7:00 PM – Study Session – West Conference Room

1. File: 2011-7746
   Subject: Housing and Community Revitalization Sub-element Implementation Measures Proposed Amendments to Zoning Code (Title 19 of SMC) related to:
   - Special needs housing and emergency housing
   - Multi-family residential development review procedures
   - Parking standards for senior housing, affordable housing, and housing for persons with disabilities
   - Reasonable accommodation procedures
   Staff Contact: Andrew Miner, (408) 730-7707
   aminer@ci.sunnyvale.ca.us
   Notes: (20 minutes)

2. Training: Virtual Tour of Wireless Facilities on Buildings
   Staff Contact: Andrew Miner, (408) 730-7707
   aminer@ci.sunnyvale.ca.us
   Notes: (25 minutes)

3. Public Comment on Study Session Agenda Items (5 minutes)

4. 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 Arcadi Kolchak; Commissioner Brandon Sulser; and Commissioner Nick Travis.

Members Absent: Commissioner Maria Dohadwala (excused).

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Andrew Miner, Principal 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 October 10, 2011


PUBLIC HEARINGS/GENERAL BUSINESS

2. FILE #: 2011-7632
Location: 764 Starbush Dr. (APN: 213-13-090)
Proposed Project: Design Review to allow a rear patio addition of 348 square feet for a total floor area of 3,012 square feet and Floor Area Ratio of 49.9%.
Environmental Review: Categorically Exempt Class 1
Staff Contact: Mariya Hodge, 408-730-7659
mhodge@ci.sunnyvale.ca.us

Trudi Ryan, Planning Officer, presented the staff report.

Chair Hendricks opened the public hearing.

Joe Gottula with Bay Area Sunrooms, contractor, discussed the details of the sunroom and said the project was designed with consideration of the neighbors.

Chair Hendricks confirmed with Mr. Gottula that the applicant has no questions or concerns regarding the conditions of approval.

Jeff Braggin, a neighbor, said this is a quiet neighborhood and discussed his concerns about possible impacts of flood lighting, noise, parties and traffic depending on how the sunroom is used. He said he objects to this project due to potential impacts to the neighborhood.

Chair Hendricks asked Mr. Braggin whether he thought the City should have additional restrictions regarding noise at night or for parties. Mr. Braggin said he did not think so, however he does have concern about loud music and flood lighting.

Ms. Ryan commented the City regulations have nuisance provisions, and if there was too much noise from music, Public Safety could be contacted. She said there are zoning
requirements regarding lighting and operational noise, and noise regulations require it to be quieter in the evening than daytime.

**Pavi Ramamurthy**, applicant, said her family of four are a quiet family. She said they occasionally will have people over for dinner and they do not plan to throw any loud parties. She said they are not planning to include extra lights other than what is required and their family will primarily be the persons using the room. She asked that the Planning Commission approve the proposed project.

Chair Hendricks closed the public hearing.

Comm. Sulser moved for Alternative 1, to approve the Design Review with the attached conditions. Comm. Chang seconded the motion.

Comm. Sulser said he was able to make findings. He said enclosing the patio to make a sunroom does not make the house bulky or out of scale. He said he can approve the project as conditioned.

Comm. Chang said he is able to make the findings and the conditions of approval address any issues. He said this is a nice, quiet neighborhood and if there are any problems that Neighborhood Preservation can be contacted.

Chair Hendricks said he would be supporting the motion and agrees with Comm. Sulser. He said he thinks the concerns mentioned in the public hearing are not zoning issues and would probably be best addressed by the neighbors getting together and discussing any concerns.

**ACTION:** Comm. Sulser made a motion on 2011-7632 to approve the Design Review with the attached conditions. Comm. Chang seconded. Motion carried 6-0, with Comm. Dohadwala absent.

**APPEAL OPTIONS:** This action is final unless appealed to the City Council no later than November 8, 2011.

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

**Ms. Ryan** said any new study issues proposed this evening would be for consideration for the 2013 year as the cycle for considering 2012 study issues has closed. No new issues were discussed.

**NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
• STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan discussed planning related items considered by City Council at the October 18, 2011 meeting.

Other Staff Oral Report

Ms. Ryan commented that the Planning staff has been working on reformatting the Planning Commission agendas, reports and minutes. She said the Commission would notice some changes moving forward.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting adjourned at 8:21 p.m.

Respectfully submitted,

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Trudi Ryan
Planning Officer