



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES
Wednesday, April 10, 2013

FILE #: 2013-7154
Location: 1135 Kern Ave. (APN: 205-23-011)
Proposed Project: Use Permit for a new auto repair and towing facility within an industrial building.
Applicant / Owner: Epm General Contracting / 1233 W Mckinley Avenue Llc et al
Environmental Review: Categorically Exempt Class 1
Staff Contact: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

In attendance: Mike and Danny Fortes, Jerry O'Grady, Applicants; 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 business would be open from 8 a.m. to 5 p.m. with towing service hours being available 24 hours a day 7 days a week. He also stated that he received an e-mail from a member of the public and staff is recommending approval. Mr. Miner asked if all the vehicles will be stored on the property, staff said yes. Mr. Miner stated that he wants the applicant to leave the gate unlocked during business hours.

Mr. Miner opened the public hearing.

Mike Fortes, Applicant, received and reviewed a copy of the staff report and stated that they service between six to seven thousand vehicles a month for AAA. He also mentioned that the vehicles on Kern will be parked inside the gated property and that a majority of the vehicles do not stay on site for long periods of time. Mr. Fortes mentioned that with the fencing, storage of the vehicles will not be visible from the street.

Jerry O'Grady, Applicant, stated that the exterior appearance of the building will not have a tow yard feel. Mr. Fortes discussed barbed wire and was open to options to hide the wire and keep it looking neat.

Mr. Miner asked if any of the work would be completed outside of the building, Mr. Fortes stated no. He also stated that vehicles with body damage will be kept in back and will be out of view from the street. Mr. Miner asked if the applicant would be willing to move the gate further back, he was receptive to the suggestion. Mr. Miner requested that the height requirement of the fence be raised from 6 to 8 feet and that the gate be moved back by 4 vehicle parking spaces. He also added a condition requiring a block wall and if barbed wire is required, some sort of screening be added. Mr. Miner discussed screening regarding ventilation for the vehicle painting room.

Mr. Miner closed the public hearing.

Approved subject to the findings and conditions of approval located in the staff report with modified conditions regarding the location of the gate, barbed wire screening, and fence material and height.

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 2:42 p.m.

Minutes approved by:

Andrew Miner

Principal Planner