



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

December 29, 2010

File Number: 2010-7824

Permit Type: Use Permit

Location: 870 Old San Francisco Road (near Gail Ave.) (APN: 211-05-031)

Applicant/Owner: Luo Laundromat / Wolfe Reed Properties LLC et al

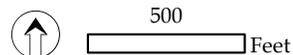
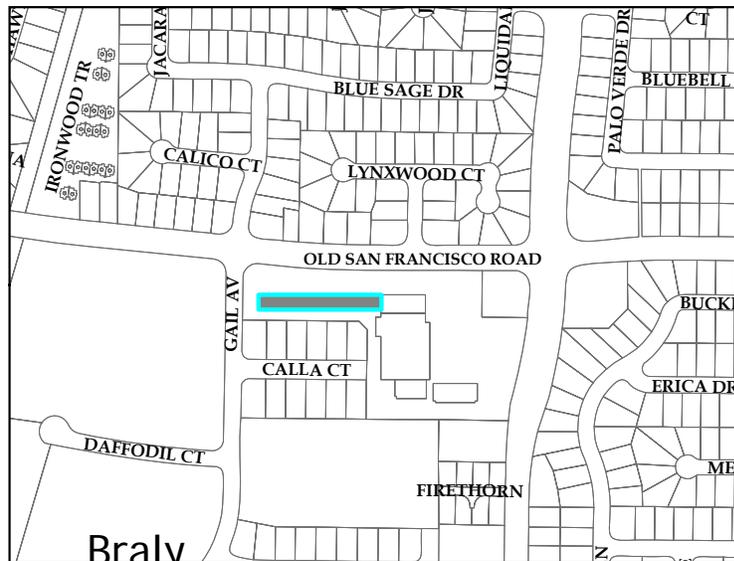
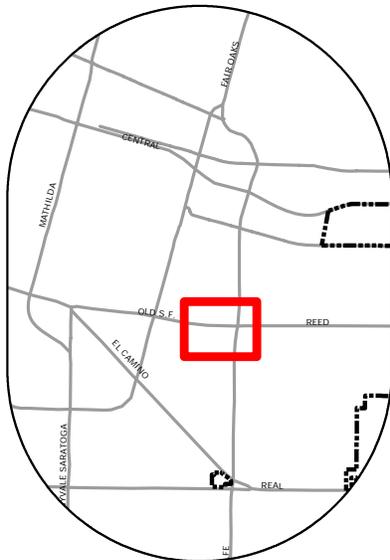
Staff Contact: Shaunn Mendrin, Senior Planner, (408) 730-7429

Project Description: To allow conversion of an existing retail space (party hall) to a coin-operated laundromat.

Reason for Permit: A Use Permit is required to allow a self-serve laundromat facility.

Issues: None

Recommendation: Approve with Conditions



PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Commercial Neighborhood Shopping	No Change
Zoning District:	C1- Neighborhood Business	No Change
Total Sq. Ft. on Site:	74,674	No Change
Tenant Sq. Ft.:	1,104	No Change
Parking:	47 required for previous use in same tenant space.	5

Previous Planning Projects related to Subject Application: 2007-1147 Use Permit to allow a recreational space (party hall) in the same tenant space as the proposed project.	Yes
Neighborhood Preservation Complaints if so, discuss	No
Deviations from Standard Zoning Requirements if so, discuss	No

Use Description: The proposed self-serve laundromat will occupy approximately 1,100 square feet and will provide washing and drying facilities for local residents. The facility will provide six laundry carts for patrons to move laundry from the washers to dryers and folding tables. The site will be attended by an employee during the hours of 7:00 a.m. to 10:00 p.m.

Hours of Operation: The facility will be open seven days a week from 7:00 am to 10:00 pm.

Expected Customers: The proposed use would serve a large residential population located within a one half mile radius from the site. It is anticipated that there will be a maximum of eight to ten patrons at any given time. The project applicant has indicated that there will not be any interior entertainment such as a TV or Radio; however staff has included a condition requiring that the volume of any such equipment be fixed when staff is not available

Floor Plan: The laundromat will provide 14 washing machines and 13 dryers with folding tables located in the center of the tenant space.

Exterior Changes: There are no exterior changes proposed for the project other than additional roof venting for the dryers and plumbing. All venting will be screening from public view.

Parking: The proposed use is considered retail/personal service and would result in a parking requirement of five spaces. This is substantially less than the previously approved use in the same tenant space.

Public Contact: 307 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Use Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

Land Use and Transportation Element

- *Policy C4.1.3 Promote commercial uses that respond to the current and future retail service needs of the community.*
- *Policy N1.3 Support a full spectrum of conveniently located commercial, public, and quasi-public uses that add to the positive image of the City.*

The self-serve landromat facility will provide a service to the local residential population within the immediate area. The facility will be conveniently located within an existing shopping center and it will not require any exterior changes other than roof venting, which will be screened.

Staff was able to make the findings as the design meets the guidelines described above.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The project is expected to have no impacts on surrounding properties.

ALTERNATIVES:

1. Approve the Use Permit with recommended Conditions in Attachment A.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit with recommended Conditions in Attachment A.

Reviewed by:



Steve Lynch
Senior Planner

Prepared By: Shaunn Mendrin, Senior Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Project Description Letter

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
December 29, 2010**

**Planning Application 2010-7824
870 Old San Francisco Road**

Use Permit to allow a self-serve laundromat within an existing tenant space of
1,104 square feet.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE
APPROVED PROJECT.**

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing.
[COA] [PLANNING]

GC-2. USE EXPIRATION:

The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION (ORDINANCE 2895-09):

The Use Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)

GC-4. SIGNS:

All existing/new signs shall be brought into conformance with Title 19 of the Sunnyvale Municipal Code. [PLANNING] [COA]

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. FEES:

The project applicant shall pay an incremental sewer impact fee. The fee shall be based on existing water consumption data from other laundromats within the City of Sunnyvale in comparison to data from the existing party hall and former uses, the Owner will be required to pay incremental water and/or sewer impact fees prior to building permit or encroachment permit issuance, whichever occurs first. Provide anticipated water consumption data for new Laundromat to Engineering staff for review in order to determine these fees. Other Public Works related fees, building clearance, encroachment, etc. may be assessed at a later time. -need to check if similar type of business existed ever, e.g. maybe it was a laundromat or restaurant a longtime ago, go as far as our records indicate. [COA] [PUBLIC WORKS]

BP-5. WATER METER UPGRADE:

Upgrade public domestic water meter to radio-read disk-type water meter, 1" minimum or match meter size if greater than 1". [COA] [PUBLIC WORKS]

BP-6. SANITARY SEWER CLEANOUTS:

Provide sanitary sewer cleanouts at the property line or within close proximity to the property line in accordance to City standard detail 15A. [COA] [PUBLIC WORKS]

BP-7. ROOF EQUIPMENT:

Roof vents, pipes and flues shall be located behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-8. EXHAUST AND OPENINGS:

No exhaust fans, doors, windows, or openings, of any kind shall be placed on the wall to the rear or where residential use is to the rear of the proposed building, except as may be required by the City, nor shall any machines or fans be placed on the roof of the building which exhaust dust or odors. The building permit plans shall clearly indicate the location of all exhaust equipment, doors and window and shall be subject to review and approval by the Planning Director. [COA] [PLANNING]

BP-9. BEST MANAGEMENT PRACTICES:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

EP: THE FOLLOWING SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. ENCROACHMENT PERMIT:

Obtain encroachment permit for any work within the public right of way. [COA] [PUBLIC WORKS]

DC: THE FOLLOWING SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 7:00 a.m. to 10:00 p.m. for standard hours of operation. Hours extending beyond midnight shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]

AT-2. RADIOS/TELEVISIONS:

The volume for any radios or televisions shall be managed by the site attendee and shall be at a fixed volume when the site attendee is not at the project site to minimize any disturbance to the adjacent residential uses. [COA] [PLANNING]

AT-3. SITE MAINTENANCE:

All laundry carts shall be cleared from the parking area daily and all trash located in front of the site shall be cleaned daily. [COA] [PLANNING]

LUO LAUNDRYMAT

870 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086

IYER & ASSOCIATES
Architecture - Interiors - Planning
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SAN FRANCISCO, CA 94111
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IYER

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LUO LAUNDRYMAT
870 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086

PROJECT GENERAL NOTES:

PROJECT CONSIST OF CONVERTING EXISTING UNIT FROM AN ICE CREAM PARLOR CONFIGURATION TO ONE OF A COIN OPERATED LAUNDRYMAT.
CONSTRUCTION TO INCLUDE:
1. SAW CUTTING FLOOR AND INSTALLING ADDITIONAL DRAINS TO EXISTING MAIN DRAIN.
2. ADDING AN ADDITIONAL 200 AMP SERVICE TO UNIT.
3. INSTALLING WATER SERVICE TO WASHERS.
4. UPGRADING GAS TO UNIT.
5. CONSTRUCTION OF WALLS OVER DRYERS.

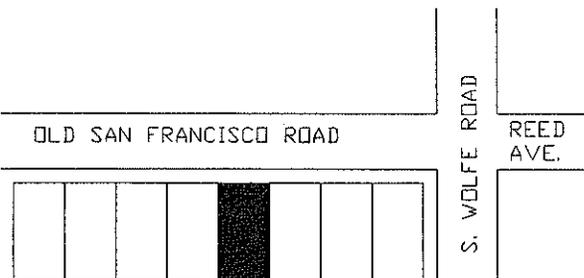
PROJECT DATA:

PROJECT NAME: LUO LAUNDRYMAT
SCOPE OF WORK: TENANT IMPROVEMENT INCLUDING UPGRADE OF UTILITIES
BUILDING DEPARTMENT: CITY OF SUNNYVALE
DEPT. OF PLANNING, BLDG. & CODE DEVELOPMENT
2007 CBC, 2007 CPC, 2007 CEC, 2007 CFC
APPLICABLE CODES: CLASSIFICATION B, FULLY SPRINKLERED
BUILDING TYPE: SQUARE FOOTAGE - 1034, NON-SALE AREA - 246 SQ.FT.
DESIGN: TAYLOR HOUSEMAN INC.
ADDRESS: 162 HARBOR COURT,
SUITE 100
PITTSBURG, CA 94565
PHONE: 925-464-2866
FAX: 925-432-0428
LANDLORD: WOLFE & REED SHOPPING CENTER
CONTACT: RICHARD SHULMAN
ADDRESS: 870 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086
PHONE: 408-571-4115
TENANT: WANTYONG LUO
ADDRESS: 40228 CONDON STREET
FREMONT, CA 94638
PHONE: 510-557-3588

SHEET INDEX:

ARCHITECTURAL:
A-1 TITLE SHEET (PROJECT INFORMATION, KEY PLAN, VICINITY MAP, GENERAL NOTES)
A-2 SITE PLAN
A-3 FLOOR PLAN
A-4 PLUMBING PLAN
A-5 ELECTRICAL PLAN
A-6 MECHANICAL PLAN
A-7 STRUCTURAL PLAN, ANCHORING AND SEISMIC
A-8 DISABLED ACCESS PLAN
A-9 REFLECTED CEILING PLAN
A-10 FIRE PLAN
FIRE - EXISTING SPRINKLER SYSTEM

KEY PLAN:



VICINITY MAP:



RECEIVED

NOV 17 2010

PLANNING DIVISION

CONSULTANTS:

ARCHITECTS
ADDRESS: IYER & ASSOCIATES
805 SANSONE STREET,
SUITE 100
SAN FRANCISCO, CA 94111
CONTACT: ARVIND S IYER AIA
PROJECT ARCHITECT
PHONE: 415-362-9100 X 1103
FAX: 415-362-9108
EMAIL: Iyer@Iyerarch.com

11/17/2010 11:11 AM

ATTACHMENT
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B

IVY & ASSOCIATES
 Architecture - Interiors - Planning
 SEE SPECIFIC SHEET, PAGE 100
 2008 TRANSMISSION, 01/24/11
 415.362-1827 (Home)
 415.362-8158

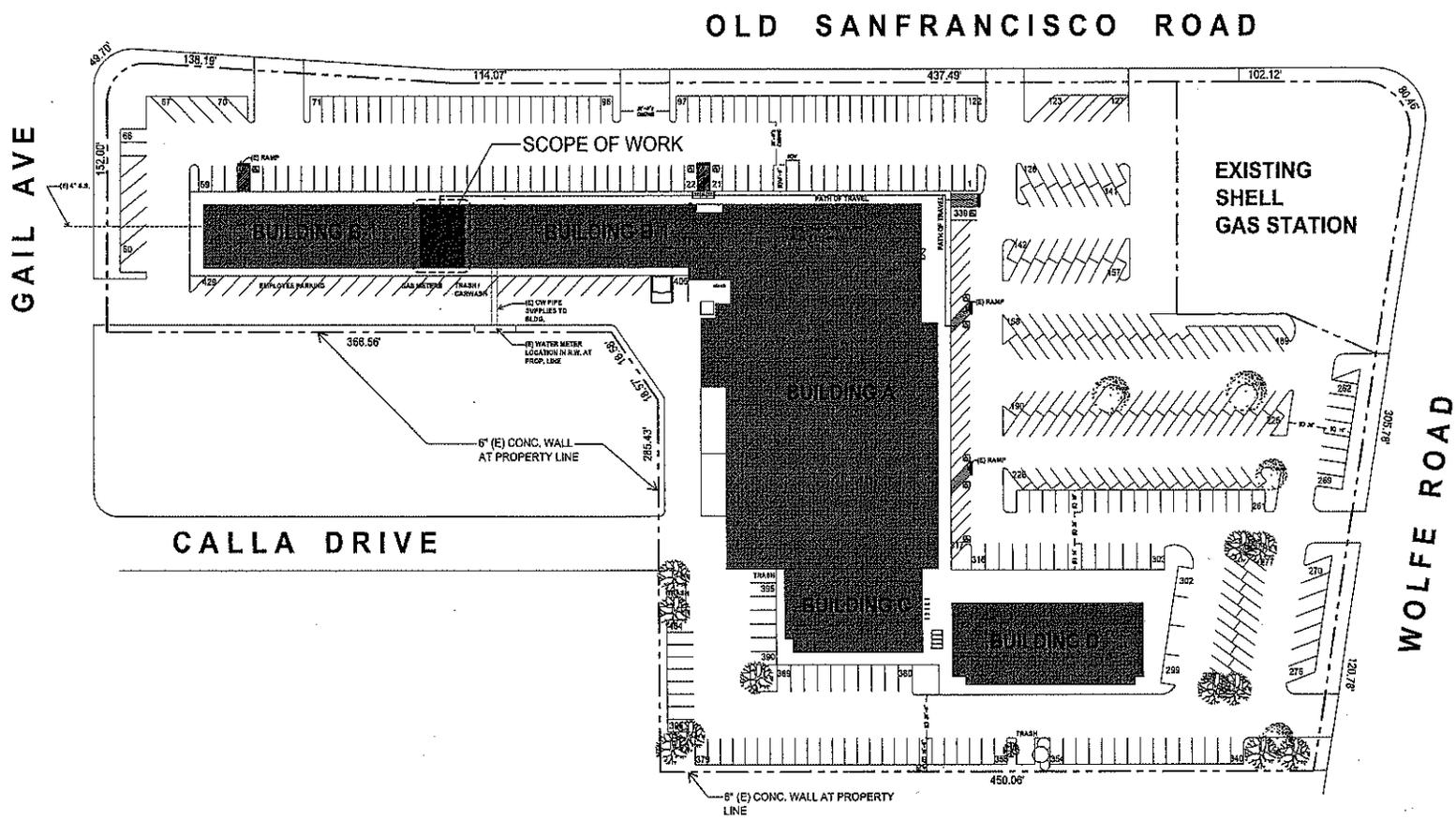
IVY



LUO LAUNDRYMAT
 870 OLD SAN FRANCISCO ROAD
 SUNNYVALE, CA 94086

Sheet	SITE
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Drawn	
Checked	
Sec	
Project	12101

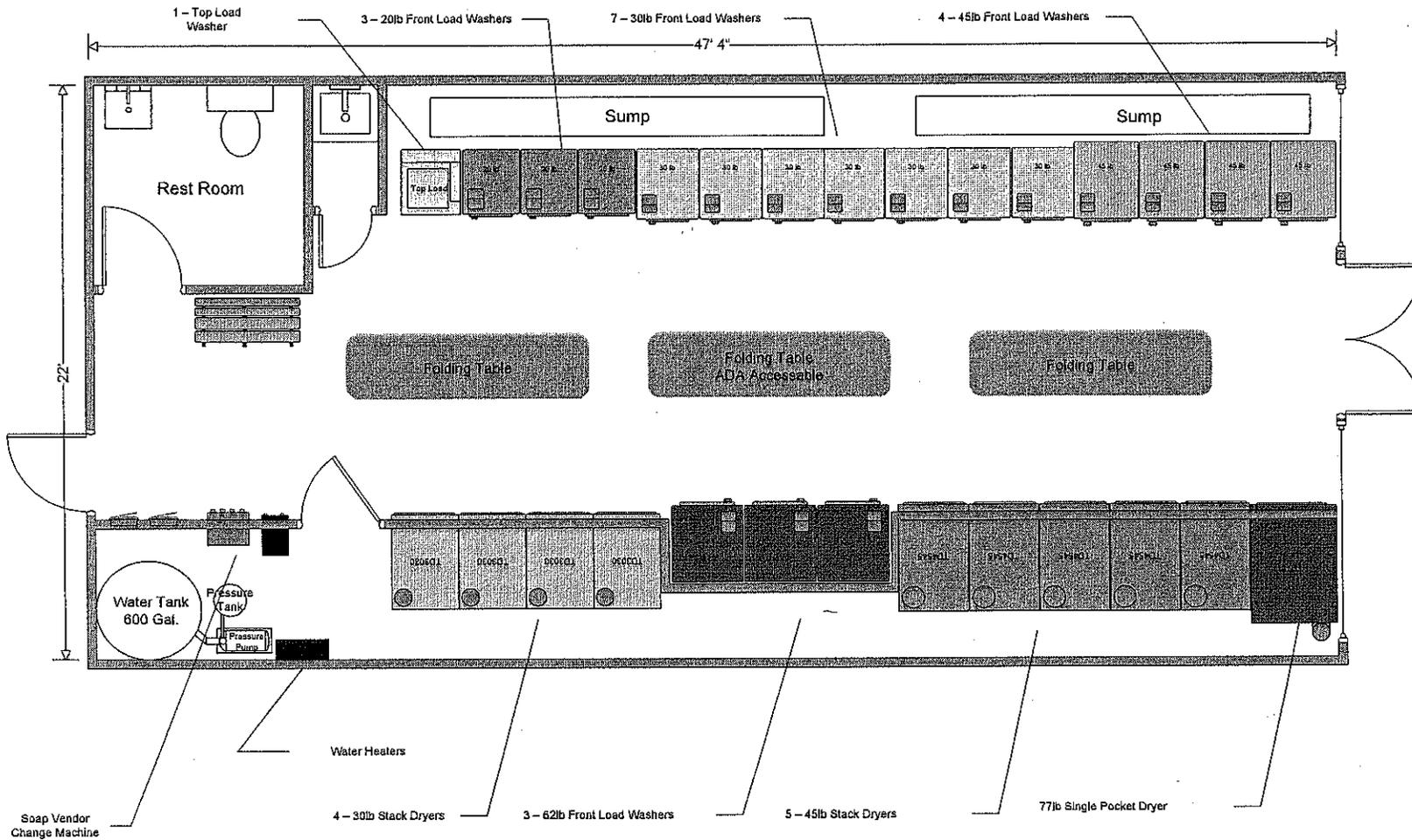
ATTACHMENT B
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SITE PLAN
 SCALE 1/32" = 1'-0"

