



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, June 10, 2015

3:00 PM

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

CALL TO ORDER

Andrew Miner, Principal Planner, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

1

File #: 2015-7361

Location: 354 Amaryllis Terrace (APN: 209-42-009)

Applicant / Owner: CCI Evelyn Park, L.P.

Proposed Project:

USE PERMIT to allow the addition of a two-foot wooden lattice to an existing perimeter wall (varying 10-11 feet in height) of the Classics Evelyn Project. The lattice addition was requested by the single-family residence property owners adjacent to the development.

Reason for Permit: A Use Permit is required for fences in the rear yard exceeding eight feet in height (SMC 19.48.025)

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

Issues: Height, privacy, and neighborhood compatibility

Recommendation: Approve with conditions

NOTE: *This item has been continued to the Zoning Administrator hearing of June 24, 2015.*

This Item was continued to June 24, 2015.

2

File #: 2015-7253

Location: 1249 Birchwood Drive (APN: 104-29-006)

Applicant / Owner: David Hamilton (applicant) / 1249-1253
Birchwood Drive LLC (owner)

Proposed Project:

USE PERMIT to allow a new auto repair and painting facility within a 12,084-square foot industrial building.

Reason for Permit: A Use Permit is required for an auto repair facility in the M-S (Industrial and Service) Zoning District (SMC 19.22.030)

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

Issues: Compatibility and parking.

Recommendation: Approve with conditions

Momoko Ishijima, Associate Planner, presented the staff report.

Mr. Miner confirmed with Ms. Ishijima that the tree removal and striping in front of the building by the former tenants was done on city land without permits. Ms. Ishijima stated the applicants agreed to replant the trees in the existing tree wells and no striping would be incorporated into the plans. Mr. Miner confirmed with Ms. Ishijima that the applicants met the parking need requirement. Mr. Miner also confirmed with Ms. Ishijima only tree replacement is required as part of the landscaping.

Mr. Miner opened the public hearing.

David Hamilton, the applicant, discussed the reasons for moving their business from its current location to the proposed location.

Marie Hamilton, the applicant, agreed with her husbands statements.

Mr. Miner raised his concerns about the trees and their replacement and reiterated that landscaping would improve the aesthetics of the site, but is not required.

Mr. Miner and Mr. Hamilton discussed whether the roll-up door facing the adjacent property is crucial to the work flow and confirmed that Mr. and Mrs. Hamilton would be amenable to an added condition that this door would remain closed when not in use for entering and exiting cars.

Mr. Miner stated that a further Condition of Approval would be added regarding the equipment that would be placed on the roof of the property. The equipment must be screened from view and if not, an MPP would be necessary to waive the screening requirement.

ACTION: Approved the Use Permit and made findings with modifications:

- 1) The door facing the adjacent property shall be closed and be used only for entering and exiting cars; and,
- 2) The applicant will come back for a Miscellaneous Plan Permit if screening for roof equipment cannot be done.

3

File #: 2015-7249

Location: 1209 W. Remington Drive (APNs: 198-43-024)

Zoning: R-0

Applicant / Owner: Shannon McDougall, Verizon (applicant) / PG&E (owner)

Proposed Project:

USE PERMIT to install six antennas and six RRUs on an existing PG&E lattice tower which includes ground-mounted equipment (battery cabinets and emergency generator) for Verizon. The project includes removal of two existing MetroPCS antennas and associated ground-mounted equipment.

Reason for Permit: A Use Permit is required for the addition resulting in two or more telecommunication facilities at the same property (Verizon & Clearwire).

Project Planner: Jonathan Caldito, (408) 730-7452, Jcaldito@sunnyvale.ca.gov

Issues: Noise.

Recommendation: Approve with conditions

Jonathan Caldito, the project planner, presented the staff report and stated that a noise study was conducted.

Mr. Miner confirmed with Mr. Caldito the noise would be less than required by code.

Mr. Miner opened the public hearing.

Shannon McDougal, representative for Verizon Wireless, stated that they had read the staff report and supported the Conditions of Approval.

Mr. Miner stated that he wanted to make sure the noise findings were incorporated into the Conditions of Approval. Mr. Miner verified with Mr. Caldito that there were no concerns brought up by neighbors.

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

4

File #: 2014-8089

Location: 1186 Bordeaux (APNs: 110-35-009 & 008)

Applicant / Owner: Jay Paul Company

Proposed Project:

PARCEL MAP to adjust the property lines of two existing parcels and create two parcels around the footprints of Building 1 and Building 2 and one common lot for a total of three parcels. The Parcel Map is associated with the Moffett Place development project that was approved in December 2012 and is currently under construction.

Reason for Permit: A Parcel Map is required to create new parcels per Sunnyvale Municipal Code (SMC) 18.20.042.

Project Planner: Amber El-Hajj, ael-hajj@sunnyvale.ca.gov, (408) 730-2723

Recommendation: Approve with conditions

Amber El-Hajj, Senior Planner, presented the staff report.

Mr. Miner opened the public hearing.

Janette D' Elia, representative for Jay Paul Company, stated that they were in agreement with the conditions recommended by the planner.

Mr. Miner confirmed with Ms. D' Elia that this is the same parcelization completed for the Moffett Towers project.

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

5

File #: 2015-7015

Location: 1160 N. Mathilda (APN's: 110-27-031 & 043)

Applicant / Owner: Jay Paul Company

Proposed Project:

PARCEL MAP to subdivide one parcel into two. One parcel will include the footprint of one of the new office buildings (Building 5) and the other will encompass the remainder of the current parcel (common parcel). The map is associated with the Moffett Place development project that was approved in December 2012 and is currently under construction.

Reason for Permit: A Parcel Map is required to create new parcels per Sunnyvale Municipal Code (SMC) 18.20.042.

Project Planner: Amber El-Hajj, ael-hajj@sunnyvale.ca.gov, (408) 730-2723

Recommendation: Approve with conditions

Amber El-Hajj, Senior Planner, presented the staff report.

Mr. Miner opened the public hearing.

Janette D' Elia, representative for Jay Paul Company, stated that they were in agreement with the conditions recommended by the planner.

Mr. Miner and Ms. D' Elia discussed an easement that representatives of the adjacent Sheraton Hotel believe is on the subject property. Mr. Miner confirmed with Ms. D' Elia that the easement was not a condition of the Moffett Place project.

ACTION: Approved subject to the conditions of approval located in the staff report.

ADJOURNMENT

Mr. Miner adjourned the meeting at 3:30pm.