



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES

Wednesday, August 27, 2008

2006-1251 – Nexcycle [Applicant] **Safeway Stores Incorporated** [Owner]: Application for a renewal of a Special Development Permit to allow a recycling facility in an existing shopping center parking lot (Loehmann's Plaza). The property is located at **1601 Hollenbeck Avenue** (near Homestead Rd.) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (323-26-014) SB

In attendance: Charlse Ardanuy, Applicant; Sandra Walker, Neighbor; Gerri Caruso, Administrative Hearing Officer; Surachita Bose, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Surachita Bose, Project Planner, stated that on June 11th, 2007, the Planning Commission approved the subject project (SDP 2006-1251) on appeal allowing an existing recycling facility to continue operating at the Loehmann's Plaza shopping center site. The approval was subject to several conditions including that the recycling facility be re-located to a location east of the front facade of Loehmann's building and that the SDP be renewed at a public hearing after 6 months of approval.

The collection facility operated by Nexcycle currently occupies two parking spaces. The unit measures 17' x 8' x 9'3" in size and has a total footprint of 136 sq. ft. The unit resembles a small home in appearance and also has high resolution digital graphics on its façade that enhance the overall visual quality of the facility.

Ms. Bose stated that she received a call from a resident that lives directly behind the location of the recycling center. The resident had some concerns regarding the storing of glass bottles on site and requested that a timeline be set up regarding the renewal of the Special Development Permit (SDP). She also received a letter from a neighbor who is requesting that the recycling center be moved to an industrial area. Ms. Bose also stated that the location of the Nexcycle center has changed and is now located closer to Hollenbeck. She also mentioned that the retail buildings act as a noise buffer and that the applicant is using more parking spaces than approved for.

Ms. Caruso opened the public hearing.

Charles Ardanuy, Applicant, received and reviewed a copy of the staff report. The applicant stated that nothing is ever kept over night and that if they need to relocate the structure to its original location that could be arranged. Ms. Bose stated that there is a condition of approval attached to the original SDP that there shall be no crushing or

breaking of glass bottles and aluminum cans onsite. She also stated that when she went on site, she noticed that they were crushing these items.

Sandra Walker, Neighbor, stated that since the structure was relocated closer to Hollenbeck, she has been greatly impacted. She stated that she is unable to enjoy her back yard due to the noise that the business creates and she appreciates the efforts that have been made so far.

Ms. Caruso asked the applicant if they can explore moving the location of the structure within the parking lot, the applicant stated that it is definitely a possibility. Mr. Ardanuy stated that they do provide a very important service and that he will try his best to accommodate everyone's needs.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application and acknowledged that the applicant did meet the standards from the prior hearing and added a condition that the applicant speak to the shopping center manager to see if they can agree upon an alternative location further south.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:23 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner