



City of Sunnyvale

Notice and Agenda - Final Zoning Administrator Hearing

Wednesday, February 24, 2021

3:00 PM

Telepresence Meeting: City Web Stream

TELECONFERENCE NOTICE

Because of the COVID-19 emergency and the “shelter in place” orders issued by Santa Clara County and the State of California, the meeting of the Sunnyvale Zoning Administrator on February 24, 2021 will take place by teleconference, as allowed by Governor Gavin Newsom’s Executive Order N-29-20.

- *Watch the Zoning Administrator meeting at www.Sunnyvale.ca.gov/YouTubeMeetings*
- *Submit written comments to the Zoning Administrator up to 4 hours prior to the meeting to planning@sunnyvale.ca.gov or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

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

Meeting call-in telephone number: 833-548-0276 | Meeting ID: 944 4239 9040

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment, contact the City at least 2 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. For other special assistance, please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be reached at 408-730-7440 or planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

CALL TO ORDER

PUBLIC HEARINGS[21-0123](#)**Proposed Project:**

SPECIAL DEVELOPMENT PERMIT: Demolish an existing 7,016 square feet auto repair/body shop buildings including a 399 square feet mezzanine, and construct a new 10,998 square feet auto repair shop building with a 2,231 square feet mezzanine for the Toyota Pre-owned Vehicle Reconditioning Center.

Location: 928 West El Camino Real (APN: 201-19-036)

File #: 2019-7404

Zoning: C-2/ECR - Highway Business/Precise Plan for El Camino Real

Applicant / Owner: TWM Architects + Planners (applicant) /

Price-Simms Re, LLC (owner)

Environmental Review: Class 32 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

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

Recommendation: Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 4.

[21-0325](#)**Proposed Project:**

SPECIAL DEVELOPMENT PERMIT: to allow general alcohol service at an existing restaurant (Garcia's Taqueria) that currently allows beer and wine.

Location: 738 S. Fair Oaks Avenue (APN: 211-08-008)

File #: 2021-7046

Zoning: C-2/ECR (Highway Business/Precise Plan for El Camino Real)

Applicant / Owner: Garcia's Taqueria (applicant) / Roy J Divittorio

Trustee & Et Al (owner)

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

Project Planner: Betty Avila, 408-730-7419, bavila@sunnyvale.ca.gov

Recommendation: Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 4.

[21-0326](#)**Proposed Project:**

SPECIAL DEVELOPMENT PERMIT to allow beer and wine sales at an existing gas station and car wash facility.

Location: 1097 E. Duane Avenue (APN: 205-23-002)

File #: 2020-7769

Applicant / Owner: Ray Salmasi (applicant) /Sunnyvale Car Spa Inc. (property owner)

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

Project Planner: Betty Avila, (408) 730-7419, bavila@sunnyvale.ca.gov

Recommendation: Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 4.

ADJOURNMENT

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))