



# City of Sunnyvale

## Meeting Minutes

### Zoning Administrator Hearing

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Wednesday, June 24, 2015

3:00 PM

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

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#### **CALL TO ORDER**

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

#### **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 was continued from the Zoning Administrator Meeting of 6/10/2015.*

Momoko Ishijima, Associate Planner, presented the staff report.

Mr. Miner confirmed with Ms. Ishijima that each of the single family homes behind the project was in support of the project.

Mr. Miner clarified with Ms. Ishijima the Condition of Approval (COA) regarding fence maintenance.

Mr. Miner opened the public hearing.

Adam Kates, representative of Classic Communities, discussed neighborhood outreach efforts and confirmed that Classic Communities is amenable to the revision about the permanency and maintenance of the landscaping.

Walter Strach, a nearby homeowner, discussed the neighborhood support of the application.

Robert Garcia, resident at Ajax Drive, stated his concerns about a gap in the tree planting plan. Mr. Miner confirmed with Mr. Kates that they are going to plant an additional Brisbane Box tree in the area.

Paul Israel, resident at Ajax Drive, also stated his concerns about the gaps.

Mr. Miner thanked everyone for their cooperation and asked that during the installation of the screen the applicant take care to not to damage the surrounding landscaping.

**ACTION:** Approved and made the findings of the Use Permit with the following modification to Conditions of Approval:

1)The lattice structure shall not be altered or removed without a permit.

**2**

**File #:** 2015-7252

**Location:** 562 Britton Avenue (APN: 205-20-001)

**Applicant / Owner:** Milburn Architecture and The Kings Academy /  
Fremont Union H S D

**Proposed Project:**

**USE PERMIT** to allow addition of four modular class rooms (for  
a total of 3,840 square feet.).

**Reason for Permit:** A Use Permit is required for private school  
facilities in a PF (Public Facilities) Zoning District.

**Project Planner:** Shétal Divatia, (408) 730-7637,  
sdivatia@sunnyvale.ca.gov

**Issues:** None

**Recommendation:** Approve with conditions

Gerri Caruso, Principal Planner, presented the staff report. Ms. Caruso stated that the applicants had some questions and concerns about the wording of the report regarding the student cap and how it might impact future traffic improvements. Additionally, there were concerns over the Conditions of Approval regarding the use of a PA system with the new additions.

Mr. Miner opened the public hearing.

Scott Meadows, Principal of King's Academy, clarified that the new modulars were going to be used as office space and that the number of students at the school fluctuates, but does not exceed 925. Mr. Meadows noted that King's Academy was not the only large business in the vicinity and asked that they share fairly the

proportional cost of potential traffic improvements. Mr. Meadows also stated a PA was already in place and was a necessity.

John Millburn, project Architect, stated his concerns over Building Permit item 5, regarding trash enclosure roofs. Mr. Miner clarified that this was a condition only for new enclosures being added and did not apply to existing enclosures.

Mr. Miner confirmed with Mr. Meadows that additional modulars are for administrative purposes only and that several are on site but not installed. Mr. Meadows clarified that any increase in the amount of students would have to go through a board review and that was not planned. Mr. Miner discussed with Mr. Meadows his concerns regarding the condition on the transportation impact analysis and confirmed that Mr. Meadows is amenable to re-wording the condition to include the cap of 925 students with no new square footage.

Mr. Miner suggested that the condition regarding loudspeakers be revised so that outdoors they would be prohibited as a part of this application.

ACTION: Approved the Use Permit with modifications:

- 1) Modify condition GC-5, the enrollment cap is 925 students and the applicant will be required to pay a proportional share of future traffic improvements; and,
- 2) Amend condition AT-2 to specify outdoor loud speakers prohibited as part of specific application, not entire campus.

**3**

**File #:** 2014-7770

**Location:** 845 Maria Lane (APNs: 211-50-025)

**Applicant / Owner:** HRH Architects (applicant) / 10 Barneson LLC (owner)

**Proposed Project:**

**VESTING TENTATIVE MAP** for five condominiums and one common lot.

**Reason for Permit:** The Vesting Tentative Map is required for the creation of 5 condominium (air space) units and one common lot. (Related 5 townhouse development previously approved by Planning Commission on June 8, 2015)

**Project Planner:** Margaret Netto, Project Planner, (408) 730-7628, mnetto@sunnyvale.ca.gov

**Issues:** Consistency with related Design Review approval for 5 townhouses.

**Recommendation:** Approve with conditions

Margaret Netto, Project Planner, presented the staff report.

Mr. Miner opened the public hearing.

Hamid Hekmat, Architect for the project, stated he had read the staff report and that he had no issues.

Patricia Chang, neighbor to proposed project, stated that she had concerns about privacy. Mr. Miner noted that the project had already been approved by the Planning Commission and suggested that Ms. Chang work with Ms. Netto and the applicant in reference to any concerns she might have.

ACTION: Approved subject to the conditions located on the staff report.

**ADJOURNMENT**

Mr. Miner adjourned the hearing at 3.40 p.m.