



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
January 9, 2012
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM – Study Session – West Conference Room

1. **File:** 2010-7148
Location: Citywide
Subject: Retooling the Zoning Code – Title 19 – *Discussion topic:*
Use Tables
Staff Contact: Rosemarie Zulueta, (408) 730-7437
rzulueta@ci.sunnyvale.ca.us
Notes: (45 minutes)
2. **Public Comment** on (5 minutes)
Study Session Agenda
Items
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 Maria Dohadwala; Commissioner Bo Chang; Commissioner Arcadi Kolchak; and Commissioner Brandon Sulser; and Commissioner Nick Travis.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; 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 December 12, 2011

Vice Chair Larsson moved to approve the minutes of December 12, 2011. Comm. Chang seconded. Motion carried 6-0, with Comm. Dohadwala abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. File:** 2011-7657
Location: 580 N. Mary Ave. (APN: 165-41-002)
Proposed Project: Use Permit for a new 124,095 sq. ft., 5-story office building resulting in approximately 55% Floor Area Ratio with a new 1.5-story parking structure.
Applicant/ Owner: Peery-Arrillaga / A & P Children Invsllc
Environmental Review: Mitigated Negative Declaration
Staff Contact: Mariya Hodge, 408-730-7659 mhodge@ci.sunnyvale.ca.us
Notes: *This item was originally noticed for the Planning Commission Public Hearing of January 9, 2012. The item was re-noticed for the Planning Commission Public Hearing of January 23, 2012. No action required of Planning Commission.*

3. **FILE #:** 2011-7818
Location: 685 Windsor Terrace (APN: 202-43-015)
Proposed Project: Special Development Permit for a first and second story addition of 59 square feet to an existing two-story home in a planned development, resulting in 70.8% floor area ratio and a deviation from the front yard setback.
Environmental Review: Categorically Exempt Class 1
Staff Contact: Shaunn Mendrin, 408-730-7429, smendrin@ci.sunnyvale.ca.us

Trudi Ryan, Planning Officer, presented the staff report.

Chair Hendricks opened the public hearing.

Greg Ybarra, applicant with ADG Design Group, represented the homeowners Mr. and Mrs. Patel. Mr. Ybarra discussed the project and said that from street side there are no visible changes and that the addition is consistent with existing architecture and the existing materials.

Chair Hendricks closed public hearing.

Vice Chair Larsson moved for Alternative 1, to approve the Design Review with the conditions in Attachment B. Comm. Chang seconded the motion. Vice Chair Larsson said he was able to make the findings, there are no significant changes visible to the street, and the size is compatible with neighborhood. Comm. Chang said he was able make findings and would be supporting the motion and even though the exterior has little change, the homeowner's are gaining a lot in the interior.

Comm. Dohadwala said she would be supporting the motion and could make the findings. She said the internal changes make the house better for the owners and that the project is straightforward with a minimal increase in square footage.

Comm. Sulser said he would be supporting the motion. He commented that often when a Special Development Permit is required for a home that the project intensity can change how the houses in the neighborhood relate to each other and he is nervous about tinkering with layout of the houses in the neighborhood. He said in this case the change is minor and he can make findings to support the motion.

Chair Hendricks said he would be supporting the motion and that he can make the findings.

ACTION: Vice Chair Larsson made a motion on 2011-7818 to approve the Design Review with the conditions in Attachment B. Comm. Chang seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than January 24, 2012.

4. Standing Item: Potential Study Issues

No potential Study Issues for 2013 were proposed.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, announced that the Planning Commission meetings in February would be on Monday, February 6, 2012 and Wednesday, February 29, 2012 as the Council Chambers are not available on either of the typical February meeting dates.

Ms. Ryan said the Planning Commission has a Study Session with the Sustainability Commission and the Board of Building Code Appeals on Monday, February 27, 2012 and a Joint Study Session with the City Council on Tuesday, March 6, 2012. The location and times are to be determined.

Ms. Ryan discussed planning related items considered by City Council at their December 13, 2011 meeting and discussed items on the upcoming January 10, 2012 City Council meeting.

Kathy Berry, Senior Assistant City Attorney, notified the Planning Commission about the Palo Alto Medical Foundation (PAMF) litigation. She said the City and the developer prevailed in both the trial court and appellant court however, the appellant has further challenged the case to the California Supreme Court and the City is responding to the petition. She said the Supreme Court determines whether it will consider the case. Ms. Berry confirmed that construction continues while the litigation is going on.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting adjourned at 8:19 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer