CITY OF SUNNYVALE REPORT
ZONING ADMINISTRATOR HEARING

November 16, 2011

File Number: 2011-7673 **Permit Type:** Special Development Permit

Location: 333 W. Maude Ave., Suite 201 (near Mathilda Ave.) (APN: 204-53-023)

Applicant/Owner: Patricia Vorreiter / John and Patricia Vorreiter Trustee

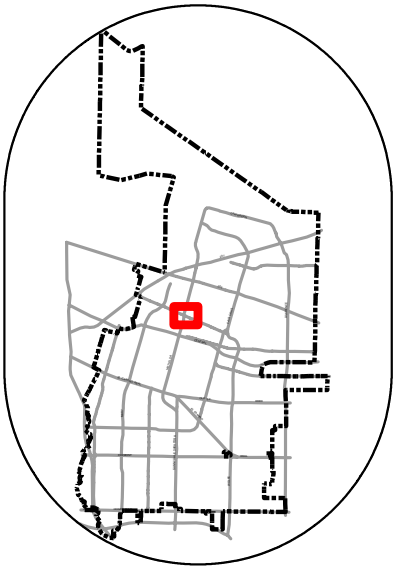
Staff Contact: Mariya Hodge, 408-730-7659, mhodge@ci.sunnyvale.ca.us, (408) 730-7659

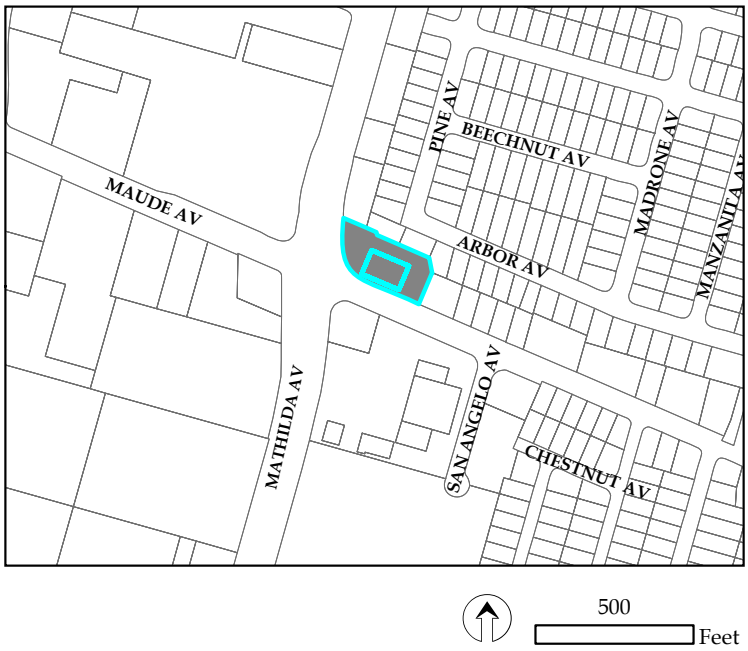
Project Description: To allow a medical office use within an existing 1,095 square foot office condominium.

Reason for Permit: A Special Development Permit is required for the project due to a requested deviation from Sunnyvale Municipal Code requirements for off-street parking.

Issues: Parking

Recommendation: Approve with Conditions





PROJECT DESCRIPTION

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Commercial – Neighborhood Shopping	Same	Commercial – Neighborhood Shopping
Zoning District	C-1/PD	Same	C-1/PD
Site Area (s.f.)	43,539	Same	No min.
Gross Floor Area (s.f.)	20,828	Same	No max.
Gross Floor Area of Tenant (s.f.)	1,095.6	Same	No min./max.
Parking			
Total Spaces	88	Same	100 min.
Standard Spaces	88	82	70 min.
Compact Spaces	0	6	30 max. (50% max. for general offices; none permitted for medical offices)
Covered Spaces	30	Same	No min.

Previous Planning Projects related to Subject Application: The subject building was approved for office condominiums in 1981 (Special Development Permit #4397). The approval allowed for general and professional office uses, and stated that medical offices shall require separate approval. Three Miscellaneous Plan Permits (MPPs) were subsequently approved to allow medical offices within the building (MPP #2003-0397 for Suite 107, #2003-0619 for Suite 101, and #2003-0905 for Suite 105). In 2006 staff denied an MPP for a medical office in Suite 108, finding that on-site parking was insufficient to meet Code requirements for additional medical uses (#2006-1224). The applicant chose not to pursue a deviation request through the Special Development Permit (SDP) process. A medical office appears to be currently operating in Suite 210; however, there is no record of this office being permitted.	**Yes**
Neighborhood Preservation Complaints	**No**
Deviations from Standard Zoning Requirements: This project requires a deviation from required parking. The	**Yes**

project applicant proposes to convert a 1,095.5 square foot suite from general office to medical office use resulting in a total parking demand of 100 spaces for the site, where 88 parking spaces are existing.	

Project Description: The proposed project is to allow conversion of an existing 1,095 square foot professional office to medical office use. The owner of the subject condominium (Suite 201) is marketing the unit for sale. She states that the only potential buyers interested in the unit are medical and dental offices. On-site parking is insufficient to meet current Code requirements for an additional medical office. As a result, the applicant is requesting a Special Development Permit including a deviation from parking requirements.

Site Layout and Floor Plan: The subject site has a two-story office building with podium construction located above one level of parking. The building is divided into 14 office condominiums. Individual suites range from approximately 280 to 3,000 square feet each. Suites are arranged along common interior hallways, and share common restroom facilities. Attachment B provides detailed site plans and building floor plans.

Parking: A total of 88 parking spaces are provided on-site per the project plans; 30 spaces located beneath the building and 58 spaces located in a surrounding surface parking lot. The parking beneath the building is reserved for owners and employees. The surface lot is used by patrons. A total of 99 parking spaces are required for the existing mix of uses based on current Code requirements (see Attachment E – Detailed Parking Analyses); therefore there is an existing parking deficiency of 11 spaces. Conversion of Suite 201 to medical or dental office use would increase parking requirements and deficiency by 0.6 spaces, resulting in a total of 100 required parking spaces and a deficiency of 12 spaces.

The applicant states that although the number of parking spaces on the site is insufficient to meet Code, parking is more than ample to serve the existing and proposed uses. The applicant states that site parking is severely underutilized, with only a fraction of available spaces occupied at any given time. According to the Institute of Transportation Engineer's (ITE) Parking Generation Manual, 3rd Edition, the peak parking demand times for general and medical office uses are from 10:00 a.m. to noon and from 2:00 p.m. to 4:00 p.m., Monday through Friday. Staff visited the site during peak hours on various weekdays and confirmed that site parking is underutilized (see Attachment E – Results of Parking Counts). At no time during staff's visits were more than 26 parking spaces occupied, which represents less than 30% of the 88 total spaces available. The maximum number of spaces occupied in the surface parking lot during staff visits was 18 spaces, which represents 31% of the 58 spaces

available for patrons. The majority of the site's parking appears to be unused even during peak office hours.

Several factors may contribute to the limited use of parking on this site. First, the configuration of the building with small office condominiums generally limits occupancy to small businesses. These small offices typically have few employees and very limited visits by clients, and may keep limited hours or work in the office by appointment only. As a result, their demand for parking appears to be significantly less than that of other offices. Second, approximately 2,250 square feet of the building are occupied by a credit union, which is classified as a Financial Institution and has a higher Code requirement for parking than professional or medical offices (see Attachment E – Detailed Parking Analyses). It should be noted, however, that the higher parking rate for Financial Institutions is intended primarily for banks, which have frequent customer visits. A credit union generally has fewer visits than a typical bank, as customers do not conduct daily or regular transactions. Due to the nature of uses existing within the building, the actual demand for parking appears to be significantly lower than Municipal Code requirements.

The site's Owners Association provided a letter supporting the application and expressing willingness to restripe the northern portion of the parking lot to add 12 compact spaces, resulting in a total of 92 parking spaces on the site (Attachment C – Applicant's Letters). This would leave a remaining deficiency of eight spaces per Code requirements. In subsequent conversations, the Owner's Association Board President stated he would prefer to limit compacts to six spaces, resulting in a total of 90 parking spaces on the site and a remaining deficiency of 10 spaces. While restriping to add two to four parking spaces would not fully address the site's existing parking deficiency, it would mitigate the impacts of the additional parking demand generated by conversion of Suite 201 to a medical office. Staff recommends requiring restriping the northern portion of the parking lot to add six compact spaces resulting in a net increase of two parking spaces (see Attachment A, Condition of Approval PS-1).

Staff notes that over the weekend of November 5-6, it appears the parking lot was resurfaced and restriped to increase the total number of parking spaces. This was completed without City approval. Condition of Approval PS-1 requires a revised parking layout be submitted for City review and approval (see Attachment A).

Public Contact: A total of 84 notices were sent to condominium owners on the subject site and to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. Staff was contacted by the Owner's Association Board President as well as the owner of an adjacent unit. Details are provided in the discussion below.

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

Discussion: Staff was able to make the findings to support conversion of Suite 201 to medical office use subject to the attached conditions, including restriping a portion of the parking lot to gain two additional spaces. Staff initially explored whether the entire building or a larger portion of the building could be approved for medical office through this application. However, information submitted with this application was insufficient to make the findings for conversion of more units to medical office use, and at that time there did not appear to be interest in a broader application on the part of the Owners' Association or other unit owners. As a result, staff's findings are limited to the conversion of Suite 201. Staff has subsequently been contacted by the owner of an adjacent unit expressing interest in converting his unit to medical office uses. The President of the Owners' Association Board has also contacted staff and stated that there may be interest in applying for a Special Development Permit to allow medical offices throughout the building. Any additional requests for medical office will be considered through separate applications, as the parking remedy discussed in this report only addresses the current application.

FINDINGS

In order to approve the Special Development 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.**

   Staff is able to make the finding above. The proposed medical office use is compatible with the uses in the existing office building and in the surrounding area. Allowing use of the subject site by an additional medical office will help promote an attractive and functional commercial environment by reducing vacancy and providing services for residents. As described in Finding #2, parking has been determined to be sufficient to support the proposed use, and no negative impacts on the site or surroundings are expected.

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.**

   Staff is able to make the finding above. Due to the nature of uses existing within the building, the actual demand for parking is significantly lower than Municipal Code requirements. The proposed project would result in a

minimal increase in parking demand. In addition, the project as conditioned would add two parking spaces, which would mitigate the additional parking demand resulting from the proposed use. As a result, on-site parking is determined to be sufficient to accommodate the proposed use. No negative impacts are expected on the site, surrounding sites or uses, or surrounding streets.

ALTERNATIVES:

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

RECOMMENDATION

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

Reviewed by:
Gerri Caruso
Principal Planner

Prepared By: Mariya Hodge, Associate Planner

Attachments:
A. Standard Requirements and Recommended Conditions of Approval
B. Site and Floor Plans
C. Site Photographs
D. Applicant's Letters and Project Justifications
E. Detailed Parking Analyses and Results of Parking Counts

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
NOVEMBER 16, 2011

Planning Application 2011-7673
333 W. Maude Avenue, Suite 201
Special Development Permit to allow a deviation from parking requirements for a medical office use within an existing 1,095 square foot office condominium.

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 Special Development 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:
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-4. BUILDING PERMIT:
A building permit is required for interior tenant improvements and may be required for other interior or exterior building or site modifications. Contact the Building Safety Division for permit requirements prior to commencing any building or site modifications. [SDR] [BUILDING SAFETY]

PS: THE FOLLOWING SHALL BE MET PRIOR TO SUBMITTAL OF A BUILDING PERMIT, PRIOR TO OCCUPANCY BY THE APPROVED USE IF NO BUILDING PERMIT IS REQUIRED, OR WITHIN 60 DAYS OF FINAL APPROVAL ACTION ON THE SPECIAL DEVELOPMENT PERMIT, WHICHEVER IS FIRST.

PS-1. PARKING AND CIRCULATION PLAN:
Submit a revised parking and circulation plan subject to review and approval by the Director of Community Development. The revised parking plan shall include restriping of the northern portion of the parking lot to add six compact spaces, resulting in a net increase of two parking spaces for the site. [COA] [PLANNING]

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. COMPACT SPACES:
Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]

PF: THE FOLLOWING SHALL BE MET PRIOR TO OCCUPANCY BY THE APPROVED USE, OR WITHIN 90 DAYS OF FINAL APPROVAL ACTION ON THE SPECIAL DEVELOPMENT PERMIT, WHICHEVER IS FIRST.

PF-1. PARKING LOT STRIPING:
All parking lot striping shall be completed per the approved plans and Public Works standards. Compact spaces shall be clearly marked. [COA] [PLANNING/ENGINEERING]

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. RECYCLING AND SOLID WASTE:
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-2. LOUDSPEAKERS PROHIBITED:
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-3. EXTERIOR EQUIPMENT:
All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure areas. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]

AT-4. LANDSCAPE MAINTENANCE:
All landscaping shall be installed in accordance with approved landscape plans and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full

genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

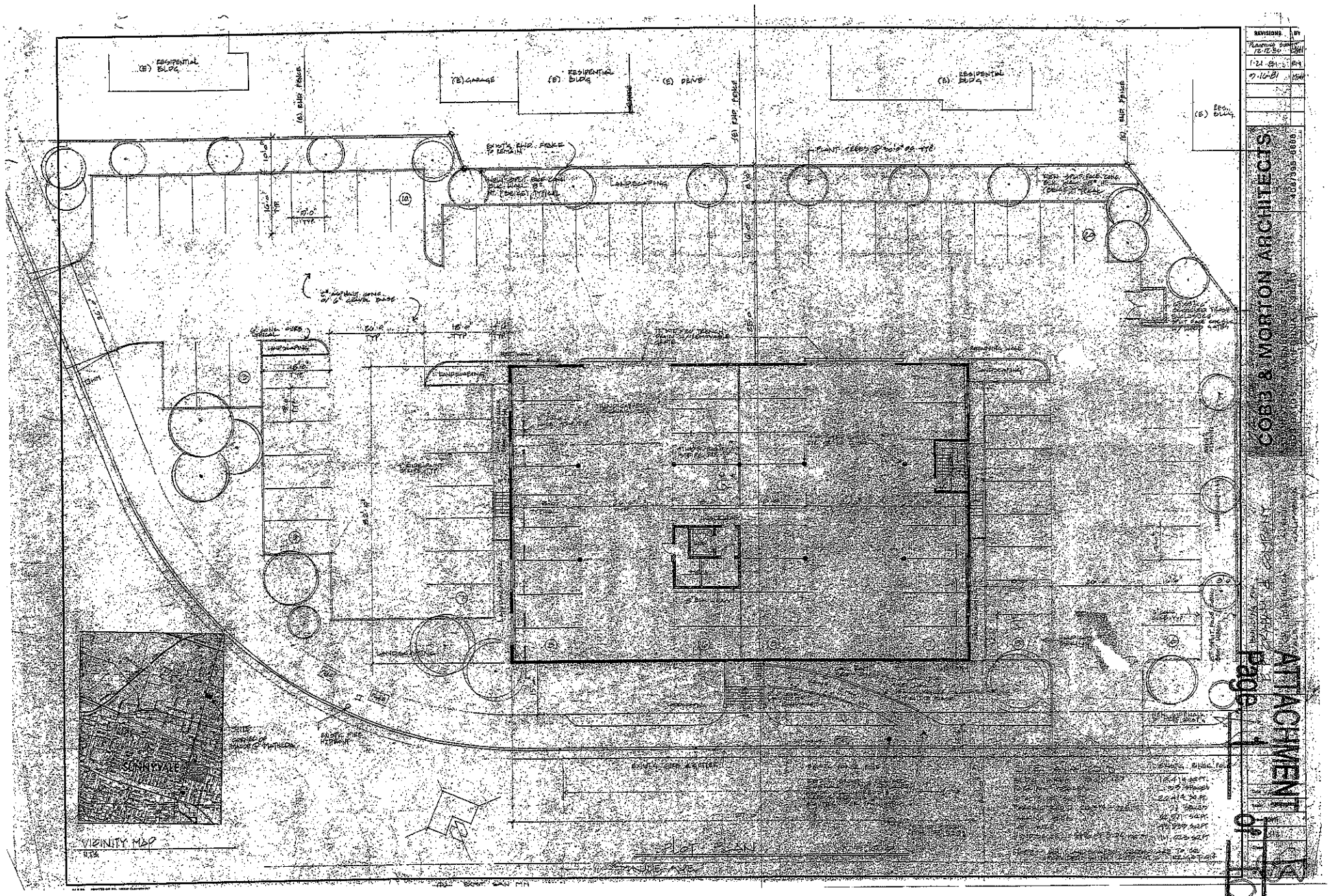
AT-5. AWNINGS:
Fabric awnings shall be replaced at least every five (5) years. Any change of color, materials or design and are subject to review and approval by the Director of Community Development. [COA] [PLANNING]

AT-6. PARKING LOT MAINTENANCE:
The parking lot shall be maintained in accordance with the approved plans and as follows:

a) Maintain all parking lot striping and marking.
b) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
c) Use signs to direct vehicles to additional parking spaces on-site, as needed.
d) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

Attachment B

Site and Floor Plans


(E) RESIDENTIAL BLDG
(E) GARAGE
(E) RESIDENTIAL BLDG
(E) DRIVE
(E) RESIDENTIAL BLDG
(E) BLKP. FENCE
EXISTING BLKP. FENCE TO REMAIN
LANDSCAPING
PLANT TREES @ 30'-0" OC. TYP.
CONCRETE CURB
CONCRETE WALK
LANDSCAPING
CONCRETE CURB
CONCRETE WALK
LANDSCAPING
SUNNYVALE
VICINITY MAP
PLOT PLAN
MATHILDA AVE
REVISIONS
12-12-86
1-21-87
9-16-87
COBB & MORTON ARCHITECTS
408/985-8800
ATTACHMENT 1
Page 1 of 2

ATTACHMENT TO SITE PLAN

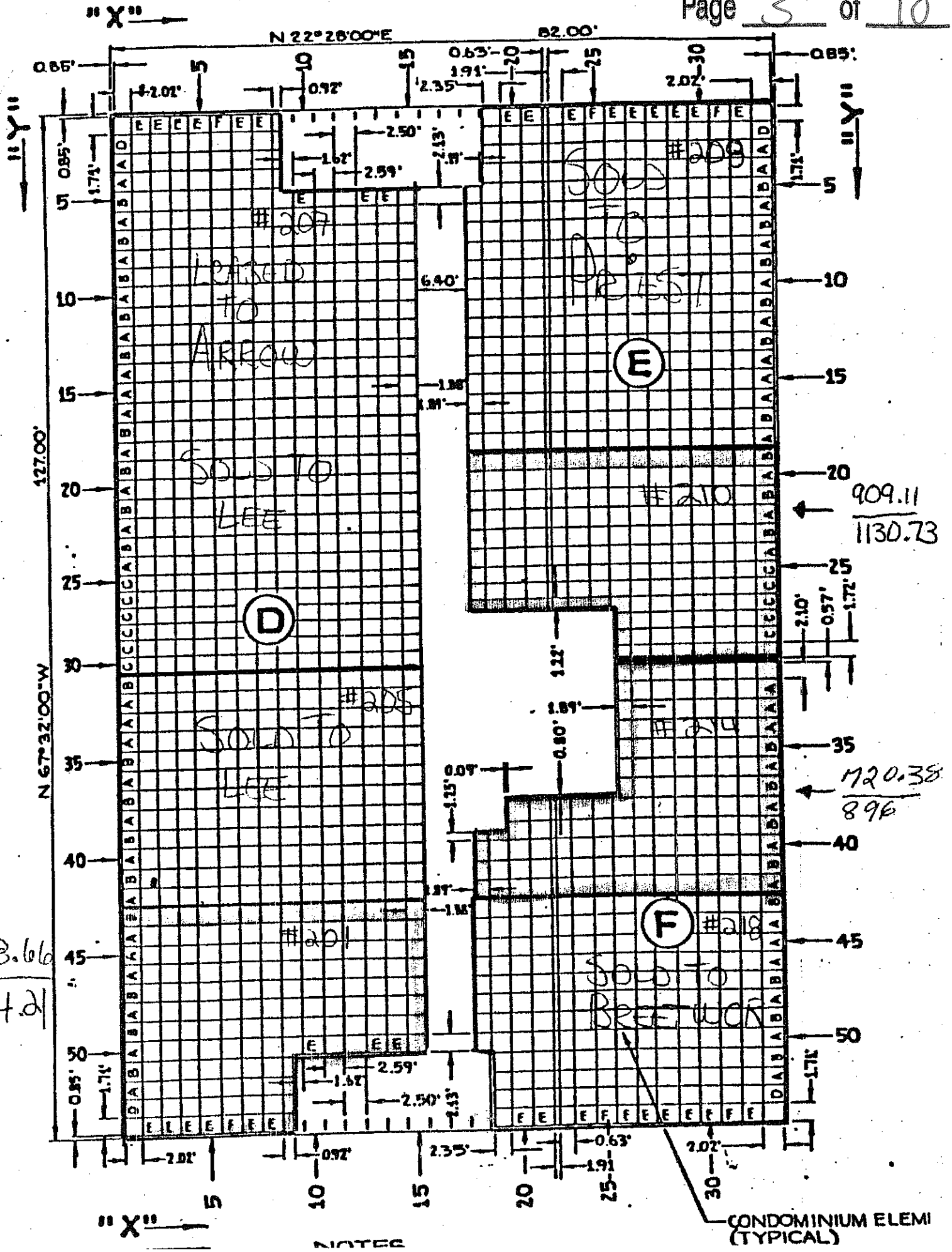
Note on the site plan that the existing landscape includes mature trees on back sides of parking and some grass area on the knoll at the corner of Maude/Mathilda. Parking spaces are identified on the site plan, as well as the solid waste facilities which are screed per Zoning Code 19.38.030. There are no transformers on the property.

No changes to the above are being proposed.

Parking and circulation are indicated on the site plan. There are 2 points of access to the property, one from Mathilda Avenue and one from Maude Avenue. Covered parking underneath the building is reserved for owner/tenants with designated parking spaces assigned to each unit. Although there are currently no bicycle racks, I have been advised that this could easily be added if required.

The floor plan for Suite 201 is indicated on the architectural elevation. No significant change is planned.

FINISHED FLOOR ELEVATION: 10.04
FINISHED CEILING ELEVATION: 79.64



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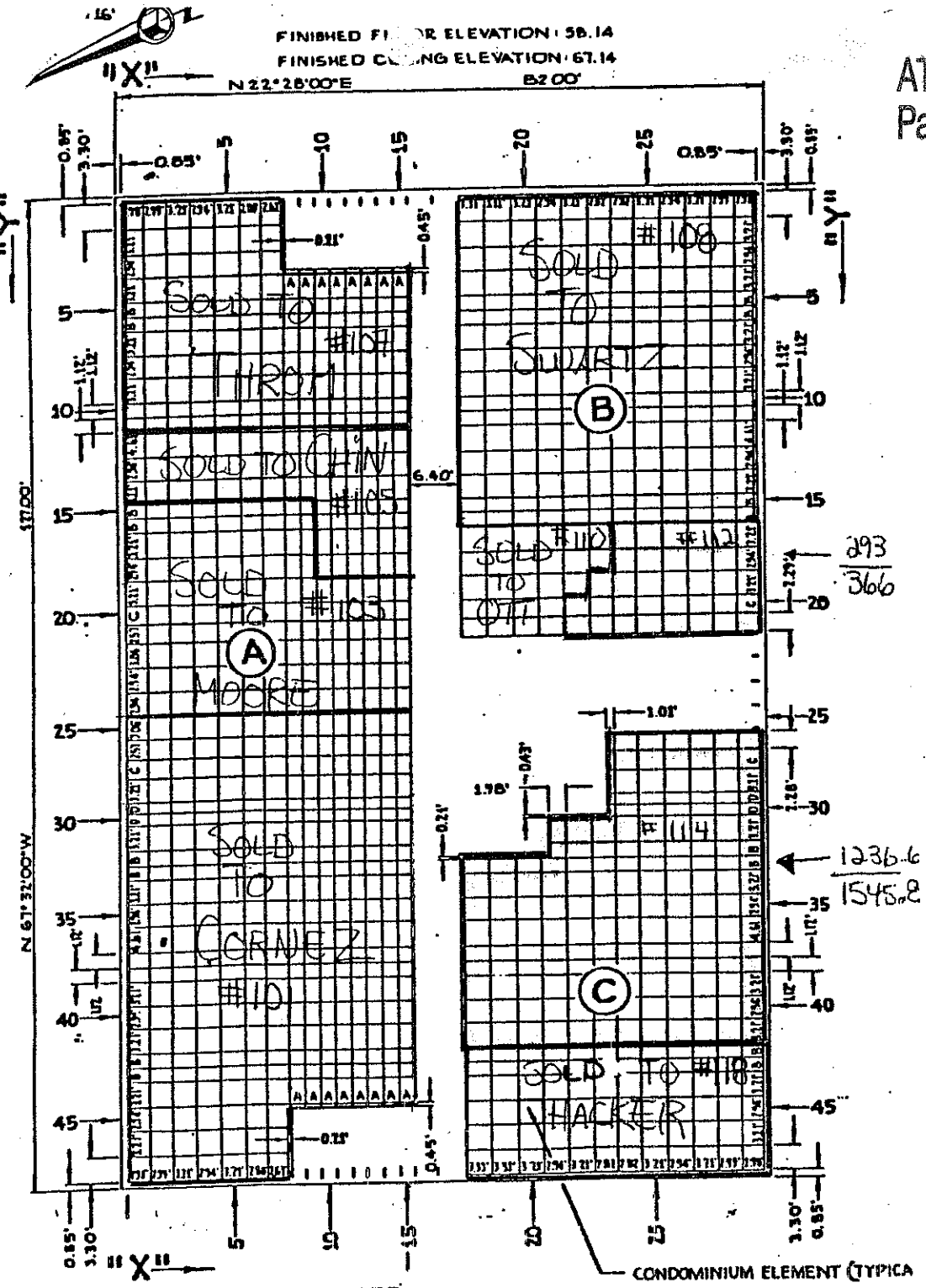


TYPICAL DIMENSIONS	
SYMBOL	DIMENSION
A	2.00'
B	1.82'
C	1.42'
D	1.47'

