



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, April 16, 2014

2:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

PUBLIC HEARINGS

[14-0382](#)

File #: 2013-7995

Location: 700 First Ave. (APN: 110-44-001)

Applicant / Owner: Bloom Energy (applicant) / Yahoo! (owner)

Proposed Project:

MOFFETT PARK SPECIAL DEVELOPMENT PERMIT to allow fuel cell boxes between the face of building and street, with partial screening from view

Reason for Permit: A Minor Moffett Park Special Development Permit is required for consideration of the location and configuration of improvements.

Project Planner: Timothy Maier, (408) 730-7257,
tmaier@sunnyvale.ca.gov

Issues: Location, aesthetics

Recommendation: Approve with conditions

In attendance: Amy Shanahan, Applicant; Adam Forni, Applicant; Chris Page, Owner; Andrew Miner, Zoning Administrator; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Zoning Administrator, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Ryan Kuchenig, Project Planner, presented the item and stated that the proposal is to locate 4 banks of Bloom boxes (fuel cells) between the face of the building and the street at Yahoo building E. The fuel cells would be located in the utility/landscaping area currently occupied by existing electrical and mechanical equipment. The fuel cells would be partially visible to pedestrians and passing motorists. A concrete pad to underlie fuel cells would extend approximately 6' into the landscape easement. Staff recommends approval with conditions and finds that the addition of green screens around the fuel cells will mitigate the aesthetic

impacts. The loss of landscaping and additional impervious surface will also be minor. This project helps to fulfill General Plan and Moffett Park Specific Plan goals for support of emerging industries, advancement of innovative green technology and investment in local industry.

Mr. Miner opened the public hearing.

Amy Shanahan, Applicant, received and reviewed a copy of the staff report and had no questions or comments regarding the conditions of approval.

Adam Forni, Applicant, introduced himself and stated that he was with Bloom Energy.

Mr. Miner had questions in regards to the removal of trees. Ms. Shanahan stated that she was able to speak with a Planner that mentioned the trees would be eligible for removal due to their size. Mr. Miner asked about three walls which Ms. Shanahan stated that they will be used to screen the fuel cells and will have vegetation grow on them. She also mentioned that the walls will be taller than the equipment. Mr. Miner stated that he may include a condition to extend the screening. Mr. Miner asked questions regarding the bicycle lockers. Ms. Page stated that the lockers are underutilized

Mr. Miner asked if they are going to need vehicle access for maintenance. Ms. Shanahan stated that no vehicle access will be needed and the 5 feet will be sufficient enough for future maintenance.

Mr. Miner closed the public hearing.

Approved subject to the findings and conditions of approval located in the staff report with an additional condition regarding landscaping, also adding condition BP-5e regarding screening.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

[14-0423](#)

File #: 2014-7171

Location: 1002 E. Evelyn Avenue (APN: 213-06-023)

Applicant / Owner: MAK Design Group, LLC. (applicant) / John C. Davis (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT and **DESIGN REVIEW** to allow a minor modification to a Bahl Patio home to include a 119 square foot addition along the west (right) side of the home

resulting in 44% Floor Area Ratio.

Reason for Permit: A Special Development Permit is required for minor modifications made to a Bahl Patio home as conditioned in the original Special Development Permit 1740.

Project Planner: Elise Lieberman, (408) 730-7443, elieberman@sunnyvale.ca.gov

Issues: Neighborhood compatibility, Floor Area Ratio

Recommendation: approve with conditions

In attendance: John & Linda Davis, Applicant; John Sullivan, Contractor; Andrew Miner, Zoning Administrator; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Zoning Administrator, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Ryan Kuchenig, presented the item and stated that the applicant is seeking approval for a minor modification to an existing Bahl Patio Home to allow a 119 sq. ft. addition. The addition will be located on the right side and will include the enclosure of an outdoor patio area. This would result in a 44% FAR which is compatible with the neighborhood. The addition would preserve the character of the existing house and would not cause any significant impacts to the surrounding area. Staff has not received any comments from the public and recommends approval with the recommended conditions.

Mr. Miner opened the public hearing.

John Sullivan, Contractor, received and reviewed a copy of the staff report. Mr. Sullivan had no questions or comments regarding the conditions of approval.

Mr. Miner had a question regarding the split level roof. Mr. Sullivan stated that a window is proposed which will allow a significant amount of light into the residence.

Mr. Miner closed the public hearing.

Approved subject to the findings and conditions of approval located in the staff report.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

ADJOURNMENT

The meeting was adjourned at 2:19 p.m.