



City of Sunnyvale

Notice and Agenda Zoning Administrator Hearing

Wednesday, May 27, 2026

3:00 PM

Teleconference: City Web Stream

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

Public Participation

View the end of the agenda for information on:

- Public participation options
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

CALL TO ORDER

Call to Order via teleconference.

PUBLIC HEARINGS

To speak on a public hearing item, refer to notice at the end of this agenda. Each speaker is limited to three minutes.

26-0559**Proposed Project:**

Design Review: to construct a first-story addition of 730 square feet to an existing one-story single-family home, resulting in 2,592 square feet (2,132 square feet living area and 459 square feet garage) and 32 percent floor area ratio (FAR); and,

VARIANCE: from Sunnyvale Municipal Code Section 19.48.050 to allow a reduced first story rear yard setback (7-foot 4-inches) where a 10-foot minimum is required, and to allow 34 percent rear yard encroachment where 25 percent maximum is permitted.

Location: 1401 South Mary Avenue (APN: 320-22-053)

File #: PLNG-2026-0028

Zoning: R-1 (Low Density Residential)

Applicant / Owner: J & S Consultant Inc / Li Qian and Gui Haojin

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Christian Mendoza, (408) 730-7429,
cmendoza@sunnyvale.ca.gov

Recommendation: Alternative 1. Approve the Design Review and Variance with recommended Findings in Attachment 3 and recommended Conditions in Attachment 4.

ADJOURNMENT**Public Participation Options****Online public comment:**

To provide audio public comment, connect to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):

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

Meeting call in telephone number: 833 548 0276 | Meeting ID: 944 4239 9040
(*9 to request to speak | *6 to unmute/mute)

Watch the Zoning Administrator Hearing at
<http://youtube.com/SunnyvaleMeetings>

Written public comment:

Email comments to the Zoning Administrator no later than 4 hours before the hearing at planning@sunnyvale.ca.gov. You can also mail or deliver comments to:

Planning Division, 456 W. Olive Ave., Sunnyvale, CA 94086

Public review of items:

You can view reports on the City's website at sunnyvale.ca.gov. Contact Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov for questions.

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this hearing. If you need special assistance, please contact the City at least 48 hours prior to the meeting. Reach the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

LEGAL NOTICES

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 1094.5.