LUO Laundrymat
 870 Old San Francisco Rd.
 Sunnyvale, CA. 94086

Oct. 15, 2010



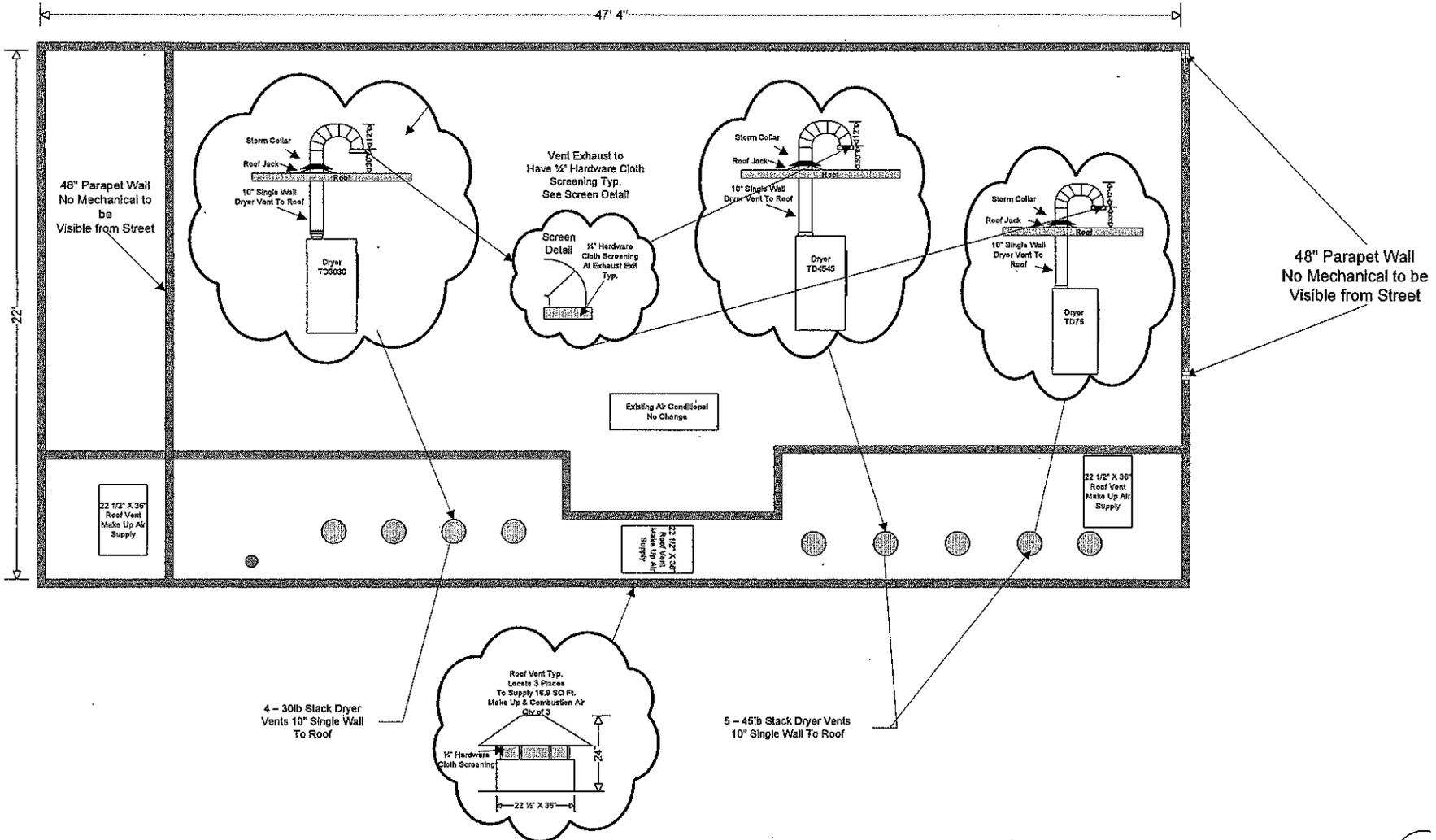
TAYLOR HOUSEMAN
 162 Harbor Court, Pittsburg, CA. 94565
 (800) 464-6866 Fax (925) 432-0428

ATTACHMENT
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LUO Laundrymat
 870 Old San Francisco Rd.
 Sunnyvale, CA. 94086

