



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, April 12, 2017

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

File #: 2016-7397

Location: 1013 Reed Ave. (APN: 213-08-064)

Applicant / Owner: Sigfrido Orozco / Rajasekar Purushothaman

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow for a second story addition to an existing single family residence resulting in a 43% floor area ratio (1,619 square feet of living area and 460 square foot garage) on a 4,792-square foot lot.

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

Issues: Setbacks.

Recommendation: Approve Special Development Permit with conditions of approval.

Ms. Caruso inquired with Cindy Hom, project planner, if there were any updates to the staff report.

Ms. Hom stated she did not.

Ms. Caruso inquired with the applicant, Rajasekar Purushothaman, if he has read the staff report and has any questions.

Mr. Purushothaman stated he did not have any comments or questions.

Ms. Caruso opened the hearing to the public.

Jan Fey, neighbor, stated second story additions were proposed 15 years ago as something that could be done in the future. She has complied with fencing issues and seeing new developments that could come up, has planted a tree. She stated she wants her neighbors to stay and the plans are beautiful.

Becky Donnelly, stated she has friends that have a second story addition with much more visibility than neighbors would think. She requested with the applicant to access the new addition before laying the carpet in order to view what the applicant can see so she can block her courtyard or window to maintain her privacy.

Mr. Purushothaman stated he understood her concern and spoke to the architect to place the windows facing the windows to face the street. He has requested the windows be placed higher and will make sure the construction complies.

Mr. Crump clarified with Ms. Hom on the address, to which should be noted the plan should state 1013 Reed and not 1031 Reed Avenue.

Ms. Caruso closed the public hearing.

Ms. Caruso stated the arrangement between the applicant and the neighbors is not something she can require of him and will not add any conditions or requirements. The city staff has used the design guidelines to protect privacy to the greatest extent that they can in regards to architectural design.

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

File #: 2017-7092

Location: 106 Lawrence Station Road (APN: 216-27-059)

Applicant / Owner: Pacific Building Inc. (applicant) / Extra Space Properties 102 LLC (owner)

Proposed Project:

USE PERMIT to allow the construction of a three-story storage building at an existing self-storage site for a total FAR of 43% in the Lawrence Station Area Plan (LSAP) area.

Reason for Permit: A Use Permit is required for the expansion of self-storage use.

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

Issues: Use, visual impact.

Recommendation: Make the required Findings to approve the CEQA determination that the project is within the scope of the Lawrence Station Area Plan Environmental Impact Report and no additional environmental review is required; and approve the Use Permit subject to LSAP Mitigation Monitoring and Reporting Program in Attachment 7 and based on the Findings in Attachment 3 and the recommended Conditions of Approval in Attachment 4.

Ms. Caruso inquired if there were any updates to the staff report.

Momoko Ishijima, project planner, proceeded to summarize the project and stated the applicant has expressed interest in working with the city to secure a multiuse trail. This will be proposed in the form of an easement to be constructed and accepted at a future time.

Ms. Ishijima stated there were no comments from the public however there are three corrections to the staff report. Page three of the staff report under the section Lawrence Station Area Plan Loop Road, the statement of a 10-foot easement should be changed to a 12-foot easement. Page 4 of the staff report under Environmental Determination references Peery Park Specific Plan when it should be referenced as Lawrence Station Area Plan. The last correction should be to the CEQA checklist on page 67 of attachment 6 to strikeout the first sentence as no traffic impact analysis was required for this project.

Ms. Caruso opened the hearing to the applicant.

Steve Yatsko, applicant, stated he has worked with Ms. Ishijima from the beginning of the project to address all the concerns that have come up. He has worked with the fire department to conform with building heights for proper access. He stated his team has met with Andrew Miner, Planning Officer, at the project site to understand and meet compliance under the Lawrence Station Area Plan as well as answer any questions and concerns that were brought up. In reference to the bike trail, workable plans will take time to determine what is the best way for the city to make it happen. There is an abandoned railroad spur on the northern edge of the property that would be advantageous to utilize, however contact with the railroad company takes a considerable amount of effort and time. Mr. Yatsko stated he has contacted the railroad and is waiting for a response from them.

Hugh Horn, applicant, stated there are a number of alternatives for the bike path and he is committed to work with the city to select the best alternative. Mr. Horn stated he will supply the easement document and is happy to work with city staff.

Ms. Caruso inquired with Ms. Ishijima if the exact location for the bike path has been determined. Ms. Ishijima stated the site has not been determined currently however the city will give the applicant time to work it through. The city will accept the dedication offer before the building occupancy.

Mr. Horn stated one location along the southerly property line has been identified, and will be chosen as the most favorable if alternatives have not been determined by the deadline. As of now the location does not have the width that is required to comply with parking and building codes. The easement would provide the city

protection to exercise its right to use if in the future the tenant is no longer located there.

Ms. Caruso opened the hearing to the public.

Ray Crump, resident of Sunnyvale, stated he has been following the Lawrence Station Area Plan since its inception. Mr. Crump stated he was not impressed with the coloring and design of the building in context to the Lawrence Station Area Plan, especially regarding the exterior appearance of the building from the viewpoints of Costco and the train station.

Ms. Caruso stated the base of the building is a dark colored split faced stone. As it is a storage building, the city does not hold it to an architectural standard as it would an office building. There are no windows and it is limited in ways of modifying the design. The applicant is applying various types of horizontal and vertical corrugated metal paneling.

Mr. Crump stated he understood the design as seen in the plans. Mr. Crump stated he is hoping Andrew Miner is protecting the effort that went into creating the Lawrence Station Area Plan as an inviting neighborhood.

Ms. Caruso reiterated the applicant stated Mr. Miner has walked the site with him to work out the development of the project and still meet the plan. Mr. Crump stated he understood there are many things that go into any project that is not visual, and wanted to emphasize the visual aspect.

Mr. Horn stated he has worked with Ms. Ishijima to provide elevation changes and have done this type of building before. The applicant will work on the additional requirements to add landscaping to the southern side of the property.

Mr. Yatsko stated the palm trees on the property will be trimmed, per the conditions of approval.

Mr. Horn stated the physical appearance is important and understands Mr. Crump's concern and will do the best as possible to create an attractive appearance.

Ms. Caruso closed the public hearing and inquired with Ishijima to elaborate on the landscaping treatment of the property.

Ms. Ishijima stated the lot is very challenging, as it is long and narrow. There is

perimeter landscaping along the south side but is a tight space between the train tracks and the storage facility. As this is a three story building, Ms. Ishijima has added a condition of approval to add more trees as existing trees are sparse. This will add more screening on the south side as it will appear on the Caltrain side in addition to pruning of existing trees.

ACTION: Approve the CEQA determination and findings provided by staff. The project is approved with the understanding of the easements subject to the conditions of approval provided by staff.

ADJOURNMENT

Ms. Caruso adjourned the meeting at 3:28 p.m.