



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, July 30, 2008

2008-0238 - Dale Meyer Associates [Applicant] **127-137 California St Townhomes LLC** [Owner]: Variance from Sunnyvale Municipal Code section 19.38.030 to allow individual solid waste and recycling carts instead of a centralized waste enclosure for a property located at **127-137 W. California Avenue** (near N. Murphy Ave.) in an R-3 (Medium Density Residential) Zoning District. (APN: 204-43-007). SB

In attendance: Dale Meyer, Applicant; 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 the Variance application is part of a larger project that includes the demolition of the six existing apartment units at the site and construction of five new townhomes. A Rezone, Special Development Permit and Tentative Map application (2008-0238) for the subject site was approved by the Planning Commission on June 9, 2008 with a condition requiring that a Variance for individual trash enclosures be approved prior to the project being reviewed by City Council. Sunnyvale Municipal Code Section 19.38.030 requires a centralized trash enclosure for residential developments of four or more units. Since the subject project proposes 5 townhome units and the applicant is proposing individual solid waste and recycling carts, a Variance approval is required to allow deviation from the code requirement.

Ms. Caruso opened the public hearing.

Dale Meyer, Applicant, received and reviewed a copy of the staff report. The applicant stated that they would prefer to have individual trash bins that can be stored inside of their garages. Mr. Meyer did not have any questions regarding the Conditions of Approval.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the Findings and Conditions of Approval located in the staff report.

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 2:06 p.m.

Minutes approved by:

Gerri Caruso
Principal Planner