



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
June 25, 2012
456 W. Olive Avenue, Sunnyvale, CA 94086**

**SPECIAL START TIME
7:15 PM - Study Session – West Conference Room**

- 1. **File #:** 2012-7463
Location: City-wide
Proposed Project: Modifications to the Zoning Code Related to Chapter 19.66, Pertaining to the Below Market Rate Housing Program Requirements for New For-Sale Residential Projects.
Staff Contact: Ernie DeFrenchi, 408-730-2784
edefrenchi@ci.sunnyvale.ca.us
Notes: (30 minutes)

- 2. **Public Comment** on Study Session Agenda Items (5 minutes)

- 3. **Comments** from the Chair (5 minutes)

- 4. **Adjourn Study Session**

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 Arcadi Kolchak; and Commissioner Brandon Sulser; and Commissioner Nick Travis.

Members Absent: Commissioner Maria Dohadwala (excused).

Councilmembers Present: Vice Mayor David Whittum; and Councilmember Tara Martin-Milius.

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

SCHEDULED PRESENTATION - (Item moved to the end of this meeting.)

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 June 11, 2012.

ACTIONS: Vice Chair Larsson moved to approve the consent calendar. Comm. Chang seconded. Motion carried, 5-0, with Comm. Travis abstaining, and Comm. Dohadwala absent.

PUBLIC HEARINGS/GENERAL BUSINESS

2. **File #:** **2012-7034**
 Location: **317 Hiddenlake Drive (APN: 110-21-046)**
 Proposed Project: Appeal of a decision of the Zoning Administrator to deny a Variance from SMC 19.46.060(a)(5) to allow partial conversion of a garage to living space. The conversion results in one covered parking space where two are required in an R-0 (Low Density Residential) zoning district.
- Environmental Review:** Categorically Exempt Class 1
 Staff Contact: Diana O'Dell, 408-730-7257
 dodell@ci.sunnyvale.ca.us
 Notes: *Continued from April 23, 2012.*

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Chang clarified with staff that if the Commission grants the appeal they would be approving the Variance, and they could modify the conditions so that the Variance would be allowed only until the property is resold.

Comm. Sulser discussed with staff what findings would need to be made if the Commission moved for Option 1 on page 4 of the report regarding "Extra Parking in Front of the Driveway."

Chair Hendricks opened the public hearing.

Jay Krusemark, applicant, discussed the two options provided on page 4. He said he is open to either of the options.

Comm. Sulser asked the applicant to address Finding 1, on page 4 of the report. Mr. Krusemark explained why he thinks his situation is of exceptional or extraordinary circumstance, including that the placement of his home directly in the middle of the lot, which prevents him from adding parking on the lot where other homes have this option.

Mr. Krusemark said he would appreciate if the Commission would consider approving one of the two options on page 4. He said the Temporary Conversion, option 2, would be the least expensive; however, he is open to either option.

Chair Hendricks closed the public hearing.

Vice Chair Larsson discussed with staff option 1, regarding widening the driveway, confirming with staff that it could mean the garage conversion would be permanent.

Chair Hendricks asked staff if the single-family home parking requirements suggested study issue was a result of this project. Staff said the suggested study issue was discussed on April 23, 2012, which was the same meeting that this project was continued from.

Comm. Travis moved for Alternative 3 (later changed to reflect Alternative 2) to grant the appeal and approve the Variance with modifications: that the Variance would be

temporary and would terminate upon the sale of the home subject to the conditions. Chair Hendricks seconded the motion.

Comm. Travis said he was able to make the findings at the April 23, 2012 meeting and he still can. He said this motion is a temporary solution and he feels of the two additional options listed on page 4, that this is the least costly. He said he feels this option serves both the City and the applicant's purposes. Comm. Travis said he could make Finding 1 that this is an exceptional or extraordinary circumstance as staff, the applicant, and the Commission have spent quite a bit of time looking at different ways to make this work and were not able to come to any conclusion that did not cause other problems. He said he could make Finding 3, as he does not see this as a special privilege not enjoyed by others, as there are others in the neighborhood with garage conversions.