NOTES

1. GROSS AREA = 10414.00 SQ.FT.
2. NET AREAS (EXCLUDING STRUCTURAL COLUMNS)
   AREA "A" 4333.06 SQ.FT.
   AREA "B" 2081.37 SQ.FT.
   AREA "C" 1838.98 SQ.FT.
3. COMMON AREA (WALLS HALLWAYS & STRUCTURAL COLUMNS) = 2160.59

CONDOMINIUM PLAN

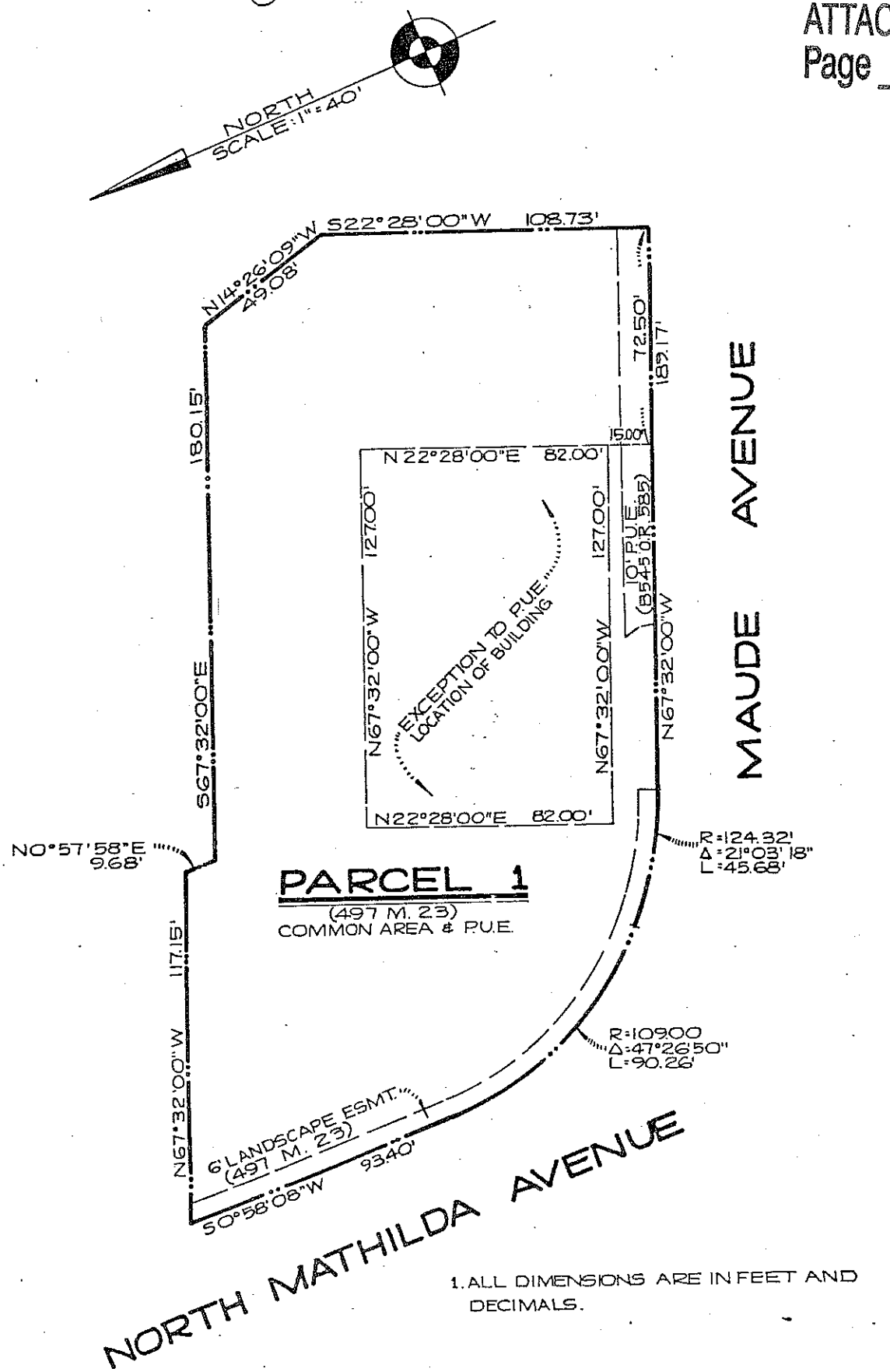
FOR: EQUIREAL

SUNNYVALE CALIFORNIA

SHEET TITLE:

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

DATE 4-22-
SCALE 1" = 16'
DR. BY T.L.W.
JOB 81183
SHEET



1. ALL DIMENSIONS ARE IN FEET AND DECIMALS.

CONDOMINIUM PLAN

FOR: EQUIREAL

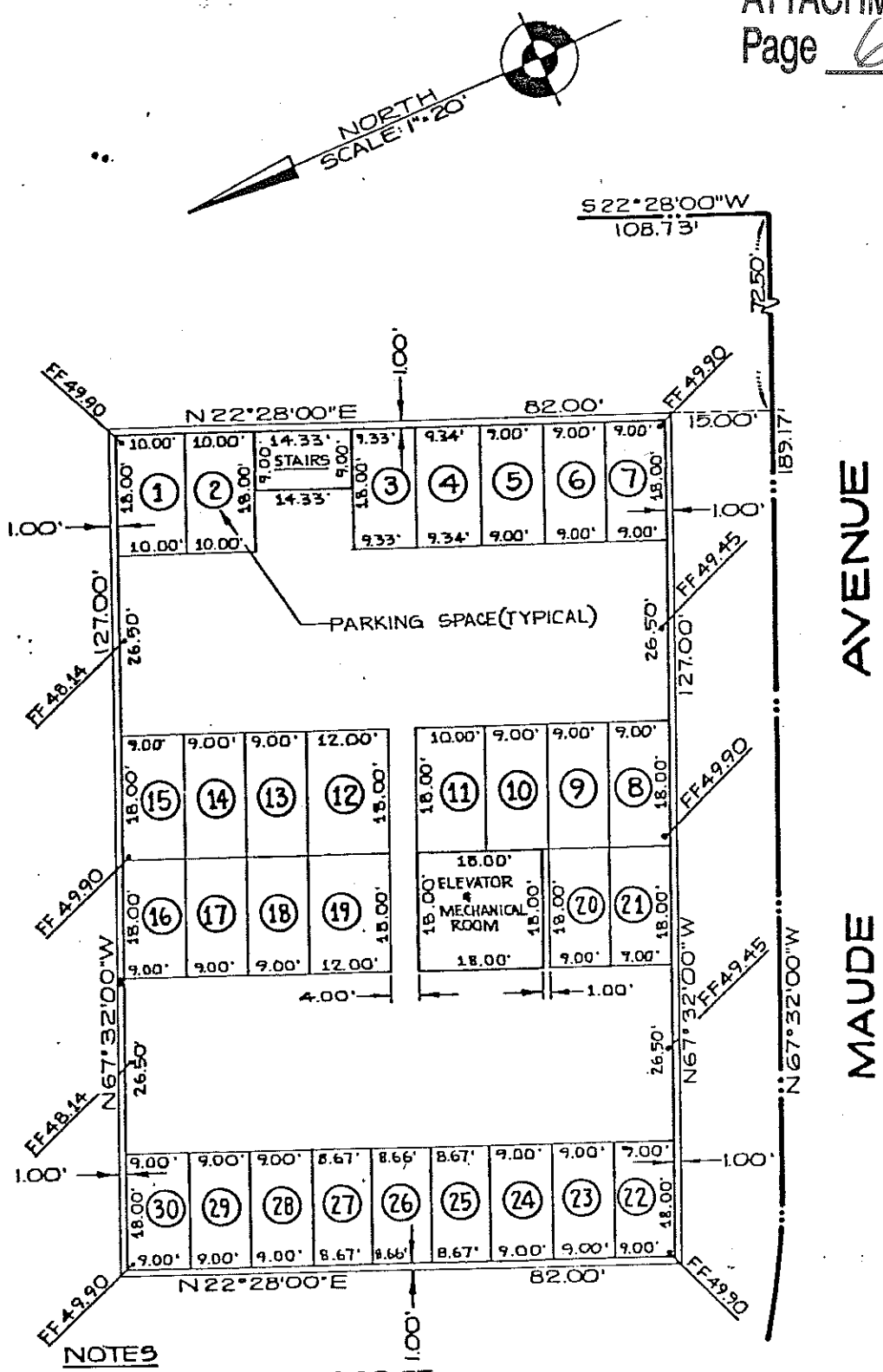
SUNNYVALE CALIFORNIA

DATE	4-22-83
SCALE	1" = 20'
DR. BY	TLW
JOB	81183-1
SHEET NO	

SHEET TITLE:

PLOT PLAN

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard • Building 22



NOTES

1. GROSS AREA = 10414.00 SQ.FT.
2. AREA OF PARKING, DRIVEWAYS, AND EXTERIOR WALLS = 9961 SQ.FT.
3. AREA OF ELEVATOR, MECHANICAL ROOM, & STAIRS = 453 SQ.FT.
4. F.F. IS THE ABBREVIATION FOR FINISHED FLOOR
5. THE FINISHED CEILING ELEVATION IS: 57.0

CONDOMINIUM PLAN

FOR: EQUIREAL

SUNNYVALE CALIFORNIA

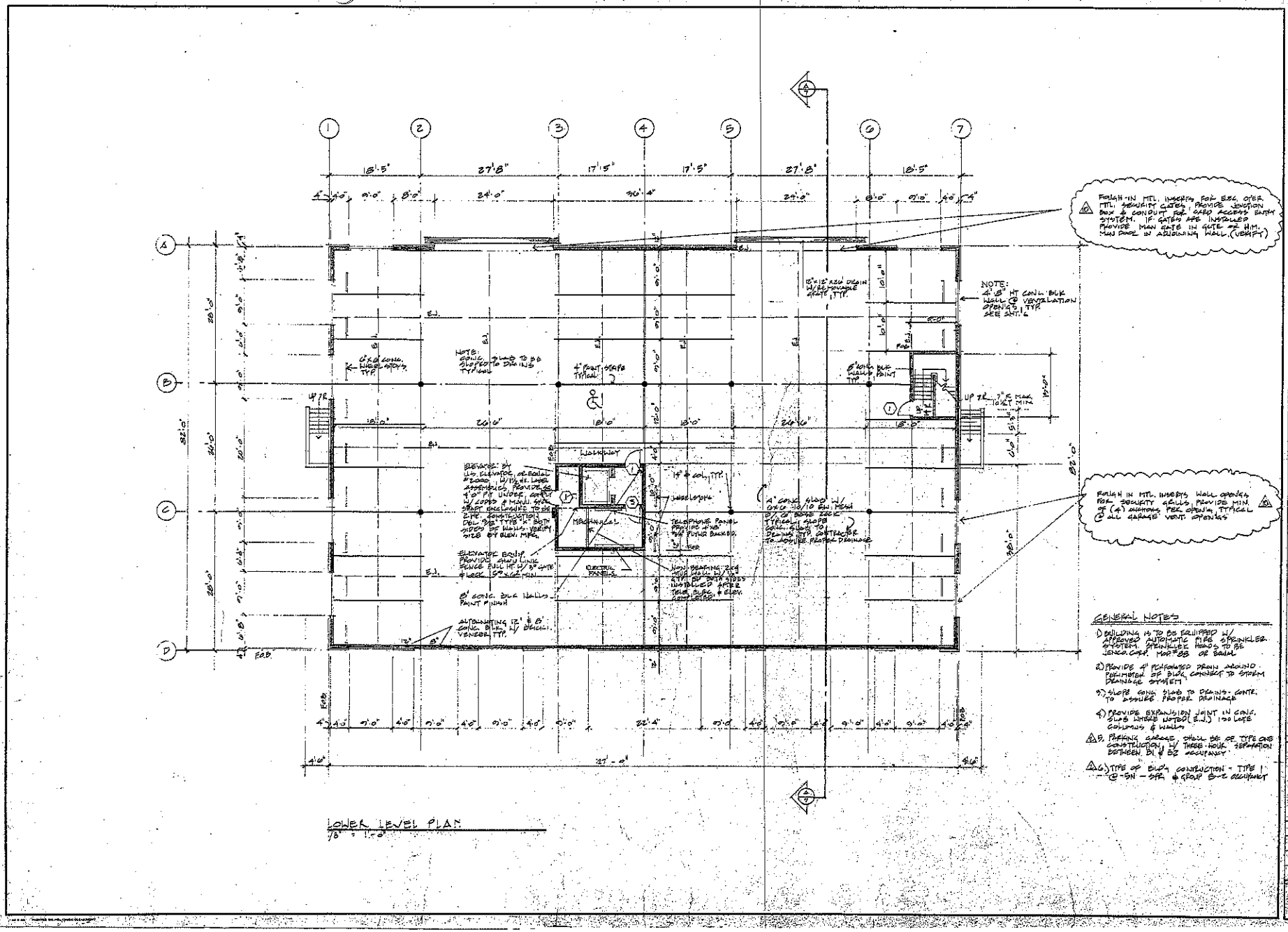
DATE 4-22-83
SCALE 1"=20'
DR. BY TLW
JOB B118
SHEET 3-1

SHEET TITLE:

GARAGE FLOOR PLAN

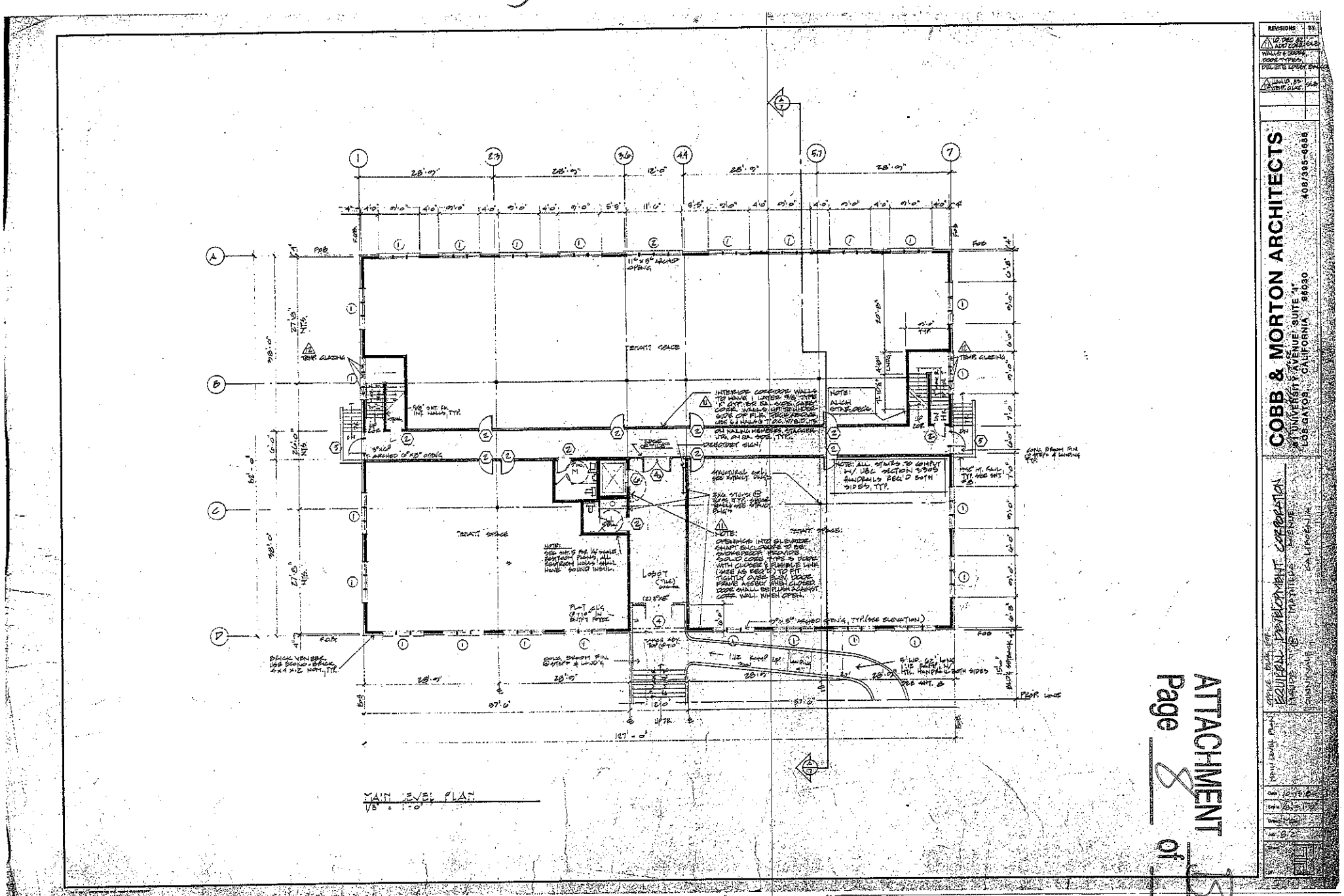
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3150 Scott Boulevard Building 22

Building Floor Plans



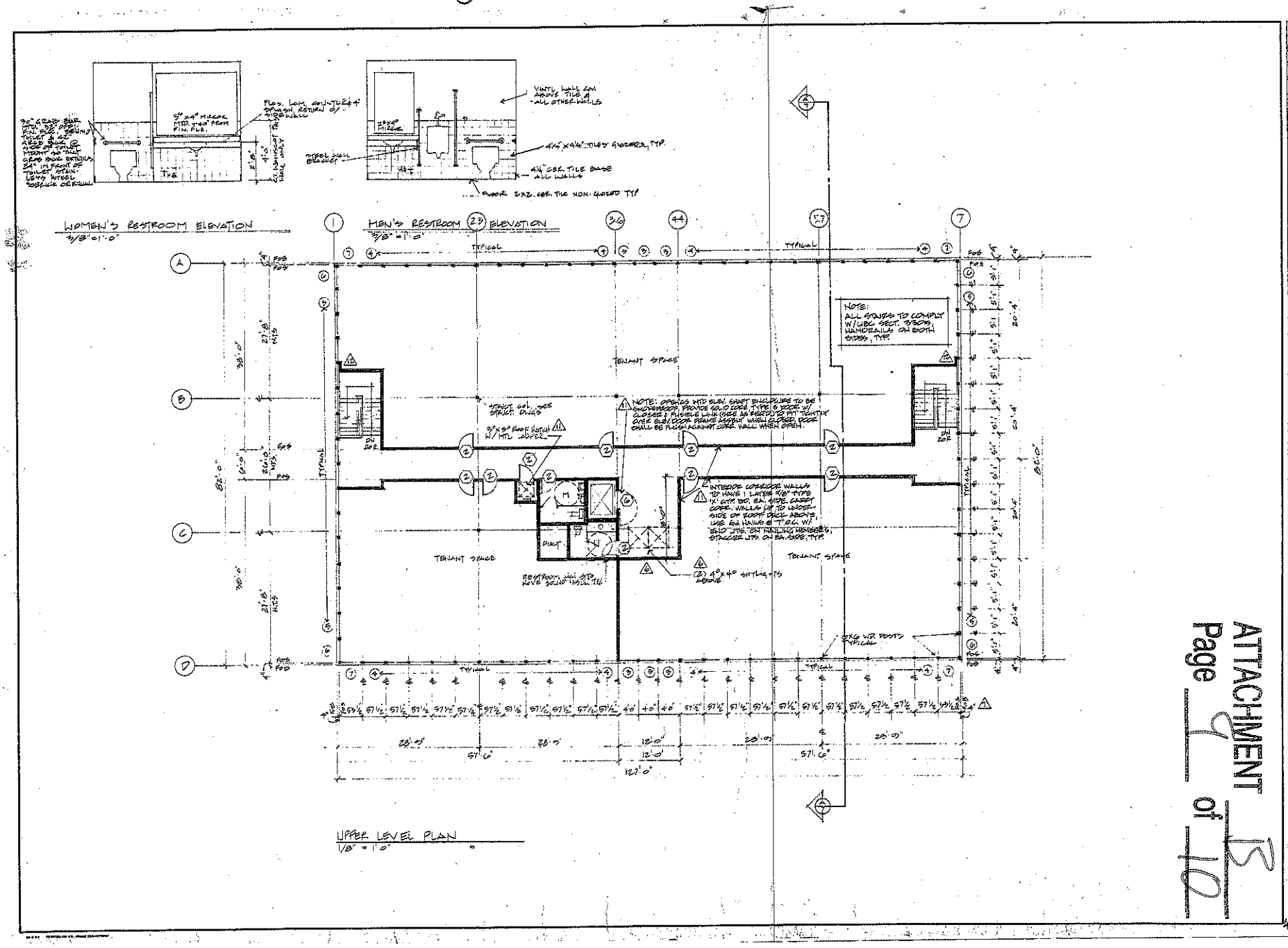
ATTACHMENT 3

Building Floor Plans



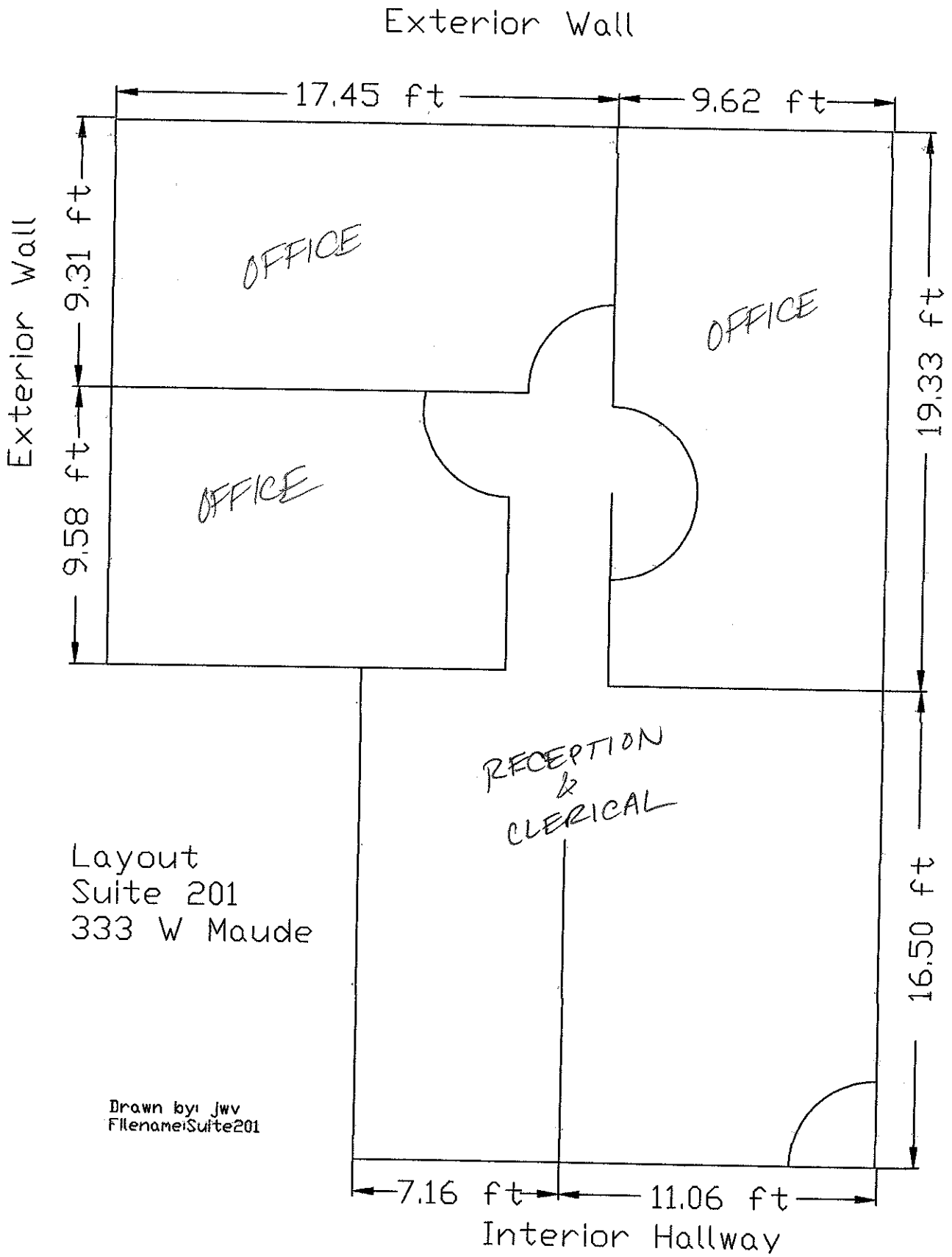
ATTACHMENT 3
Page 8 of 10

Building Floor Plans



ATTACHMENT 13
Page 9 of 10

Tenant Floor Plan



Attachment C

Site Photographs

Building at

333 W. Maude Ave

Sunnyvale, CA

South Side (Maude Ave Side)

West Side (Matilda Ave Side)

East Side (Note empty parking slots.) Picture taken 10:15 AM Friday 9/16/2011.

South East Corner (Wheel Chair Ramp)

North East Corner of Parking Lot (Trash Dumpster)

North Side and entrance to underground parking

Underground Parking West Side (Note empty parking slots.) Picture taken 10:15 AM Friday 9/16/2011.

Underground Parking East Side (Note empty parking slots.) Picture taken 10:15 AM Friday 9/16/2011.

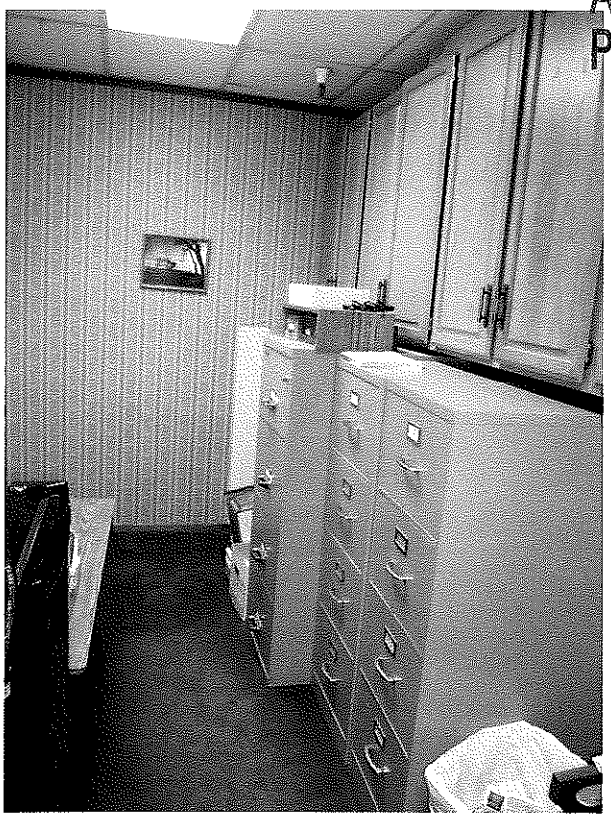
Underground Parking Center Section. Picture taken 10:15 AM Friday 9/16/2011.

Second Floor Center Hallway Looking East

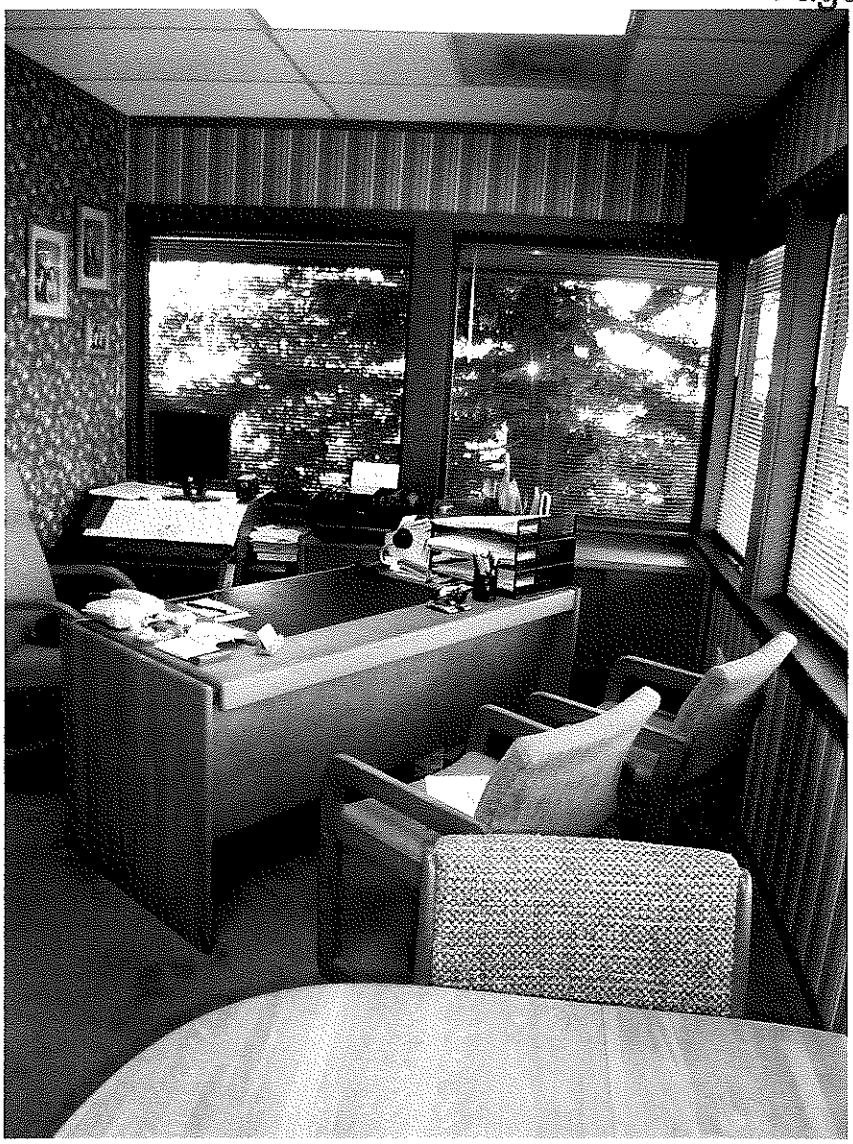
First Floor Center Hallway Looking East

Suite 201 Door

Suite 201 Reception Area

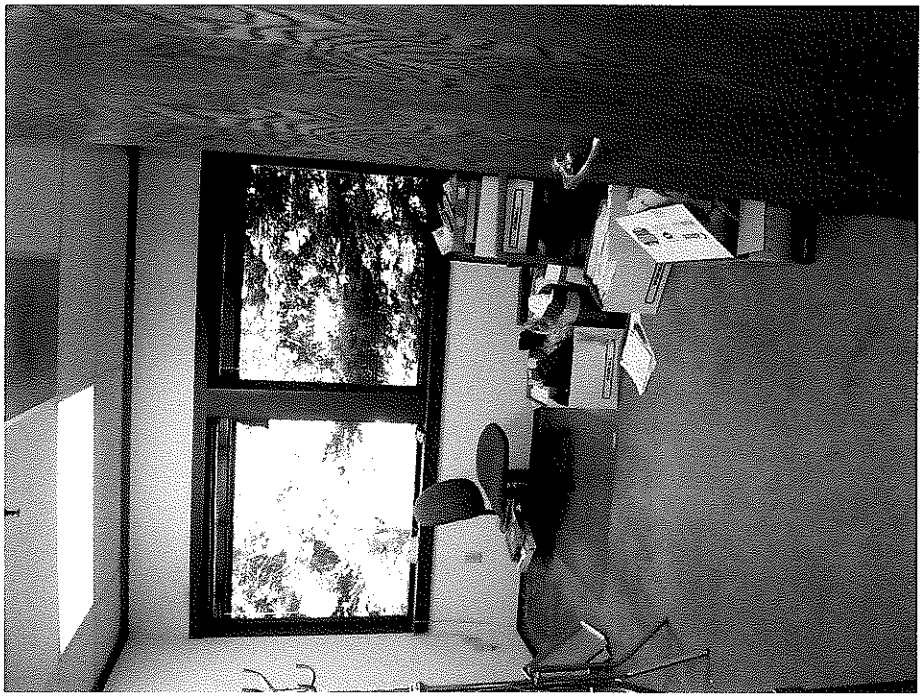


Suite 201 File Cabinet, Fax Machine, & Copy Machine Area



Suite 201 Office #1 (Law Office)

Suite 201 Office #2 (Vacant)



Suite 201, Office #3 (Vacant and used for storage)

Attachment C

Applicant's Letters and Project Justifications

Patricia Vorreiter
ATTORNEY AT LAW
333 WEST MAUDE AVENUE
SUITE 201
SUNNYVALE, CALIFORNIA 94085
(408) 730-8300
FAX# (408) 730-5753

PROJECT DESCRIPTION:
333 W. Maude Avenue, Suite 201

The proposed use of the property would be for medical/dental offices. Hours of operation would be expected to be normal days, i.e approximately 8:00 to 5:00 with possible Saturday office hours.

I would not expect there to be more than 3-4 employees considering the size of the unit.

Medical/dental services normally serve one client at a time, with possible overlap in appointment waiting time.

The current use of the property is as a law office. The time for services is quite similar to what is being proposed. I have not had more than 2 employees, including myself, at any time. Serving one client at a time, seldom continual traffic for an entire day, has been the pattern.

Respectfully submitted,

Patricia Vorreiter

Patricia Vorreiter

Patricia Vorreiter
ATTORNEY AT LAW
333 WEST MAUDE AVENUE
SUITE 201
SUNNYVALE, CALIFORNIA 94085
(408) 730-8300
FAX# (408) 730-5753

September 12, 2011

Planning Department
City of Sunnyvale
456 W. Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

Re: 333 W. Maude Avenue, Suite 201
Sunnyvale, CA 94085

Please consider issuing a special development permit for issuance of a business permit of the unit #201 at the above-address for the following reasons:

1. There is underground parking for owners and employees freeing up all surface parking for guests and clients.

2. There are currently 4 medical/dental owners in the building consisting of 31.32% of the building.

A. None of these were required to obtain an exemption from parking for the issuance of a permit.

B. There has been no perceptible impact on the parking demands since each of those businesses have occupied the building.

C. There has always been ample parking surrounding the building with 50% or more of the spaces always available.

3. My unit is only 5.26% of the building space, or 880.73 square feet net (1095.55 gross). Allowing a medical/dental business to occupy that space would have a negligible impact on parking. The differential for your required calculation is only 1 or 2 parking spaces.

I am confident that there would be no negative impact on the parking availability for clients, guests, or employees by issuing a special development permit for my unit. On the contrary, such a limitation is severely hampering my ability to sell my unit to an active business that could serve the residents of the community of Sunnyvale.

Respectfully submitted,

Patricia Vorreiter

Patricia Vorreiter

2. USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

333 W. Maude Avenue, Suite 201, Sunnyvale, CA 94085

2. See attached letter. Additionally, there exists no parking issue due to the current uses of the tenants. For example, William van Cleemput, aka Delos Researach Group, the owner of 17.25% of the gross building space, has no clients or guests who frequent his office.

