



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES

Wednesday, September 12, 2012

FILE #: 2012-7544
Location: 505 N. Mathilda Ave. (APN: 165-42-005 thru 009)
Proposed Project: Tentative Map and Use Permit to allow the subdivision of multiple industrial lots for a common interest lot.
Applicant / Owner: JP Napoli Companies / Sequoia M & M LLC
Environmental Review: Categorically Exempt Class 1
Staff Contact: Ryan Kuchenig, 408-730-7431, rkuchenig@ci.sunnyvale.ca.us

In attendance: Peter Larko, Applicant Representative; 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 the project was reviewed by the City Council in June of this year but is now applying for the Tentative Map and Use Permit to allow the subdivision of multiple industrial lots with a common interest lot. Staff is recommending approval. Mr. Miner asked about an earlier issue regarding a request from Public Works. Mr. Kuchenig stated that it has been added as condition TM-2.

Mr. Miner opened the public hearing.

Peter Larko, Applicant Representative, received and reviewed a copy of the staff report. Mr. Larko stated that this project has been reviewed by other Boards and Commissions and the conditions have all been consistent. He also stated that he has no issues with the conditions in this report except for condition TM-2 which will require a written statement from a geotechnical engineer. Mr. Larko also stated that this is a long term type of monitoring and requested that the Zoning Administrator take the project under advisement until Monday so that other options may be explored.

Mr. Miner stated that condition TM-2 would need to be discussed with Public Works since this is a condition requested by them.

Mr. Miner closed the public hearing.

Mr. Miner took the application under advisement until Friday, September 14, 2012. On that day, the Zoning Administrator approved the application subject to the findings and conditions of approval located in the staff report. With the removal of condition TM-2 regarding dedications.

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 2:05 p.m.

Minutes approved by:

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

Andrew Miner, Principal Planner