



# CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES  
Wednesday, April 11, 2012

**FILE #:** 2012-7155  
**Location:** 438 W. Maude Ave. (APN: 165-28-019)  
**Proposed Project:** Use Permit for an auto repair facility within an existing industrial building in an M-S (Industrial and Service) Zoning District.  
**Applicant / Owner:** Fenders Collision / Vedanta Society  
**Environmental Review:** Categorically Exempt Class 1  
**Staff Contact:** Ryan Kuchenig, 408-730-7431, rkuchenig@ci.sunnyvale.ca.us

In attendance: Robert Fessier, Applicant; Andrew Miner, Zoning Administrator; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

**Mr. Andrew Miner**, Zoning Administrator, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

**Ryan Kuchenig**, Project Planner, presented the item. Mr. Kuchenig stated that some conditions require improvements to the parking lot, trash enclosure and landscaping. Mr. Miner had questions regarding a piece of landscaping that is starting to knock over the fence. Mr. Kuchenig stated that no conditions pertain to that piece of landscaping.

**Mr. Miner opened the public hearing.**

**Robert Fessier**, Applicant, received and reviewed a copy of the staff report. Mr. Fessier stated that he had no comments on the conditions of approval. Mr. Miner stated that he is going to add a condition for landscaping on the west side of the lot. Mr. Miner stated that the lot shares a driveway on the side of the building and wanted to know if they had some agreement with the neighbor. The applicant stated that there was no agreement. Mr. Miner asked if there was parking in the front of the business. Mr. Kuchenig mentioned that those spaces were not considered as parking. The applicant stated that his customers usually come in for an estimate which can take about 15 minutes. He also mentioned that the cars that are being serviced will be kept in back. Mr. Miner asked the applicant if was going to be able to meet the condition that requires all vehicles to be stored indoors overnight. Mr. Fessier stated that he will not be able to keep all vehicles indoors. Mr. Miner stated that the reason for this condition is to help restrict the amount of time that a damaged vehicle's visibility. He also suggested that they possibly modify the condition to allow a certain time frame that each vehicle is left out in view. The applicant stated that they have a process and a timeframe that they follow to help with time management and so the customer gets their vehicle in a timely fashion. Mr. Fessier also mentioned that the he plans to repair the closeable gates in the future so that when they are closed, visibility to the back will be zero. Mr. Miner stated that the sign on Maude Avenue is an illegal sign and Mr. Fessier would have to get another permit for that.

**Mr. Miner closed the public hearing.**

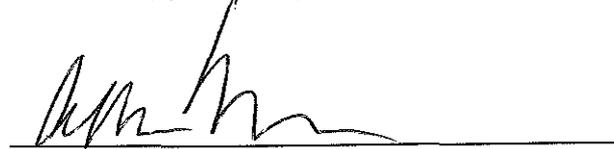
**Mr. Miner approved the application subject to the findings and conditions of approval with added conditions.**

- 1. Specifying the location for the cars that cannot be stored inside.**
- 2. Improvement of landscaping along the fencing.**

**Mr. Miner 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 2:09 p.m.

Minutes approved by:

A handwritten signature in black ink, appearing to read 'Andrew Miner', is written over a horizontal line.

Andrew Miner, Principal Planner