Chair Hendricks said he would be supporting the motion. He said at the last meeting he was able to make the findings, and does not feel differently. He said he could make Finding 1 with a strict interpretation that it would "deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district." He said he does not think the Commission would be granting a special privilege to the applicant. Chair Hendricks said, between the two options presented, he thinks the motion is the best option.

Comm. Sulser said he would not be supporting the motion, as he does not think this is an extraordinary circumstance and he is only be able to make Findings 2 and 3.

Comm. Kolchak said he would be supporting the motion. He said we have spent quite of bit of time to trying to make this work and we are still in the same place, which is extraordinary and not a special privilege. He said when the owner moves, the conversion would be removed, and hopefully by that time the single-family parking requirements will have been reviewed and possibly have a better solution for similar issues.

Vice Chair Larsson said at the last meeting he could not make Findings 1 and 3. He said that the applicant swayed him on Finding 1, but he is still struggling on making Finding 3 and would be interested in hearing Comm. Sulser's reasoning for making Finding 3.

Comm. Chang said he was not able to make the findings at the last meeting, and the main reason was the Variance request. He said in a way we would be setting precedence and this is a decision that should be made very carefully. He said he cannot make the findings to support the motion.

Comm. Sulser explained he was able to make Finding 3 due to the history and pattern in this neighborhood for garage conversions.

Vice Chair Larsson said that with this explanation he is able to support the motion. He said he is concerned about opening a barn door for garage conversions, however, this approval is temporary and not a special privilege.

ACTION: Comm. Travis made a motion on 2012-7034 to grant the appeal and approve the Variance with attached conditions: that the Variance would be temporary and would terminate upon the sale of the home. Chair Hendricks seconded. Motion carried, 4-2, with Comm. Chang and Comm. Sulser dissenting, and Comm. Dohadwala absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 10, 2012.

3. **File #:** 2012-7141
Location: 255 San Geronimo Way (APN: 205-32-003)
Proposed Project: Use Permit to allow a place of assembly (religious institution) within an existing industrial building.
Applicant / Owner: Shirdi Sai Darbar / Deerfield San Geronimo LLC
Environmental Review: Negative Declaration
Staff Contact: Noren Caliva, 408-730-7637
ncaliva@ci.sunnyvale.ca.us

Noren Caliva, Associate Planner, presented the staff report.

Vice Chair Larsson said he believes the applicant occupies another site in Sunnyvale and asked about the parking, with Ms. Caliva saying that she believes the other site is for administrative purposes only.

Chair Hendricks discussed with staff the condition requiring a sidewalk on San Geronimo Way.

Chair Hendricks opened the public hearing.

Ashok Kumar, chairperson, said Shirdi Sai Darbar is a nonprofit organization promoting culture and religious activities for young people and other interested persons in the community. He said their message is about love and peace and they support various activities to help the poor, and provide food and clothing to the homeless. He said they seek the Commission's approval.

Vice Chair Larsson asked the applicant about upgrades to the exterior architecture to make the building look more like a place of assembly (POA). Mr. Kumar introduced Raj Yadav, the architect. Mr. Yadav said they plan to primarily upgrade the portion of the building facing San Geronimo Way, however there are no definite plans yet as they were waiting to make sure the use permit was approved.

Comm. Travis confirmed with the applicant that they are in full agreement with the recommended conditions.

Chair Hendricks closed the public hearing.

Chair Chang discussed with staff the upgrades on the facade confirming that the plans would need to be submitted as a staff level permit. Staff explained that these permits are reviewed and approved by the Director of Community Development with staff as his designee.

Vice Chair Larsson moved for Alternative 1 to adopt the Negative Declaration and approve the Use Permit with attached conditions. Comm. Chang seconded the motion.

Vice Chair Larsson said this proposal is consistent with the zoning, and several other POAs are on the same block. He said the only issue was the number of parking spaces and staff has said that the number of spaces should be appropriate for the use. He said there is also parking on adjacent properties and it is great to see neighbors sharing the parking. He said special

events would require a separate process for approval to make sure parking is addressed. He said he can make the findings, and it is good to see the POA areas come to fruition.

Comm. Kolchak said he would be supporting motion as he can make the findings. He said he echoes Vice Chair Larsson's comments and is glad to see the partnering with the neighbors on parking.

Chair Hendricks said he could make the findings. He said parking was one concern and it sets a good example to see the community sharing the parking resource so the space does not sit idle.

ACTION: Vice Chair Larsson made a motion on 2012-7141 to adopt the Negative Declaration and approve the Use Permit with attached conditions. Comm. Chang seconded. Motion carried, 6-0, with Comm. Dohadwala absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 10, 2012.

4. **File #:** 2011-7635
Location: 550 W. El Camino Real (APN: 201-22-007)
Proposed Project: Special Development Permit for a new 4,400 sq. ft. fast food restaurant with a drive-through.
Applicant / Owner: Chick-Fil-A /G N D Properties Llc
Environmental Review: Mitigated Negative Declaration
Staff Contact: Noren Caliva, 408-730-7637
ncaliva@ci.sunnyvale.ca.us

Noren Caliva, Associate Planner, presented the staff report.

Chair Hendricks asked staff if there are odor standards for businesses. Trudi Ryan, Planning Officer said there are no standards, however there is a requirement in the conditions to filter the cooking odors. Chair Hendricks discussed fences with staff and that the only fence mentioned in the report is the masonry wall to the south. Chair Hendricks discussed with staff the cross access easement and pedestrian flow. Ms. Ryan commented about different types of cross access, including autos, pedestrians, and bikes. Chair Hendricks discussed with staff cross access easement between properties and the initial “checkerboard” pattern while incremental redevelopment is occurring in this area. Staff indicated that the access to nearby properties would occur when these other properties redevelop.

Comm. Chang discussed with staff the west side of the building and that there is a requirement in the conditions for architectural enhancement along the west elevation. Ms. Ryan recommended that staff could approve for the enhancements.

Vice Chair Larsson asked further about easements between adjoining properties and discussed with staff the effect of the easements and the loss of parking spaces due to the easement. Ms. Ryan discussed the drive-through aisle in relation to easements and discussed the different parking space requirements for retail, restaurants, fast food restaurants, and mixed use shopping centers. Ms. Ryan discussed parking and future developments.

Chair Hendricks opened the public hearing.

Deborah Kerr, Development Consultant for Chick-fil-A provided a PowerPoint presentation. She said that they have read the Precise Plan for El Camino Real and have tried to incorporate as many of the key design aspects in the Plan into the project. She discussed details of the project including creating an attractive street environment that is pedestrian and bicycle friendly, the drive-through, landscaping, curb cuts, neighboring sites, and the high quality attractive and functional design of the building. She discussed the recently approved nearby SummerHill project, which includes residential uses and described the steps being taken to minimize impacts to the neighboring property. She added that they would also be including fencing to the east and the west, which would probably be concrete block. Ms. Kerr said the menu board is in center of property and discussed the hours of operation. Ms. Kerr introduced, Don Ikeler, Development Manager for Chick-fil-A. Mr. Ikeler explained that Chick-fil-A used to be in the Sunnyvale Mall. He provided background on Chick-fil-A and their franchise model including that franchise owners are required to live in the community of the franchise and can only have one

franchise. He said Chick-fil-A gets involved with the communities they are in, and discussed their menu. He said they are excited to be coming back to Sunnyvale.

Vice Chair Larsson discussed with the applicant future pedestrian easements and that the easements would probably be marked by striping or a differentiation of materials. Vice Chair Larsson discussed with the applicant the possibility of, in the future, sharing parking with neighbors, with Mr. Ikeler saying they would be open to discussing it, however it would need the property owner's approval.

Comm. Sulser asked the applicant about a cross access easement and discussed the requirement for a pedestrian walkway. Mr. Ikeler said that they are open to a pedestrian walkway from the back of the building discussing possible use of materials, expressing some concern about the location of the walkway due to the smaller size of the lot. Comm. Sulser commented that the walkway is a big concern, and discussed the desire for a cut through between the residential and commercial areas. Mr. Ikeler said SummerHill Homes was not interested in a pass through at this time. Comm. Sulser discussed with the applicant, bicycle connections, the dumpsters and the location of the bike lockers for employees and customers. Comm. Sulser discussed the drive-through circulation with the applicant.

Chair Hendricks discussed with the applicant the employee and customer bike lockers and parking. Chair Hendricks asked about the fences with Ms. Ryan saying that the site plans are a little different from the written plans, with the site plans showing fencing on the east and the west sides of the property. Ms. Ryan said that long-term staff would not want concrete walls on the east and the west and would prefer more temporary wooden fences so the easements would be easier to implement as neighboring sites redevelop.

Russell Melton, a Sunnyvale resident, said he thinks this is a good project and is a good furtherance of Precise Plan of El Camino Real and the Grand Boulevard Initiative. He discussed good aspects of the project, expressing concern about the two adjacent properties and that the City might be missing a rare opportunity to creatively figure out how to combine the properties. He discussed streetscape cohesion, and Chick-fil-A being the property in the middle of two properties and concern about the drive-through possibly snaking back on itself.

Mr. Ikeler said they spoke with the neighboring property owners and neither side were interested in making any changes right now. He said they would like to accommodate the easements if redevelopment does become possible in the future. He addressed the concerns about the drive-through snaking back however there is enough for about 25 cars before snaking would occur and said Chick-fil-A has won numerous awards for their drive-throughs.

Comm. Kolchak asked about accessible parking spaces with staff confirming that the applicant would have to comply with the building code.

Chair Hendricks closed the public hearing.

Chair Hendricks asked staff about easements and said it was previously unclear that easements would make drivable access across properties mandatory. Ms. Ryan said the multi-

use hotel/residential site has a requirement for the commercial property to provide easements and it is expected that each of the six properties with frontage on El Camino Real would have this similar requirement. Chair Hendricks confirmed with staff that access to adjacent sites could be optional or mandatory. Ms. Ryan said the recommended approval would allow an optional pedestrian connection to the residential site and that the east-west connection to commercial sites is required. Chair Hendricks asked, relative to the walls, if the Commission should clarify what they would like for the east and west property lines. Ms. Ryan indicated staff would recommend requiring a wall adjacent to the future residential and if walls or fences are built along the side property lines that they should be easily removable.

Vice Chair Larsson asked about pedestrian walkways from the back parking area to the building per conditions PS-2.g. Ms. Ryan explained that staff means the drive aisle needs to be better delineated so it is apparent to drivers and pedestrians where to walk.

Comm. Travis moved for Alternative 1, to adopt the Mitigated Negative Declaration and approve the Special Development Permit with the attached conditions. Comm. Chang commented about the need to add a condition regarding fencing on the east and west sides. **Chair Hendricks seconded the motion. Comm. Travis said the motion includes a modification to include in the conditions that fences are required on the east and west and that they be made of some type of easily removable material or wood product.**

Comm. Travis said there are still things for the applicant to provide on this project, including addressing concerns regarding bike parking for employees and patrons and working with staff on pedestrian walkways along the back of the property. He indicated he was not too concerned with the drive-through snaking back on itself. He said he looks forward to seeing this come to fruition.

Chair Hendricks indicated he thinks this a good project within the given parameters. He said he thinks we will have a number of more interesting shaped properties coming in for redevelopment in the future. He said he would have preferred to have seen these properties linked with the big property to the south. He indicated he agreed with the speaker that combining the properties could make a better project, but those are not the cards we are dealt. He said he would like to see the easement requirement made optional however he will not revisit the issue. He said he was not as concerned about the drive-through lanes as others, and likes that the drive-through is in the back of the property. He said, overall this is a good design for the site.

Vice Chair Larsson stated that he agrees with Comm. Travis that there are still a lot of aspects of the project that need follow-through. He wondered if this is an appropriate use for this location. He said he was not sure about the cross access for pedestrians and was concerned it seemed to play second to the auto orientation. He noted that this is the second biggest property on the block. He further noted, that what we do here will further set the tone for remaining pieces of the checkerboard. He said he would not be supporting the motion. He said the applicant has worked hard, given the parameters for the site; however, he is not sure it is the right use.

Comm. Sulser indicated he is struggling on this vote. This is a small, constrained property, in relation to the Precise Plan for El Camino Real. This project will shut the door on some other development options. However, there are things he likes about the project. He said his primary concerns were about the primarily-auto use of the site and what happens with the cross access easement and pedestrian circulation. He said he would reluctantly vote no, in spite of the recognition of constraints of the site as he feels he has to vote for the Precise Plan.

