



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, February 27, 2008**

2008-0015 - GLA Civil Engineers [Applicant] City and County of San Francisco [Owner]: Application for a Parcel Map to subdivide one lot into three lots. The property is located at **Manzano Way** (near Oak Creek Wy.) in an R-0 (Low Density Residential) Zoning District. (APN: 104-28-022, 066) RK

In attendance: Ariel Velasquez, Applicant; Gerri Caruso, Administrative Hearing Officer; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Ryan Kuchenig, Project Planner, stated that an almost identical proposal was reviewed and approved in 2003 by the Planning Commission. Small differences can be noted in the proposed lot sizes of the newly created parcels. The Parcel Map expired in 2007 after two extensions had been previously granted. The previous approval was considered by the Planning Commission due to a determination that localized flooding had to be assessed through environmental review (Negative Declaration). It was determined that the project would not create any significant impacts.

Mr. Kuchenig noted that staff is recommending an additional condition 1.D. that the Proposed development on the newly created lots will be subject to the established guidelines set forth in Section 19.81 (Streamside Development Review) of the Sunnyvale Municipal Code. Ms. Caruso had some clarifying questions that were answered by staff.

Ms. Caruso opened the public hearing.

Ariel Velasquez, Applicant, received and reviewed a copy of the staff report. Mr. Velasquez asked for clarification on some of the conditions.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the findings and conditions of approval (COA) with a modification to COA 5.B. and 5.C. adding that these disclosure statements are for future buyers. Adding condition 1.D. that the Proposed development on the newly created lots will be subject to the established guidelines set forth in Section 19.81 (Streamside Development Review) of the Sunnyvale Municipal Code.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:48 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner