



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES
Wednesday, May 11, 2011

2011-7196: Liat and Greg Duerr [Applicant] **Nina and Thomas Carine Trustee** [Owner]
Application for a Use Permit to allow a commercial daycare use in a single family home located at **853 Gary Avenue**. (APN: 211-11-001)RK

In attendance: Liat and Greg Duerr, Applicant; Gerri Caruso, Zoning Administrator; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Zoning Administrator, 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.

Ryan Kuchenig, Project Planner, stated that the applicant submitted supplemental information which he conveyed to the Zoning Administrator. Mr. Kuchenig noted a correction on condition G.C.5. raising the maximum capacity of children to 28. Ms. Caruso asked if the applicant will be submitting a landscape plan and Mr. Kuchenig stated that it is required.

Ms. Caruso opened the public hearing.

Liat Duerr, Applicant, received and reviewed a copy of the staff report. Mr. Duerr asked if they would have to lose any parking spaces to meet the landscaping requirements and also mentioned that there is no street parking available due to painted red curbs. If parking spaces are removed, this would require them to force their clients to park further down the street in the neighborhood.

Greg Duerr, Applicant, stated that an added benefit of having an extra parking space would possibly allow them to increase the number of enrollees if they ever decide to expand. Mr. Kuchenig stated that they number of enrollment is limited and the applicant would have to come back to a hearing in order to have that number increased.

Liat Duerr asked if they can landscape the city landscape strip. Ms. Caruso stated that they are responsible for landscaping and maintaining the strip but it would not count towards landscaping on their property.

Ms. Caruso closed the public hearing.

Ms. Caruso approved subject to the findings and conditions of approval located in the staff report with a revised condition that the 6th parking space will be allowed to stay but not increase enrollment at this time. If the applicant wants to increase the number of enrollees, they would have to submit a new application. Ms. Caruso is requesting that the applicant submit a landscaping plan with the added information that was submitted with the supplemental information.

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 2:15 p.m.

Minutes approved by:



Gerti Caruso, Principal Planner