Comm. Kolchak said it is a difficult decision and echoed the comments of Vice Chair Larsson and Commissioner Sulser. The pedestrian access is not clear and the traffic flow is not good. A positive aspect is the proposed location of the menu board, which eases concerns of the drive-through line snaking back on itself. He stated that the way the parking is arranged it would be difficult for a pedestrian to get out and circulate. He noted that the use of smaller delivery trucks was planned which raised some concern of the garbage truck coming though. He said he is not able to support the motion.

Comm. Chang said he would be supporting the motion. He commented that the parking and landscaping are good and that this is what we have to work with for the site. He said there is an opportunity to redevelop the property now and we cannot sit idle and wait for the other two properties, which could be many years. He said he thought the creation of easements would help. He stated that accommodation needs to be made to move forward.

Comm. Travis suggested that the Commission discuss some of the issues to see if they could be resolved before voting on the motion. He summarized some of the concerns discussed and said the site does not lend itself to being the best candidate from a walkability standpoint, being primarily based on car transit, and there is no grand plan for combining multiple parcels. He discussed the recently approved SummerHill project and said if parcels were going to be combined it probably would have happened then. He said the sites in this area are developing on a piece-by-piece basis and we would probably not find a golden use for this site. He said this is a solid use and it is not sufficient to say this is not the right use just because it is more accessible to automobiles.

Vice Chair Larsson said one of his concerns is the drive-through interacting with the cross access easement location. He said it seems to create too much conflict for pedestrians and would be difficult to integrate with future projects. He said he would have liked to have seen something that needed less parking. He indicated that the drive-through is the sticking point and that he has concerns on how we would have cross access between the sites in the future. Ms. Ryan said staff had discussed with the applicant the concept of moving the drive-through north and establishing the access aisle near the southern property line. She said it would require reconfiguration of the drive-through of the site and the possible loss of a few parking spaces.

Comm. Sulser said the bottom line for him is he is looking for more clarity on the circulation at the rear of the site along with the cross access easement issue. Ms. Ryan said a condition could be included defining where or where not to have cross access occur.

Chair Hendricks asked about other properties on El Camino Real that have an access easement. He mentioned building orientation and different cross easements that he is aware of

on El Camino Real that do not function very well. He discussed easement and access and how there is only one driveway to the site for automobiles. He said he is most interested in pedestrian access for the project site. Ms. Ryan provided background on prior designs for the site and said staff encouraged the applicant to have the building address the street and discouraged two driveways. She noted that it is possible in a commercial zone to build right up to the property line.

Comm. Sulser offered a Friendly Amendment to locate the drive-through aisle forward from the residential use to the south. Comm. Travis asked for clarification, creating a **condition of approval to place future cross access easement at the rear of the property line that when and if the neighboring properties redeveloped the drive-through would move towards El Camino Real to accommodate that easement.** Comm. Travis said he is concerned with what that would do to the traffic flow or parking for the business.

Chair Hendricks asked for clarification from staff on whether the public hearing could be re-opened for the applicant only. Staff indicated that if the public hearing were re-opened it should allow others who have not spoken to also speak.

Commissioner Travis asked staff about any known impacts on parking and drive-through flow of placing an easement at the rear of the property. Ms. Ryan said the probable impact on parking would result in the loss of four parking spaces. Comm. Travis asked if this would be an acceptable loss of parking, with staff saying yes. **Comm. Travis said he accepted the Friendly Amendment.**

Chair Hendricks asked to have the Friendly Amendment clarified. Comm. Travis said the Friendly Amendment is **if the easement between the east and west properties becomes a reality that easement would be placed on the rear property line and the drive-through would be moved forward towards El Camino Real to accommodate that easement.** **Chair Hendricks accepted the Friendly Amendment.**

Vice Chair Larsson clarified with staff that the easement would be at the rear of the property line and landscaping would still be used between the site and the adjacent residential properties. Vice Chair Larsson asked about the drive-through circulation. Ms. Ryan said that this would have to be worked out.

Comm. Kolchak said he likes the ideas being proposed and discussed further with staff the parking spaces lost if the easement were put in at the rear of the property.

