



City of Sunnyvale

Meeting Minutes Zoning Administrator Hearing

Wednesday, June 25, 2025

3:00 PM

Teleconference: City Web Stream

Meeting online link: <https://sunnyvale-ca.gov.zoom.us/j/94442399040>

Public Participation

CALL TO ORDER

George Schroeder, Zoning Administrator, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

1

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: To allow a childcare center with preschool and afterschool programs with an occupancy of up to 70 children in Unit #1, the addition of a 1,400-square-foot outdoor play area, construction of a new trash enclosure, and associated site improvements.

Location: 717 E. El Camino Real (APN: 211-10-043)

File #: PLNG-2024-0826

Zoning: ECR/MU-24

Applicant / Owner: Ray House (applicants) / 717 El Camino, LP (owner)

Environmental Review: Class 1 and 3 Categorical Exemptions relieve this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Julia Klein, 408-730-7463, jklein@sunnyvale.ca.gov

Mr. Schroeder inquired with Julia Klein, Project Planner, if there were any additions to the staff report.

Ms. Klein acknowledged there was an update on the cover sheet of the plan sets of Attachment 5. This update came after the publication of the staff report and was uploaded as Attachment 9. She had no additional updates or comments from the public.

Mr. Schroeder inquired with the applicant if they had any updates or comments.

Sulakshana "Sula" Shrivage, applicant, had no updates or comments.

Mr. Schroeder inquired with Ms. Shrivage if they planned to vacate their existing space once the new space is built.

Ms. Shrivage confirmed they will vacate their current Unit 10 to move into Unit 1 once completed.

Mr. Schroeder opened the hearing to public comments.

No members of the public wished to speak on this item.

Mr. Schroeder closed the hearing to public comments.

ACTION: Alternative 1. Approve the Special Development Permit with recommended Findings in Attachment 3 and Conditions in Attachment 4.

2

Proposed Project:

VARIANCE: to allow 62% front yard impervious surface and uncovered parking, where a maximum of 50% is permitted.

Location: 1688 Samedra Street (APN: 320-17-038)

File #: PLNG-2025-0028

Zoning: R-1 (Low Density Residential)

Applicant / Owner: Larry Yu (applicant and owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Momo Ishijima, 408-730-7532,
mishijima@sunnyvale.ca.gov

Mr. Schroeder inquired with Momoko Ishijima, Project Planner, if there were any additions to the staff report.

Ms. Ishijima gave a brief presentation based on the description of the project. She stated the area on the left of the lot with impervious pavers is where the applicant was requesting a variance. She noted this variance request was submitted to the Planning Division because of a Neighborhood Preservation case. Ms. Ishijima also noted there was space for 8 total parking spaces without the variance: six uncovered on the lot and two in the garage.

Ms. Ishijima explained that while the lot is larger than typical, staff did not note any exceptional or extraordinary conditions to approve the variance. She noted granting the variance would be a special privilege to the owner that would not be awarded to surrounding property owners.

Ms. Ishijima stated that staff spoke to the applicant and it would require the removal of approximately 117 square feet of pavers or conversion of a permeable paver in order to meet the 50% front yard maximum allowance. The applicant did not agree

with the proposed options.

Staff recommended denial, but noted that a complaint was filed with the Department of Public Works regarding parking in the neighborhood being impacted by the installation of bicycle lanes. The neighborhood experiences heavy overflow parking from the neighboring Homestead High School during pick-up and drop-off hours because the bicycle lanes removed on-street parking on the adjacent roads. Ms. Ishijima noted that staff had been in communication with the Traffic Division and Homestead High School administration to alleviate the parking situation through the use of safe routes and redlining the curbs for property owners impacted. Ms. Ishijima acknowledged receipt of one public comment that was made available to the Zoning Administrator prior to the hearing.

Mr. Schroeder inquired with the applicant if they had any updates or comments.

Larry Yu, applicant, gave a brief presentation explaining why he required the variance. He stated that due to the bicycle lane installation made by the City of Sunnyvale, he and his neighbors were heavily impacted by the increased off-street parking demand due to the reduced use and access to their lots. Mr. Yu claimed that the current improvements to his property only affected 1.5% of the front yard.

Mr. Yu presented photographs showing heavy traffic in his neighborhood during school pick-up and drop-off hours. He noted there's already been two car accidents in recent times due to the heavy traffic. He explained that he and his guests which includes his mother-in-law in a wheelchair would often have to park a block away and then walk back to their property.

Mr. Yu stated on-premise parking added benefits such as: easing the local parking shortage, improving traffic flow, and enhancing pedestrian safety through increased visibility and decreasing congestion. He also stated that City initiatives should not come at undue expense to its residents. Mr. Yu explained that it is unjust to impose changes without offering support or remedies for potential issues to those possibly impacted. He noted he spent his own money to try and improve the situation without incurring any cost from the public.

Mr. Schroeder inquired with Mr. Yu if the parking situation was an issue prior to the installation of the bicycle lanes.

Mr. Yu stated the parking situation was much better prior to the installation of the

bicycle lanes. He explained he rarely had issues parking in front of his property before the installation, but cars are parking in front of his property now.

Mr. Schroeder inquired if Mr. Yu had consulted with the City before making the improvements to his front yard.

Mr. Yu stated he only consulted his contractor.

Mr. Schroeder opened the hearing to public comments.

No members of the public wished to speak on this item.

Mr. Schroeder closed the hearing to public comments.

Mr. Yu reiterated that he felt the improvements on his property provided benefits to all and only came at a personal cost.

Mr. Schroeder acknowledged that the neighborhood has been impacted by the heavy traffic during school hours. He stated the parking issues could be worked on with the Traffic Division and school administration implementing solutions previously presented by Ms. Ishijima along with a permit parking system.

Mr. Schroeder noted that there are parking spaces available during non-school hours and that the lot is similar to other lots in the area. He stated while the lot is nicely designed and has permeable material, it does not meet the code requirements for the variance.

ACTION: Alternative 3. Deny the Variance Permit.

ADJOURNMENT

Mr. Schroeder adjourned the hearing at 3:30 p.m.

Public Participation Options

Online public comment:

Written public comment:

Public review of items:

Accessibility/Americans with Disabilities Act (ADA) Notice

LEGAL NOTICES