

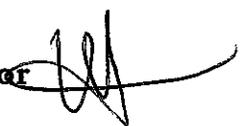
No: 11-093



**COMMUNITY DEVELOPMENT DEPARTMENT
OFFICE MEMORANDUM**

DATE: **May 5, 2011**

TO: **Mayor and Members of the City Council**

FROM: **Hanson Hom, Community Development Director** 

THROUGH: **Gary Luebbers, City Manager** 

RE: **Opportunity for Council to appeal decisions of the Planning Commission of April 25, 2011 and the Zoning Administrator Hearing of April 27, 2011.**

Attached is the "Appeal Report" which is presented in the form of Draft Minutes from the Planning Commission Hearing and an Action Summary from the Zoning Administrator Hearing. The Planning Commission draft minutes and the Zoning Administrator Hearing Action Summary note items that may be appealed and the final appeal date. **Staff reports and the Planning Commission meeting videos are available on the City's web site. One set of reports and draft minutes will be placed in a binder in the Council Office.**

Council should specify the reason for an appeal and indicate any appealed items on which it wishes to have expanded notification.

Attachments: A. Planning Commission Draft Minutes
B. Zoning Administrator Hearing Action Summary



DRAFT MINUTES
SUNNYVALE PLANNING COMMISSION
April 25, 2011
456 West Olive Avenue, Sunnyvale, CA 94086

7:00 PM - Study Session – West Conference Room

1. **2011-7246** - Consider Revisions to Zoning Code for Conversions of Mobile Home Parks to Other Uses. SI, RZ *(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 Gustav Larsson; and Commissioner Brandon Sulser.

Members Absent: Commissioner Charles Hungerford (excused absence).

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Ryan Kuchenig, Associate Planner; and Debbie Gorman, Recording Secretary.

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 April 11, 2011

Vice Chair Hendricks moved to approve the consent calendar. Comm. Chang seconded. Motion carried 5-0, with Comm. Sulser abstaining, and Comm. Hungerford absent.

PUBLIC HEARINGS/GENERAL BUSINESS

2. **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 (*Staff requests continuance to June 13, 2011.*)

ACTION: Vice Chair Hendricks made a motion on 2011-7104 to continue this item to the Planning Commission meeting of June 13, 2011. Comm. Sulser seconded. Motion carried 6-0, with Comm. Hungerford absent.

APPEAL OPTIONS: This action serves as legal notification of the continuation of this item to the June 13, 2011 Planning Commission meeting.

3. **2011-7133 - Trinity Church of Sunnyvale [Applicant/Owner]:** Use Permit to consider additional community recreational programs at a site occupied by Trinity Church of Sunnyvale located at **477 N. Mathilda Ave.** (Negative Declaration) RK

ACTION: Comm. Chang made a motion on 2011-7133 to adopt the Negative Declaration and approve the Use Permit with attached conditions. Vice Chair Hendricks seconded. Motion carried 6-0, with Comm. Hungerford absent.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than May 10, 2011.

4. **2011-7102 - Classic Communities [Applicant] Sisters Of Notre Dame De Namur [Owner]:** Special Development Permit and Vesting Tentative Map for 14 single family homes located at **1330 Sunnyvale-Saratoga Rd.** (Mitigated Negative Declaration)
RK

ACTION: Vice Chair Hendricks made a motion on 2011-7102 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with modified conditions: to modify condition PS-1.a requiring the developer to study an increase in eave depth to determine the appropriate eave depth requirement subject to the approval of the Director of Community Development; to add a condition under BP-9 that the applicant work with the neighboring property owner regarding location and design of the wall subject to the approval of the Director of Community Development; and to modify condition BP-19.b to read, "A total of six spaces that are located throughout the development shall be reserved for the six units without parking area in front of the garages". Comm. Chang seconded. Motion carried 6-0, with Comm. Hungerford absent.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than May 10, 2011.

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

- Philanthropy Protocol
- Requiring Solar Panels on Roof and Reroofing Projects
- Other

ACTION: Vice Chair Hendricks made a motion to propose a study issue requiring solar panel installation as part of roof and re-roofing projects for all uses. Comm. Sulser seconded. Motion carried 6-0, with Comm. Hungerford absent.

NON-AGENDA ITEMS AND COMMENTS

- **COMMISSIONERS ORAL COMMENTS**

Chair Travis requested that staff inquire about providing the Planning Commissioners with business cards to be able to provide to the public as identification while on site visits.

- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, discussed upcoming Planning related items to be considered by City Council at the Council meeting on April 26, 2011. She said Council would also be attending a Legislative Advocacy Meeting with Anna Eshoo in Palo Alto on April 28, 2011, and would be interviewing potential Board and Commission members on May 3, 2011.

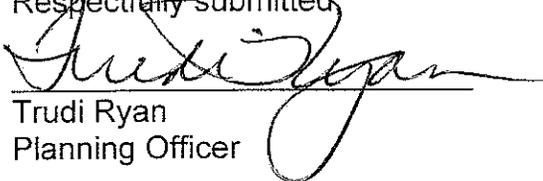
Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting adjourned at 9:50 p.m.

Respectfully submitted,


Trudi Ryan
Planning Officer



ZONING ADMINISTRATOR HEARING

ACTION SUMMARY
Wednesday, April 27, 2011

A public hearing was held by the Administrative Hearing Officer at 2:00 p.m. in the West Conference Room, City Hall, 456 W. Olive Avenue, Sunnyvale, CA for the purpose of considering the following applications:

FILE #: 2011-7010
Location: 595 Lawrence Expwy. (APN: 205-23-017)
Proposed Project: Special Development Permit to allow the expansion of an existing institution of higher learning within an existing industrial building.
Applicant / Owner: LRS Associates / Ying Qiu Wang and Su Fang Tong et al
Environmental Review: Categorically Exempt Class 1
Staff Contact: Noren Caliva, 408-730-7637, or ncaliva@ci.sunnyvale.ca.us

ACTION: This item was continued as per the applicant's request to the May 11, 2011 Zoning Administrator Hearing.

APPEAL OPTIONS: None

FILE #: 2011-7169
Location: 1156 Susan Way (APN: 198-19-051)
Proposed Project: Variance from combined side yard setback requirement to allow 11ft in lieu of required 12' minimum.
Environmental Review: Categorically Exempt Class 1
Staff Contact: Shaunn Mendrin, 408-730-7429, smendrin@ci.sunnyvale.ca.us

ACTION: Approved subject to the findings and conditions of approval located in the staff report.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, May 11, 2011.