



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, February 24, 2021

3:00 PM

Telepresence Meeting: City Web Stream

TELECONFERENCE NOTICE

CALL TO ORDER

Michelle King, Zoning Administrator, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: Demolish an existing 7,016 square feet auto repair/body shop buildings including a 399 square feet mezzanine, and construct a new 10,998 square feet auto repair shop building with a 2,231 square feet mezzanine for the Toyota Pre-owned Vehicle Reconditioning Center.

Location: 928 West El Camino Real (APN: 201-19-036)

File #: 2019-7404

Zoning: C-2/ECR - Highway Business/Precise Plan for El Camino Real

Applicant / Owner: TWM Architects + Planners (applicant) /
Price-Simms Re, LLC (owner)

Environmental Review: Class 32 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

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

Ms. King inquired with Momoko Ishijima, project planner, if there were any additions to the staff report.

Ms. Ishijima gave a brief presentation for the basic overview of the project. She noted two corrections to the staff report. EP-13 to replace language regarding existing water service line. EP-28 for a Sycamore tree as the recommended street tree.

Ms. King opened the hearing to the applicant and asked if they had any additions to the project.

Christian Oakes, architect gave a brief presentation highlighting the benefits of the

project, citing improved working conditions as a factor.

Ms. King opened the hearing to public comment and asked if anyone wished to do so.

Ms. King stated there were no callers.

Ms. King closed the public comments.

ACTION: Approved the Special Development Permit with recommended Conditions in Attachment 4 with noted corrections.

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow general alcohol service at an existing restaurant (Garcia's Taqueria) that currently allows beer and wine.

Location: 738 S. Fair Oaks Avenue (APN: 211-08-008)

File #: 2021-7046

Zoning: C-2/ECR (Highway Business/Precise Plan for El Camino Real)

Applicant / Owner: Garcia's Taqueria (applicant) / Roy J Divittorio Trustee & Et Al (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Betty Avila, 408-730-7419, bavila@sunnyvale.ca.gov

Ms. King inquired with Betty Avila, project planner, if there were any additions to the staff report.

Ms. Avila gave a brief presentation for the overview of the project. She noted a correction that notices labelled as "738 S. Fair Oaks Drive" instead of "738 S. Fair Oaks Avenue."

Ms. King inquired if the applicant had any additions.

Arturo Hernandez, owner, stated there has been an influx of new customers due to the recent hotel opening. Thus, there has been a demand for the sale of alcohol.

Ms. King opened the hearing to public comment and asked if anyone wished to do so.

Ms. King stated there were no callers.

Ms. King closed the public comments.

ACTION: Approved the Special Development Permit with recommended Conditions in Attachment 4.

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow beer and wine sales at an existing gas station and car wash facility.

Location: 1097 E. Duane Avenue (APN: 205-23-002)

File #: 2020-7769

Applicant / Owner: Ray Salmasi (applicant) /Sunnyvale Car Spa Inc. (property owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Betty Avila, (408) 730-7419, bavila@sunnyvale.ca.gov

Ms. King inquired with Betty Avila, project planner, if there were any additions to the staff report.

Ms. Avila gave a brief presentation on the overview of the project. She noted staff has made three findings in subsection H-1 that could overrule an initial ruling stating alcohol sales are not allowed within 500 feet of a public park.

Ms. Avila addressed a public letter in opposition to the project. Concerns listed include: increased traffic, extended hours of operation, and previous 500 feet public park ruling. Project is exempt from Traffic Impact Analysis and a condition of approval was added regarding hours of operation. Department of Public Safety also expressed no concerns about approval of project and that security measures would be sufficient to ensure safety.

Ms. King asked if the applicant had any additions.

Nicole Salmasi, applicant, gave a brief presentation highlighting a demand of alcohol sales due to constantly changing consumer needs. Ms. Salmasi ensured proper security measures and the law would be properly enforced regarding alcohol beverage sales along with any concerns of hours of operation.

Ms. King opened the hearing to public comment and asked if anyone wished to do so.

Elise Silva, resident, further expressed her concerns previously listed in the public

letter. She stated that wine and alcohol sales do not benefit the community as a whole and those sales will increase traffic and dangerous driving.

Ms. King closed the public comments.

Ms. King acknowledged the public concerns, but stated that the findings are able to trigger approval of the project. She prepared two conditions of approval with modifications. Modification to AT-2 to limit delivery hours to store from 7am to 7pm seven days a week. Modification to AT-11 to the display of alcoholic beverages would be limited to no more than 20% of floor area.

ACTION: Approved the Special Development Permit with recommended Conditions in Attachment 4 and modifications. Modification to AT-2 to limit delivery hours to store from 7am to 7pm seven days a week. Modification to AT-11 to the display of alcoholic beverages would be limited to no more than 20% of floor area.

ADJOURNMENT

Ms. King adjourned the hearing at 3:45 p.m.