



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, April 29, 2009

2009-0204: Bird Rock Investment LLC [Applicant]. A Special Development Permit to allow compact parking spaces for medical office use where none are allowed located at **1560 Sunnyvale-Saratoga Road**. (APN: 309-40-048) DO

In attendance: Ken Virnig, Applicant; Gerri Caruso, Administrative Hearing Officer; Diana O'Dell, 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.

Diana O'Dell, Project Planner, stated that the project site is in an office building that currently has an approved Special Development Permit that allows general office and 35% medical office use (1,900 sq. ft.). The applicant proposes to increase the amount of office space devoted to medical office uses.

The applicant is proposing more medical office use. While the applicant is initially proposing up to 4,800 sq. ft. of office, staff finds that the total number of parking spaces can support the entire building changing to a medical office use. For the purposes of this application, staff recommends that the entire building be considered for medical office use in order to allow the applicant flexibility in the future without requiring additional public hearings.

However, the site currently has 12 compact spaces (approximately 50% of the total number of spaces on-site). Medical office uses do not allow any compact spaces per SMC 19.46.050. With the increase in medical office use, the site does not meet the parking standard for no compact spaces. This Special Development Permit considers a deviation from the maximum number of compact spaces permitted.

Ms. Caruso opened the public hearing.

Ken Virnig, Applicant, received and reviewed a copy of the staff report. Mr. Virnig stated that he is very happy with the outcome of the report and was glad to be working with Diana.

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 2:03 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner