



# City of Sunnyvale

## Notice and Agenda - Final Zoning Administrator Hearing

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Wednesday, October 16, 2024

3:00 PM

Teleconference: City Web Stream

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Meeting Online link: <https://sunnyvale-ca-gov.zoom.us/j/94442399040>

### Public Participation

• Online participation: You may provide audio public comment by connecting to the hearing online or by telephone. Use the Raise Hand feature to request to speak (\*9 on a telephone):

Hearing online link: <https://sunnyvale-ca-gov.zoom.us/j/94442399040>

Hearing call-in telephone number: 833-548-0276 | Meeting ID: 944 4239 9040

- Watch the Zoning Administrator hearing at [www.Sunnyvale.ca.gov/YouTubeMeetings](http://www.Sunnyvale.ca.gov/YouTubeMeetings)
- Submit written comments to the Zoning Administrator no later than 4 hours prior to the hearing start to [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov) or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707
- Review recordings of this hearing and past hearings at <https://sunnyvaleca.legistar.com/calendar.aspx> or <http://youtube.com/SunnyvaleMeetings>

### Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. ADA contact: The Planning Division may be reached at 408-730-7440 or [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov) (28 CFR 35.160 (b) (1)).

### **CALL TO ORDER**

Call to Order via teleconference.

**PUBLIC HEARINGS**[24-1010](#)

**Proposed Project:** Related applications on a 7,975-square foot lot:  
**USE PERMIT** to legalize an existing 6-foot 10-inch-tall front yard fence;  
and

**VARIANCE** to legalize an existing 72 square feet detached arbor structure that is 8-foot 6-inch-tall with a 13-foot 5-inch front setback where 20 feet minimum is required, in the front yard of a single-family property.

**Location:** 1137 South Bernardo Avenue (APN: 202-39-037)

**File #:** PLNG-2024-0439

**Zoning:** R-1 (Low Density Residential)

**Applicant / Owner:** Stanley Mansfield (applicant and owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Mary Jeyaprakash, 408-730-7449,  
mjeyaprakash@sunnyvale.ca.gov

**Recommendation:** Alternative 1. Approve the Use Permit and Variance with recommended Findings in Attachment 3 and recommended Conditions of Approval in Attachment 4.

[24-1061](#)

**Proposed Project:** Related applications on an 8,769-square-foot site:  
**USE PERMIT** to allow conversion of an existing building into multiple ownership units.

**TENTATIVE PARCEL MAP** to allow conversion of an existing duplex into two condominium units with a common lot.

**Location:** 363 and 365 East Iowa Avenue (APN: 209-24-070)

**File #:** PLNG-2024-0001

**Zoning:** R-2 (Low Medium Density Residential)

**Applicant / Owner:** Speed Construction and Development Inc (applicant) / Countrywide LLC (owner)

**Environmental Review:** A Class 15 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Shila Bagley, 408-730-7418,  
sbagley@sunnyvale.ca.gov

**Recommendation:** Alternative 1. Approve the Use Permit and Tentative Parcel Map based upon the Findings in Attachment 3 and subject to the recommended Conditions of Approval in Attachment 4.

**ADJOURNMENT**

Notice to the Public:

Agenda information is available by contacting The Planning Division at 408-730-7440 or [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov). Agendas and associated reports are also available 72 hours before the meeting on the City's website at: [sunnyvale.ca.gov](http://sunnyvale.ca.gov)

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.