The Sunnyvale Credit Union, which requires a financial institution parking allotment,has significantly less traffic than, say, a bank. There are 3 full-time employees, all of whom park underground. There is 1 part-time employee, who parks on the surface area for 15 hours per week. Client traffic is nominal. A representative of the Credit Union represents that many days there are only 5-6 clients for a whole day. Near a payday, there will be 10-12 clients.

George Wang, aka Gold Quest, the owner of 4.54% of the building, also has no clients or guests who frequent his office.

2-101 Management, Inc. Has 2 full-time employees. They also have no clients or guests during the day.

The dental offices in the building may have clients who come and go, but only a single client at a time. Additionally, 3 of the offices are closed at least 1 Monday-Friday day per week.

All of the businesses currently on the property are well-established and expected to be there for a long time in the future.

The differential in parking allotment for my unit whether transferring to general office use or medical/dental is 1 or 2 parking spaces, depending on whether you calculate the need based on net square footage or gross square footage of the unit.

I am confident that the sale of my unit, representing 899 net square feet, or 5.26% of the building, to a medical/dental business, will neither impair either the orderly development of, or the existing uses being made of, the property.

An increasing number of businesses, whether general office, financial, or medical, do at least a portion of their transactions on-line, thus requiring fewer and fewer parking spaces for client traffic during the working day. Respectfully, it may be that the parking requirements for commercial and/or office buildings within Sunnyvale should at least be reviewed to account for current changes in the way we all do business.

Patricia Vanriter

March 22, 2011

RECEIVED
MAR 23 2011
PLANNING DIVISION

City of Sunnyvale Planning Department
Attn: Mariya Hodge
456 W.Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

Re: 333 W. Maude Avenue, Suite 201

Dear Ms. Hodge:

Be advised that the Board of Directors of the owners' association of 333 West Maude Avenue, Sunnyvale, CA has reviewed the request for a parking deviation, i.e. a Special Development Permit, allowing the transfer of Unit 201 to a dental practice.

The parking for our building is more than adequate to accomodate an additional dental practice. In fact, the parking is rarely, if ever, more than one-half occupied with the current usage. On-site parking is more than adequate to serve all uses on the property when fully occupied. There is no need for spillover onto adjacent sites or onto the street. This can be confirmed by actual checking at any time of any day including both weekdays and weekends. Although there does not seem to be a heavy use of alternative transportation modes, the necessity is moot. The building is on a major bus line which is available for clients as well. Arguably, there is a surplus of parking spaces rather than a deficiency.

The possibility of additional staff for some of the owners was discussed. Underground parking is reserved for owners/staff and is currently more than adequate. There are unused parking slots that allow for expanded staffing for some of the businesses. This provision could be a unique condition that would warrant a different parking requirement than would typically be applied to a commercial building of this size. Further, because of the size of the units, the occupants are all small business owners. Such a condition means that clients/patients come and go throughout the day with none really remaining on the premises for an entire day.

The board of directors approves of the request for a Special Development Permit that would allow for the transfer of ownership of Suite 201 to a dental practice.

Very truly yours,

Jerry Maa
President of the board of directors
333 W. Maude Owners Assn.

In consideration of the following, the Board of Directors of 333 W. Maude Avenue, Sunnyvale, hereby approves the addition of 4 more parking spaces by way of restriping and allocating as compact spaces.

General Office use requires 50% of the required spaces be retained as full space parking. Medical/dental use requires 100% of the required spaces be retained as full space parking. These allocations are per Sunnyvale Municipal Code 19.46.050. Parking Standards.

If Unit 201 is designated for medical/dental use, and considering the current use of the remaining units, 39 spaces are designated for medical and 49 are designated for general office. That calculation means that 50% of the 49, or 24 parking spaces could be striped for compact.

If the long stretch of parking spaces behind the building (180 ft.) were restriped, there could be 24 compact spaces with the remaining spaces in the parking area continuing as full space parking.

The Board of Directors, by signature below, hereby approves the restriping of the 20 spaces in the 180 ft. Length from 9 foot full parking spaces to 7.5 foot compact spaces, increasing the number of parking spaces available by 4.

Jerry Maa — Jerry Maa 9/21/11

Jeffrey Awender — 9/24/11

William Van Cleemput — 10/17/11

Ben F. Priest

Patricia Vorreiter — Patricia Vorreiter 9/20

333 West Maude Ave
Owners Association

3/11/2009
4:00 PM

	Owner	Owners Suite #	Owners Percent	Square Ft Net	Square Ft Gross	Votes
1st Floor						
	Jerry Maa, DDS Marvin Wong, DDS	101	12.82%	2,146.56	2,670.15	14
	George Wang investment gold	103	4.54%	760.17	945.59	7
	Dr. Jeffrey Awender Chiropractor	105	3.74%	626.22	778.97	7
	Boojanara Real Estate Lana Rhee and Dalel Chun	108	9.32%	1,560.53	1,941.17	11
	Beverly A.M.Witham, DDS, Inc.	107	5.26%	880.73	1,095.55	8
	Delos Research Group Vancleemput, William & Magda	110	1.35%	226.04	281.18	5
	Delos Research Group Vancleemput, Willian & Magda	112	1.69%	282.97	351.99	5
	Sunnyvale Credit Union financial	114	10.82%	1,811.69	2,253.59	13
2nd Floor						
	Pat Vorreiter Attorney at Law	201	5.26%	880.73	1,095.55	8
	Roger L. Neathery Attorney at Law	205	6.31%	1,056.54	1,314.25	9
	Vancleemput, Willian & Magda Delos Research	207	14.21%	2,379.30	2,959.66	15
	Ben F. Priest, CPA	208	9.18%	1,537.09	1,912.01	11
	Robert S. Chen, DMD, MS	210	9.50%	1,590.67	1,978.66	11
	S-101 Management, Inc. Property Managanet	218	6.02%	1,007.98	1,253.85	9
			100.0%	16,743.86	20,828.00	124

Attachment E

Detailed Parking Analyses and Results of Parking Counts

Parking Requirements for 333 W Maude Avenue

2011 Existing Conditions				
Tenant Space	Use	Gross Floor Area (Square Feet)	Parking Ratio (1 space per X sq ft)	Required Spaces
101	Medical Office	2670.2	200	13.4
103	General Office	945.6	225	4.2
105	Medical Office	779.0	200	3.9
107	Medical Office	1095.6	200	5.5
108	General Office	1941.2	225	8.6
110	General Office	281.2	225	1.2
112	General Office	352.0	225	1.6
114	Financial Institution	2253.6	180	12.5
201	General Office	1095.6	225	4.9
205	Vacant (General Office)	1314.3	225	5.8
207	General Office	2959.7	225	13.2
208	General Office	1912.0	225	8.5
210	Medical Office	1978.7	200	9.9
218	General Office	1253.9	225	5.6
	Totals:	**20832.2**		**98.7 (99 spaces required)**

2011 Proposed Conditions				
Tenant Space	Use	Gross Floor Area (Square Feet)	Parking Ratio (1 space per X sq ft)	Required Spaces
101	Medical Office	2670.2	200	13.4
103	General Office	945.6	225	4.2
105	Medical Office	779.0	200	3.9
107	Medical Office	1095.6	200	5.5
108	General Office	1941.2	225	8.6
110	General Office	281.2	225	1.2
112	General Office	352.0	225	1.6
114	Financial Institution	2253.6	180	12.5
201	Medical Office (proposed)	1095.6	200	5.5
205	Vacant (General Office)	1314.3	225	5.8
207	General Office	2959.7	225	13.2
208	General Office	1912.0	225	8.5
210	Medical Office	1978.7	200	9.9
218	General Office	1253.9	225	5.6
	Totals:	**20832.2**		**99.3 (100 spaces required)**

Parking Requirements for 333 W Maude Avenue

Other scenarios:

Full building	General Office	20832.2	225	**92.6** **(93 spaces required)**

Full building	Medical Office	20832.2	200	**104.2** **(105 spaces required)**

114	Financial Institution	2253.6	180	12.5
Remainder	General Office	18578.6	225	82.6
	Totals:	**20832.2**		**95.1** **(96 spaces required)**

114	Financial Institution	2253.6	180	12.5
Remainder	Medical Office	18578.6	200	92.9
	Totals:	**20832.2**		**105.4** **(106 spaces required)**

Staff Parking Counts - 333 W. Maude Avenue

Date	Day	Time	Number of Occupied Spaces			Notes
			Under Building	Open Lot	Total	
10/26/11	Wed	10:05 AM	9	11	20	A large document management truck idled for several minutes in the open parking area.
10/27/11	Thu	10:20 AM	10	11	21	
10/27/11	Thu	3:00 PM	12	6	18	
11/1/11	Tue	12:00 PM	8	11	19	
11/4/11	Fri	10:34 AM	6	16	22	
11/4/11	Fri	4:00 PM	7	9	16	
11/7/11	Mon	10:40 AM	8	18	26	5 compact parking spaces appear to have been added to the open parking area over the weekend during resurfacing.
11/7/11	Mon	2:45 PM	7	12	19	

ATTACHMENT E
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