



City of Sunnyvale

Excerpt Meeting Minutes - Draft Zoning Administrator Hearing

Wednesday, May 15, 2024

3:00 PM

Teleconference: City Web Stream

CALL TO ORDER

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

PUBLIC HEARINGS

[24-0572](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to demolish an existing one-story commercial building and construct a new 999 square feet one-story office building and 4,967 square feet two-story office building with podium parking. The project requests a deviation to allow 20-foot front yard setback, where 70 feet minimum is required.

Location: 1689 South Wolfe Road (APN: 309-51-028)

File #: 2022-7340

Zoning: C-1/PD (Neighborhood Business with a Planned Development combining district)

Applicant / Owner: Joseph Bellomo Architects (applicant)/PSR Development Inc. (owners)

Environmental Review: A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Mary Jeyaprakash, 408-730-7449, mjeyaprakash@sunnyvale.ca.gov

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

Ms. Jeyaprakash gave a brief presentation outlining the description of the proposed project.

Mr. Schroeder confirmed with Ms. Jeyaprakash that there is no substantial contamination from the existing dry-cleaning establishment on the proposed project site.

Mr. Schroeder confirmed with Ms. Jeyaprakash that there are no impact fees included in the Conditions of Approval for the proposed project because of the credit given for the existing retail buildings on the proposed project site.

Mr. Schroeder inquired about Condition of Approval BP-26. Ms. Jeyaprakash responded that she will investigate the minimum number of points on the Green Point Rated checklist that the proposed project must achieve.

Mr. Schroeder asked about the new masonry wall treatment along the south and west sides of the proposed project. Ms. Jeyaprakash stated that the applicant may provide an answer to this question.

Mr. Schroeder confirmed with Ms. Jeyaprakash that the proposed project includes a pedestrian path of travel that connects Buildings 1 and 2 to Wolfe Road.

Mr. Schroeder asked about the proposed project's paving material. Ms. Jeyaprakash stated that the applicant may provide details on this matter.

Mr. Schroeder inquired with the applicant if there were any additional comments.

Pratima Shah, architect, addressed Mr. Schroeder's questions regarding the masonry wall treatment and paving material for the proposed project.

Mr. Schroeder and Ms. Shah discussed the paving material and how it will contrast with the material used for the parking lot surface. They also discussed the masonry wall treatment for the proposed project in more detail.

Mr. Schroeder asked why the mechanical screen is made of perforated rather than solid material. Ms. Shah explained why and confirmed that the material will be on all four sides.

Mr. Schroeder confirmed with Ms. Shah that she and the owner of the adjacent gas station, Gabe Kralik, met virtually to discuss the existing easement on the proposed project site. She advised Mr. Kralik that no changes to the existing easement are being proposed.

At Mr. Schroeder's request, Ms. Shah explained how vehicular access into the adjacent gas station site will be managed.

Mr. Schroeder opened the hearing to public comments.

Mr. Kralik provided comments on and shared his concerns regarding the easement between the proposed project site and the adjacent gas station site. He also elaborated on ways that the proposed project will impact the prescriptive easements on the adjacent gas station site. He requested additional time to explore

resolutions to these concerns.

Mr. Schroeder confirmed that Mr. Kralik did not receive the notice for the outreach meeting conducted in March for the proposed project. Mr. Kralik explained why.

Mr. Schroeder and Mr. Kralik discussed the easements on the gas station site in more detail.

Ms. Shah provided additional information on the proposed project and addressed concerns raised by Mr. Kralik.

Mr. Schroeder closed the hearing to public comments.

Mr. Schroeder acknowledged that additional time is needed to conduct further research on the existing easement on the proposed project site and the adjacent gas station site. He added that staff may discuss the prescriptive easements on the gas station site with the Office of the City Attorney.

Mr. Schroeder confirmed that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA).

ACTION: Continue the item to a date certain of June 12, 2024.