



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
October 27, 2008
456 West Olive Avenue, Sunnyvale, CA 94086**

**6:45 PM – SPECIAL START TIME
Study Session – West Conference Room**

Meeting called to order.

1. **2008-0487** Parking Requirements for Medical Office Buildings (Study Issue) RZ (30 minutes)
2. **2008-0485** Business Identification on Ground Signs and Size of Street Address Numbers (Study Issue) MH (30 minutes)
3. **Public Comment on Study Session Agenda Items** (5 minutes)
4. Comments from the Chair (5 minutes)

**7:00 PM – SPECIAL START TIME
Public Hearing – Council Chambers**

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Members Present: Chair Harriet Rowe; Vice Chair Bo Chang; Commissioner Charles Hungerford; Commissioner Larry Klein; Commissioner Dianne McKenna; Commissioner Brandon Sulser; and Commissioner Nick Travis.

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

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

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. 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 October 13, 2008

1.B. 2008-0987 – Application for a Design Review to allow construction of a 62 square foot single-story addition to the front of an existing single-story home resulting in approximately 47.1% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review. The property is located at **883 Rubis Drive** (near Hyde Park Dr.) in an R-0 (Low Density Residential) Zoning District. (APN: 201-25-021) MH

1.C. 2008-0741 – Appeal of a decision by the Director of Community Development denying a Tree Removal Permit for an Oak tree located in the rear yard of a single-family residence. The property is located at **1384 La Bella Ave.** (near Cascade Dr.) in an R-1 (Low Density Residential) Zoning District. (APN: 323-08-019) EH (*Staff requests continuance of this item to November 10, 2008 to allow consideration of additional information.*)

Comm. McKenna moved to approve the minutes of October 13, 2008, to approve project 2008-0987, and to continue project 2008-0741 to November 10, 2008. Comm. Sulser seconded. Motion carried unanimously, 7-0.

PUBLIC HEARINGS/GENERAL BUSINESS

2. 2008-0802 – Applicant appeal of a Denial by the Administrative Hearing Officer for a Variance from Sunnyvale Municipal Code section 19.46.060 to allow interior modifications to the floor plan of an existing home which would result in less than the required 2 covered parking spaces. The property is located at **1291 Brookings Lane** (near Belleville Wy.) in an R-0 (Low Density Residential) Zoning District. (APN: 320-29-050) RK

ACTION: Comm. Klein made a motion on 2008-0802 to deny the appeal and uphold the decision of the Administrative Hearing Officer and deny the Variance. Comm. Sulser seconded. Motion carried, 6-1. Comm. McKenna dissenting.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than November 11, 2008.

3. 2008-0870 – Cherry Garden Apartments LLC [Applicant] Ryan Madson [Owner]: Application for related proposals located at **1248 Brookfield Avenue** (near S. Knickerbocker Dr.) in R-3 (Medium Density Residential) Zoning District. (APN: 198-15-013) RK;

- **Rezone** from R-3 (Medium-Density Residential) to R-3/PD (Medium Density Residential/Planned Development) Zoning District;
- **Special Development Permit** to convert an existing 8-unit apartment complex to 6 condominiums;
- **Tentative Map** to create 6 new condominium units.

ACTION: Comm. Hungerford made a motion on 2008-0870 to introduce an Ordinance to Rezone 1248 Brookfield Avenue from R-3 to R-3/PD and approve the Special Development Permit and Tentative Map with modified conditions: to add a condition that detailed contact information for the Homeowners Association be provided to and retained by the City; and to modify condition 7.E that of new trees installed, 10% shall be 36-inch box size or larger and no tree shall be less than 15-gallon size; and to add a condition that the applicant prepare a tenant relocation assistance plan subject to the approval by the Director of Community Development and that the plan include that the developer pay for the services of a housing specialist. Comm. McKenna seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the November 18, 2008 City Council meeting.

4. 2008-0946: Application for a Special Development Permit to allow a 136 square foot shed at a single-family residence resulting in a lot coverage exceeding 40% which requires Planning Commission Review. The property is located at **506 Davenport Ct.** (near Yukon Dr.) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 323-31-025) RZ

ACTION: Comm. Sulser made a motion on 2008-0946 to deny the Special Development Permit. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than November 11, 2008.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, said the City Council met in a public hearing on October 21, 2008 and considered related applications for the Downtown Sunnyvale Mixed Use project, which the Commission previously considered. She said that the Planning Commission recommended approval of the related items with minor modifications to the conditions of approval. She said the Council supported the action of the Planning Commission, although it was a split vote. She said tomorrow evening, October 28, 2008, the Council will be considering the Final Environmental Impact Report and project for the Mary Avenue Extension Project, which the Commission reviewed about a month ago.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:46 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer