



City of Sunnyvale

Meeting Minutes Zoning Administrator Hearing

Wednesday, April 10, 2019

3:00 PM

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

CALL TO ORDER

Ryan Kuchenig, Zoning Administrator, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

REQUEST FOR CONTINUANCE TO APRIL 24, 2019

Proposed Project:

VARIANCE PERMIT to allow a portion of a 72-square-foot front yard addition to encroach five-feet into the required 20-foot front yard setback, and a new front yard porch eave to encroach seven-feet into the required 20-foot front yard setback.

Location: 474 East McKinley Avenue (APN: 209-22-027)

File #: 2019-7111

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Josh Miner Design (applicant) / Carl and Marlene Joy B Hekkert (owner)

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

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

This item was continued to the Zoning Administrator Hearing of April 24, 2019.

Proposed Project:

TENTATIVE MAP: To subdivide one parcel into five parcels (two common lots for parking/landscaping and three lots for office buildings).

Location: 445 Mary Avenue (APN:165-32-015)

File #: 2018-7495

Zoning: PPSP-IE (Peery Park Specific Plan, Innovation Edge)

Applicant / Owner: Jay Paul / Tp Spe LLC

Environmental Review: The proposed project is exempt from additional California Environmental Quality Act (CEQA) review per CEQA Guidelines section 15168 (c)(2) and (4) and Public Resources Code Section 21094. The project is within the scope of the Peery Park Specific Plan Environmental Impact Report (EIR) as no new environmental impacts are anticipated and no new mitigation measures

are required.

Project Planner: Margaret Netto, 408-730-1221,
mnetto@sunnyvale.ca.gov

Mr. Kuchenig inquired with Margaret Netto, project planner, if there were comments or changes to the staff report.

Ms. Netto stated the applicant reviewed the Conditions of Approval and provided comments. Ms. Netto stated she had a chance to discuss with the Public Works Department and they have agreed that the applicant can construct the building and the parking structure prior to recordation of the parcel map. The newest modifications affect conditions GC-2 and BP-1 to state as such:

GC-2. RECORDATION OF PARCEL MAPS:

The submittal, approval and recordation of the parcel map(s) shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.

BP-1. PARCEL MAP:

The submittal, approval and recordation of the parcel map(s) shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.

Mr. Kuchenig reviewed the revised conditions and inquired with the applicant if they had any comments.

Martin Parissenti, applicant, thanked Margaret for her work on the project.

Mr. Kuchenig inquired with Mr. Parissenti if he agreed with the conditions of approval as currently modified, to which Mr. Parissenti complied he did.

Seeing no members of the public in attendance, Mr. Kuchenig closed the hearing to the public.

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

GC-2. RECORDATION OF PARCEL MAPS:

The submittal, approval and recordation of the parcel map(s) shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.

BP-1. PARCEL MAP:

The submittal, approval and recordation of the parcel map(s) shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow construction of a 352 square foot second story bedroom addition above the garage of a two-story townhome unit.

Location: 767 Danforth Terrace (APN: 201-23-062)

File #: 2019-7113

Zoning: R-2/PD (Low-Medium Density Residential)

Applicant / Owner: Gabriel Olander

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

Project Planner: Noren Caliva-Lepe, 408-730-7659,
ncaliva-lepe@sunnyvale.ca.gov

Mr. Kuchenig inquired with Noren Caliva-Lepe, project planner, if there were any comments or changes to the staff report.

Ms. Caliva-Lepe stated a concerned neighbor dropped by at the One-Stop counter after the reports were published and expressed concerns about the long-term impact of causing precedent if other neighbors were allowed a second-story addition. Staff informed the neighbor that each project would be considered on a case-by-case basis and would be required to go through a separate permit. There were no other comments received from the public.

Mr. Kuchenig opened the hearing to the applicant.

Gabriel Olander, applicant, stated the project is within in a two-story townhouse community. Some units have the second stories extended over the garage while others did not. This project aims to add a second-story room over the garage, which will be constructed in a way to match the other units. The HOA has approved the project and neighbors that share a wall and driveway have signed a letter stating approval of the project.

Mr. Olander handed Mr. Kuchenig the neighbors' signatures.

Seeing no members of the public in attendance, Mr. Kuchenig closed the hearing to the public.

Mr. Kuchenig inquired if there were any other proposals similar to this from homes that did not have a second-story addition over the garage.

Ms. Caliva -Lepe stated this application was the first one in the community to propose a project of this kind.

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

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow full alcoholic beverage service at an existing restaurant.

Location: 151 E El Camino Real (APN: 211-01-036)

File #: 2019-7074

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

Applicant / Owner: West India Company LLC (applicant) / Arn K. Youngman Trustee (owner)

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

Project Planner: Kelly Cha, 408-730-7408, kcha@sunnyvale.ca.gov

Mr. Kuchenig inquired with Kelly Cha, project planner, if there were any comments or changes to the staff report.

Ms. Cha stated there were no comments from the public and no changes to the staff report.

Mr. Kuchenig inquired if there were any outstanding Neighborhood Preservation cases with the project address.

Ms. Cha stated there are no outstanding Neighborhood Preservation cases and the Department of Public Safety had no concerns with this particular property.

Mr. Kuchenig inquired if there were any changes to the floorplan.

Ms. Cha stated there will be no changes to the floorplan. Since the applicant already has a bar, they are asking for full alcoholic use at the restaurant.

Mr. Kuchenig opened the hearing to the applicant.

Naresh Kumar, applicant, stated he did not have any comments.

Seeing no members of the public present, Mr. Kuchenig closed the public hearing.

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

ADJOURNMENT

Mr. Kuchenig adjourned the hearing at 3:11 p.m.