



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
April 14, 2008
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 - Study Session – West Conference Room

Meeting called to order.

1. **2007-0463 - Michael Kirkish** [Applicant/Owner]: Application for related proposals on three parcels totaling 46, 212 square feet located at **408 Flora Vista Avenue, 421 South Bayview Avenue and 420 Flora Vista Avenue** (near E. Iowa Ave.) in R-2 (Low Medium Density Residential) and R-0 (Low Density Residential) Zoning Districts. (Mitigated Negative Declaration) (APN: 209-24-016) SB; *(20 minutes)*
 - **Tentative Map** to subdivide three lots to nine lots,
 - **Rezone** from R-0 (Low Density Residential) and R-2 (Low Medium Density Residential) to R-1.5/PD (Low-Medium-Density Residential/Planned Development) and R-2/PD (Low Medium Density Residential/Planned Development) Zoning Districts,
 - **Special Development Permit** to allow six new single family homes.
2. **Discussion of 2008 Planners Institute** *(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 Sulser presiding.

ROLL CALL

Members Present: Chair Brandon Sulser; Vice Chair Harriet Rowe; Commissioner Laura Babcock; Commissioner Bo Chang; Commissioner Larry Klein; and Comm. David Simons.

Chair Sulser advised that Comm. Hungerford is on vacation this week.

Comm. Klein moved that Comm. Hungerford's absence be recorded as an excused absence. Comm. Simons seconded. Motion carried 6-0, Comm. Hungerford absent.

Members Absent: Commissioner Charles Hungerford (excused absence)

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

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of March 10, 2008

Comm. Babcock moved to approve the minutes of March 10, 2008. Comm. Klein seconded. Motion carried, 5-0-1, Comm. Hungerford absent and Comm. Chang abstaining.

Trudi Ryan, Planning Officer, advised that staff regrettably omitted the "Approval of Minutes for March 24, 2008" from the agenda this evening. She said that the draft minutes of the meeting were provided to the Commission in their packets this week and the Commission can provide any corrections tonight, but no action can be taken to approve the minutes at this meeting. She said the Approval of Minutes for March 24, 2008 would be on the agenda of April 28, 2008.

PUBLIC HEARINGS/GENERAL BUSINESS

- 1. Water Resources Sub-Element Update of the General Plan AM (*Staff requests an indefinite continuance.*)**

Trudi Ryan, Planning Officer, said staff is requesting an indefinite continuance and that staff would re-notice the item when it is ready for a public hearing.

ACTION: Vice Chair Rowe made a motion on the Water Resources Sub-Element Update of the General Plan to continue the item indefinitely. Comm. Chang seconded. Motion carried unanimously, 6-0, Comm. Hungerford absent.

APPEAL OPTIONS: This action serves as legal notification of the indefinite continuance of this item.

2. **2007-0943 – ABC Tree Farms** [Appellant] **Matteson Carol J Trustee & Et Al** [Owner]: Appeal of a decision by the Administrative Hearing Officer denying a modification of a previously approved Special Development Permit to allow year-round use of the site including pumpkin sales and Christmas tree lot. The property is located at **803 W. El Camino Real** (at Hollenbeck Ave.) in a C-2 / ECR (Highway Business / Precise Plan for El Camino Real) Zoning District. (APN: 201-21-007) SB

ACTION: Comm. Simons made a motion on 2007-0943 to deny the Appeal and uphold the decision of the Administrative Hearing Officer to deny the modification to the Special Development Permit. Vice Chair Rowe seconded. Motion carried, 6-0, Comm. Hungerford absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than April 29, 2008.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS' ORAL COMMENTS

Vice Chair Rowe commented that she followed up with the questions she had at the March 10th and March 24th meetings regarding the Code of Ethics report. She said she talked briefly on the telephone with Councilmember Moylan, and with Assistant City Manager Robert Walker regarding changes that were made by the City Council. She said she received an e-mail from the Planning Division providing the documents that related to her questions.

- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, said that at the February 12, 2008 City Council meeting that the Council approved the web casting of City Council and Planning Commission meetings. Training is being provided to staff and web casting will tentatively be going live in May 2008. Ms. Ryan said that on March 18, 2008 that Council accepted a new park site in the east Sunnyvale/Duane area. Comm. Klein confirmed with staff that the size of the park would be one acre. Ms. Ryan said that staff recommended that the site not be approved due to the size and Council felt that it was better to have at least the smaller site available to the residents. Ms. Ryan said there is opportunity in the future to enlarge the park if the site to the south of the park converts to residential. She said the next step that staff has is to develop the land plan for the area.

Ms. Ryan advised that there are two different Environmental Impact Reports (EIRs) recently considered. She said Council approved the Final EIR for the Mathilda Avenue Bridge on March 18, 2008. She said on February 12, 2008

Council also considered what direction to take on the draft EIR for the Mary Avenue extension. She said there was a lot of public comment and Council directed staff to conduct a more comprehensive review so the comments and alternatives could be considered.

Ms. Ryan said that at the April 1, 2008 Council meeting that Council considered a fence appeal for a site located at 734 Liverpool Way upholding the decision of the Planning Commission to approve the fence. The Council also considered the Code of Ethics/Code of Conduct report at the meeting of April 8, 2008.

Other Staff Oral Report

INFORMATION ONLY ITEMS

Comm. Babcock announced that two weeks ago the Historical Society officially took possession of the brand new museum building. She said the Society will spend the spring and summer installing the exhibits and the dedication of the building is scheduled for Saturday, September 27, 2008. She invited everyone to plan to attend the dedication, 12 noon to 4 p.m., which is free and open to the public. She said the dedication would be billed as the return of the Murphy Irish to Sunnyvale including Celtic music, dance and food.

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer