



# City of Sunnyvale

## Meeting Minutes

### Zoning Administrator Hearing

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Wednesday, November 11, 2015

3:00 PM

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

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#### **CALL TO ORDER**

Gerri Caruso, Principal Planner, called the meeting to order at 3:00 p.m.

#### **PUBLIC HEARINGS**

**1**

**File #:** 2015-7615

**Location:** 1221 Crossman Av (APN: 110-34-025)

**Applicant / Owner:** Jay Paul Co. (applicant) / 441 MPD Campus LLC (owner)

**Proposed Project:**

**PARCEL MAP** to subdivide one parcel into three parcels for two buildings and one common area (Moffett Gateway project).

**Reason for Permit:** A Parcel Map is required to create new parcels as per SMC 18.20.042.

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

**Issues:** None

**Recommendation:** Approve with Conditions

**NOTE:** This item was continued from the Zoning Administrator Meeting of October 14, 2015.

Ms. Caruso clarified with Shetal Diviatia, project planner, if any additions had been made to the staff report since the writing and noticing to the public.

Ms. Caruso opened the public hearing.

Ms. Caruso clarified with Raquel Fones, applicant, that the staff report and conditions of approval had been read and there were no additional comments.

Ms. Caruso closed the public hearing.

**ACTION:** Required subdivision findings not made. This item approved subject to the conditions of approval located in the staff report.

**2**

**File #:** 2015-7701

**Location:** 1173 Borregas Avenue (APN: 110-35-017)

**Applicant / Owner:** Kate Keading Associates (applicant) / Moffett

Place, LLC (owner)

**Proposed Project:**

**VARIANCE** to allow a ground sign to extend five (5) feet into the required extended driveway vision triangle.

**Reason for Permit:** A Variance is required to allow encroachment into the required vision triangle as it is a deviation from the Sunnyvale Municipal Code.

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

**Issues:** Safety and visibility.

**Recommendation:** Approve with conditions

Ms. Caruso clarified with Amber El-Hajj, project planner, if any additions had been made to the staff report since the writing and noticing to the public.

Ms. Caruso opened the public hearing.

Ms. Caruso clarified with Janette D'elia, applicant, that the staff report and conditions of approval had been read and there were no additional comments.

Ms. Caruso closed the public hearing.

**ACTION:** This item approved subject to the findings and conditions of approval located in the staff report.

**3**

**File #:** 2015-7808

**Location:** 510 Lawrence Expressway (APN: 216-44-119)

**Applicant / Owner:** Arts Educators Group (applicant) / Lawrence Commercial Center LLC (owner)

**Proposed Project:**

**USE PERMIT** to allow music therapy and music instruction in an existing building.

**Reason for Permit:** A Use Permit is required for recreation and enhancement in an MS/POA (Industrial and Service /Place of Assembly) zone.

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

**Issues:** Parking, Noise

**Recommendation:** Approve with Conditions

**NOTE:** This item was continued from the Zoning Administrator Meeting of October 28, 2015.

Ms. Caruso clarified with Jonathan Caldito, project planner, if any additions had been made to the staff report since the writing and noticing to the public. Mr. Caldito provided documentation that a 1000 square foot radius had been added to the noticing map in addition to the 300 square foot radius indicated in the staff

report. Ms. Caruso clarified with Mr. Caldito that the addition had been noticed. Mr. Caldito stated that additions had been made to the conditions of approval related to Sunnyvale Municipal code 19.98.020 applications Section F. He stated that three requirements had been added and clarified with Ms. Caruso that the applicant had been informed of the changes. Mr. Caldito stated that a change had been made to the proposed business operating hours. Ms. Caruso clarified with Mr. Caldito the new additions and changes to the new hours.

Ms. Caruso opened the public hearing.

Ms. Caruso clarified with Mike and Janice Morris, applicants, the expanded proposed hours. Ms. Caruso clarified with the applicants the three standard development application additions to the conditions of approval and that they were in fact City of Sunnyvale requirements and nothing she had the discretion to remove. Mrs. Morris stated that they understood the second of the three additions, but needed more information about the other two. Ms. Caruso directed that staff be available to help compose and complete a letter needed for completion by other property tenants concerning hazardous waste. Ms. Caruso stated that staff would be available to provide guidance in preparing a safety plan to be put in place in case of emergency on site. Ms. Caruso stated these requirements must be completed before any building permits could be issued. Ms. Caruso apologized for the missing of these requirements initially and stated staff would help clarify how to complete them. Mr. Morris stated his concern that all the business owners on the property might not be available to sign off on the hazardous waste letter. Mrs. Morris stated that their lease requires the landlord is responsible to investigate and take care of any hazardous waste. Ms. Caruso stated staff would clarify with the City Attorney what was required. Ms. Caruso clarified with Mr. Morris the reason for the addition of the requirements was the presence of a sensitive population.

Ms. Caruso closed the public hearing.

ACTION: This item approved subject to the findings and conditions of approval located in the staff report with modifications:

1) Completion of three standard development application requirements located in Sunnyvale Municipal Code section 19.98.020.

### **ADJOURNMENT**

Ms. Caruso adjourned the meeting at 3:20 p.m.