



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, August 24, 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 p.m.

PUBLIC HEARINGS

1

File #: 2016-7535

Location: 803 West El Camino Real (APN: 165-01-043)

Applicant / Owner: ABC Tree Farms, LLC (applicant) / Pastoria El Camino Partnership (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow seasonal sales (Pumpkin Patch and Christmas trees) on vacant lot from September 1 to December 31, annually.

Reason for Permit: A Special Development Permit (SDP) is required for the seasonal outdoor sale will be conducted longer and more frequently than the duration allowed in the Sunnyvale Municipal Code Section 19.61.040.

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

Issues: Neighborhood compatibility, parking

Recommendation: Approve with conditions

Ms.Caruso asked Aastha Vashist, project planner, if there were any additional comments.

Ms. Vashist stated there were no comments and clarified City Council recently approved the lot for mixed use development. The applicant is not required to come back for a hearing once approved.

Ms. Caruso opened the hearing to the applicant.

Ms. Vashist stated the permit would expire in two years if the applicant does not use the lot. The last use permit approved allowed for twelve years. Jerome Klima, applicant, stated the parking requirements were well addressed, he has received a letter from the developer who will provide 13 parking spaces. Mr. Klima is in agreement with the staff report.

Ms. Caruso inquired about the standard hours of operation and short duration of sales. Mr. Klima confirmed the hours will be from 10 a.m. to 10 p.m., seven days a week. Short duration sales are hours are from 1 or 2 p.m. to 10 p.m. with 10 p.m. at the latest.

Ms. Caruso closed the public hearing.

ACTION: Ms. Caruso approved the project subject to the findings and conditions of approval located in the staff report.

2

File #: 2016-7361

Location: 520 Lawrence Expressway (APN: 216-44-119)

Applicant / Owner: Silicon Valley Escape Room Design, LLC /
Lawrence Commercial Center, LLC.

Proposed Project:

USE PERMIT to allow for a recreation and enrichment use
(Room Escape Game) within a vacant tenant space within an
existing commercial center.

Reason for Permit: A Use Permit is required for recreation and
enrichment uses in the M-S/POA Zoning District.

Project Planner: Cindy Hom, (408) 730-7411,
chom@sunnyvale.ca.gov

Issues: Parking

Recommendation: Approve with conditions

Ms. Caruso asked Cindy Hom, project planner, if there were any additional comments.

Ms. Hom stated there were no additional comments.

Ms. Caruso inquired about condition of approval BP-9 and asked if the owner had a parking management plan on file as the applicant cannot complete their own plan without coordination. Ms. Hom stated the plan is not anticipated based on parking ratios, however the condition was added to err on the side of caution. A modification to the condition will be added should there be any complaints from the public or tenants.

Ms. Caruso opened the hearing to the public.

Ms. Caruso inquired with the applicant if he had any additional comments. Hayden Wong, applicant, stated he has read the report and had no additional comments.

Ms. Caruso inquired on the necessity of a sewer line replacement as suggested by

staff in the draft report, however it was later determined the requirement was placed as suggestion only from staff and not a requirement. Ms. Caruso stated the construction conditions will apply only to the exterior or public infrastructure should the applicant be required to make changes.

Ms. Caruso closed the public hearing.

ACTION: Ms. Caruso approved the project subject to the findings and conditions of approval located in the staff report.

3

File #: 2016-7330

Location: 1140 N. Mathilda Ave. (APN: 110-25-049)

Applicant / Owner: Salas O'Brien (applicant) / AT&T (owner)

Proposed Project:

USE PERMIT to allow replacement of an existing microwave dish antenna on a lattice tower with a new 64'-2" monopole and associated equipment enclosure.

Reason for Permit: A Use Permit is required to allow for a telecommunications facility consisting of a 64'-2" monopole and microwave dish antennas that are less than 1,000-feet from a major arterial within the MP-TOD zoning district.

Project Planner: Cindy Hom, (408) 730-7411,
chom@sunnyvale.ca.gov

Issues: Visual, aesthetics

Recommendation: Approve with conditions

Ms. Caruso asked Cindy Hom, project planner, if there were any additional comments.

Ms. Hom stated there were no additional comments or updates.

Ms. Caruso opened the hearing to the public.

Ms. Caruso stated there were no remaining issues to be resolved. Seeing there were no members of the public, Ms. Caruso closed the public hearing.

ACTION: Ms. Caruso approved the project subject to the findings and conditions of approval located in the staff report.

ADJOURNMENT

Ms. Caruso adjourned the meeting at 3:16 p.m.