin, 408-730-7429 smendrin@ci.sunnyvale.ca.us
Notes: (20 minutes)
- 3. Public Comment on Study Session Agenda Items** (5 minutes)
- 4. Comments from the Chair** (5 minutes)

**START TIME - 8:00 PM
Public Hearing – Council Chambers**

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; Hanson Hom, Community Development Director; Shaunn Mendrin, Senior Planner; Surachita Bose, Associate Planner; and Recording Secretary, Joey Mariano.

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: September 12, 2011

Comm. Chang moved to approve the minutes of September 12, 2011. Comm. Kolchack seconded. Motion carried 6-0, with Comm. Travis abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. FILE #: 2010 - 7090**
Location: Lawrence Station Area Plan (SAP) study area which includes properties within 1/2 mile radius of the Lawrence Caltrain station
Council Study Issue Lawrence Station Area Plan: Final report on the completion of Phase 1 of the SAP which includes the overall framework of the plan, land use alternatives and parking strategies.
Environmental Review: This action does not meet the definition of a "project" under CEQA and no additional review is required.
Staff Contact: Surachita Bose, 408-730-7443, sbose@ci.sunnyvale.ca.us

ACTION: Comm. Sulser made a motion on 2010-7090 towards Alternative 1 recommended by staff; to accept the first phase plan for Lawrence SAP as provided in Attachment B of the staff report. Comm. Chang seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the November 1, 2011 City Council meeting.

3. **FILE #:** 2010-7636
Location: 1080 Innovation Way (APN: 110-27-034, 036, 037)
Proposed Project: Review of Amendments to the Onizuka Air Force Station Local Redevelopment Authority Redevelopment Plan (Approved by the LRA December 2008), Legally Binding Agreement and Homeless Assistance Submission
Applicant / Owner: City of Sunnyvale /United States Air Force
Environmental Review: Statutory Exemption 15262, Feasibility and Planning Study and General Rule Exemption 15063(b)(3).
Staff Contact: Shaunn Mendrin, 408-730-7429, smendrin@ci.sunnyvale.ca.us

ACTION: Vice Chair Larsson made a motion in accordance with staff's recommendations to approve Alternative's 1,2, and 3; Approve and direct the City Manager to submit to the Department of the Air Force (AF) and the Department of Housing and Urban Development (HUD) an amended Onizuka Air Force Station Redevelopment Plan and amended Homeless Housing Submission. (Attachments A and B); Direct the City Manager to execute a Legally Binding Agreement with MidPen Housing and Charities Housing. (Attachment C); and Direct the City Manager to execute a District Agreement with the Foothill-De Anza Community College District (Attachment D). Comm. Chang seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the October 4, 2011 City Council meeting.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

Vice Chair Larsson said that the Valley Transportation Authority is holding two outreach meetings on September 27, 2011 regarding Bus Rapid Transit along El Camino Real and noted the times and location.

Commissioners discussed potential study issues and took no action.

- STAFF ORAL COMMENTS

City Council Meeting Report

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting adjourned at 9:39 p.m.

Respectfully submitted,

Trudi Ryan, Planning Officer