



**COMMUNITY DEVELOPMENT DEPARTMENT
OFFICE MEMORANDUM**

DATE: **August 4, 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 July 25, 2011 and the Zoning Administrator Hearing of July 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
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
Notes: (25 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 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.

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

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
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

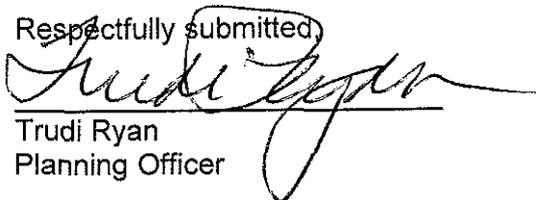
INFORMATION ONLY ITEMS

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,



Trudi Ryan
Planning Officer



ZONING ADMINISTRATOR HEARING

ACTION SUMMARY
Wednesday, July 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 #: 2011-7365
Location: **769 N. Mathilda Ave. (APN: 165-43-021)**
Proposed Project: Use Permit to allow a hookah lounge within an outdoor patio of an existing restaurant/bar (Taverna Lounge)
Applicant / Owner: Emrah Gures / Vickie Wilms et al
Environmental Review: Categorically Exempt Class 1
Staff Contact: Ryan Kuchenig, 408-730-7431,
rkuchenig@ci.sunnyvale.ca.us

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

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