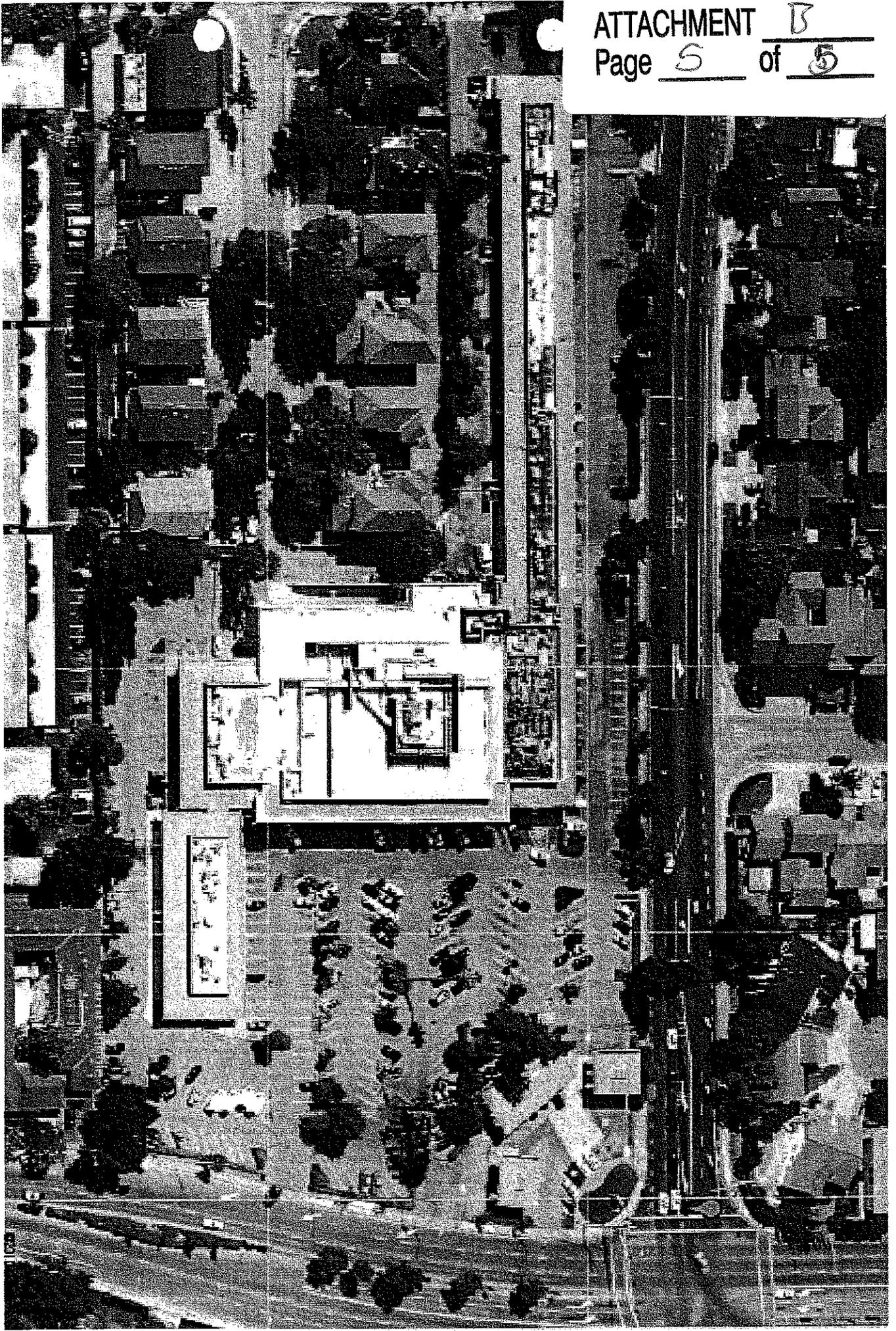
Oct. 15, 2010



TAYLOR HOUSEMAN
 162 Harbor Court, Pittsburg, CA. 94565
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ATTACHMENT B
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(A-)



PROJECT DESCRIPTION LETTER
For
Self Service Laundry at 870 Old San Francisco Rd

The Proposed use is for a Self Service Laundromat. It would be a small 18 washer Store in a total area of 1,104 Sq. Ft. located in the Safeway shopping center.

No chemicals will be stored in the store except for a Vending machine holding common clothes washing soap, softner and bleach powders in boxes.

The Hours of operation would be from 7am to 10pm open to the public.

There will be no Employees. Approximate patrons/customers at any given time would be 6 to 8 during a week day and 8 to 10 during a weekend day.

The previous use was for the corner restaurant banquet room.

Drawings included here is a Site Plan, Mechanical Drawing showing vent extension above the roof and the Equipment / Floor Plan layout.

The architecture of the existing building will not be changed, except for the roof venting (10ea) and air intake (3ea) for the clothes Dryers. These roof extensions will be approximetly 44" above the roof but still lower than existing AC equipment and the 48" Roof Façade of the building and therefore not visable from the street/driveway.

The Store Sign will show "Lou's Laundromat" and conform to Center Master Sign Agreement.

The Demographics of the area shows over 64% Multi-Housing Renters in the Half Mile to One Mile area around the store location. This is very good for the need / requirements of a Self-Service Laundromat to support the area residents.

There is no effect at all to the Landscaping and Irrigation and the Solid Waste containers.

Total Parking Spaces is 421 Standard and 9 Handicapped Spaces. Two rows of Parking are available along front of location providing plenty of Parking for customers.