



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, August 10, 2016

3:00 PM

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

CALL TO ORDER

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

PUBLIC HEARINGS

File #: 2015-7570

Location: 295 Lawrence Expressway (APN: 205-37-002)

Applicant / Owner: Santa Clara Super Auto (applicant) / Kenneth S Ngai Trustee & Et Al (owner)

Proposed Project:

USE PERMIT to allow sale of beer and wine at an existing gas station (Chevron)

Reason for Permit: A Use Permit is required for the sale of beer and wine at a permitted automobile service station.

Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Issues: Compatibility of use

Recommendation: Approve with conditions

Aastha Vashist, project planner, stated the site is located in an industrial zoning district where a use permit is required for sale of beer and wine at permitted automobile stations. The site is occupied by a gas station and convenience store. City staff has recently approved the expansion of the convenience store and conversion of service bays into an convenience store by a staff approved permit. Public Safety has not expressed concern with the application of the use permit. Staff was able to make the required findings for the use permit with the recommended conditions of approval.

Ms. Caruso inquired on Condition of Approval PF-2 use of wording. Ms. Vashist stated the condition wording as standard. Ms. Caruso stated a minor change should be made to the condition to replace "compact spaces" to "all parking spaces should be clearly marked".

Ms. Caruso opened the hearing to the applicant.

Mr. Ngai, applicant, stated he had no comments or questions after reading the staff report.

Ms. Caruso stated she did not have a chance to visit the site and inquired about the building on the site. Mr. Ngai clarified there would not be an addition as service bays will be converted into a convenience store. Conversion is already in progress with a city approved permit. Preliminary work is in progress, with the new floor plan submitted reflecting the changes once conversion is completed.

Ms. Caruso closed the public hearing.

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

Condition of Approval PF-2 will be changed to "all parking spaces shall be clearly marked prior to occupancy".

ADJOURNMENT

Ms. Caruso adjourned the meeting at 3:05 p.m.