Chair Hendricks said the reason he seconded the motion was because the motion included the easement, though it was not defined where it would go. He said now we are discussing what final form it might take, and we keep coming back to that the easement itself, which is what is creating the challenge. He said the easement by definition would require that some number of parking spaces would go away.

Vice Chair Larsson said really what we want is a walkable connection between the properties. He said he does like the idea of an alley in back, however if there are pedestrian connections

then it might be possible to park elsewhere and walk to the property. Ms. Ryan suggested that you can achieve both having vehicle and pedestrian accesses. She said there are many more opportunities to work on the pedestrian access, which is relatively simple. Ms. Ryan said the more difficult task is to design for vehicles to cross from one property to another so that it functions more like a shopping center.

Chair Hendricks clarified that the motion is to adopt the Mitigated Negative Declaration and approve the Special Development Permit with modified conditions: to add a condition that temporary fences be required on the east and west portion of the property and that they be made of some type of wood product; and to add a condition that if the easement between the east and west properties becomes a reality that the easement would be placed on the rear property line and the drive-through would be moved forward towards El Camino Real to accommodate that easement.

ACTION: Comm. Travis made a motion on 2011-7635 to adopt the Mitigated Negative Declaration and approve the Special Development Permit with modified conditions: to add a condition that temporary fences be required on the east and west portion of the property and that they be made of some type of wood product or other easily removable material; and to add a condition that if the easement between the east and west properties becomes a reality that the easement would be placed on the rear property line and the drive-through would be moved forward towards El Camino Real to accommodate that easement. Chair Hendricks seconded. Motion carried, 6-0, with Comm. Dohadwala absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 10, 2012.

5. Standing Item: Potential Study Issues

Trudi Ryan, Planning Officer, said the Planning Commission recently suggested two study issues and staff has provided a brief write up of each. She said the Commission can request to sponsor them if they would like to see them considered as possible Study Issues for 2013. She said the two subjects are Single-Family Home Parking Requirements and R-3 Height Requirements (non-townhouses).

Comm. Kolchak moved to sponsor a study issue regarding Single-Family Home Parking Requirements. Vice Chair Larsson seconded.

ACTION: Comm. Kolchak made a motion to sponsor a study issue regarding single-family home parking requirements to be considered as a 2013 potential study issue. Vice Chair Larsson seconded. Motion carried, 6-0, with Comm. Dohadwala absent.

Comm. Sulser moved to sponsor a study issue regarding R-3 Height Requirements (non-townhouses). Comm. Chang seconded.

ACTION: Comm. Sulser made a motion to sponsor a study issue regarding R-3 Height Requirements (non-townhouses) to be considered as a 2013 potential study issue. Comm. Chang seconded. Motion carried 6-0, with Comm. Dohadwala absent.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, discussed Planning related items considered by City Council at their June 12, 2012 and June 19, 2012 City Council meetings.

Ms. Ryan said the Lawrence Station Area Plan Citizen Advisory Group would have their first meeting in July and that Vice Chair Larsson and Comm. Sulser were appointed to serve on this group.

Other Staff Oral Report

INFORMATION ONLY ITEMS

SCHEDULED PRESENTATION -

**Recognition of Planning Commissioners' Service –
Vice Mayor David Whittum**

Vice Mayor David Whittum said the City is fortunate to have such a collection of conscience, quality folks on the Planning Commission. He expressed his appreciation for the huge amount of work that goes into serving on this Commission. He said his colleague, **Councilmember Tara Martin-Milius** is also present this evening to present Certificates of Appreciation for Chair Glenn Hendricks and Commissioner Nick Travis. He commented that Chair Hendricks has been reappointed to another term and Comm. Travis has completed a four-year term. Vice Mayor Whittum and Councilmember Martin-Milius presented both commissioners with certificates in recognition of their valuable service on the Planning Commission and thanked them for their excellent service.

Ms. Ryan invited all who were present to meet in the West Conference Room for refreshments.

ADJOURNMENT

With no further business, the Commission meeting adjourned 10:29 p.m.

Recognition Event for Planning Commissioners in the West Conference Room

Respectfully submitted,

Trudi Ryan
Planning Officer