



City of Sunnyvale

Notice and Agenda - Final Zoning Administrator Hearing

Wednesday, October 14, 2015

3:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

PUBLIC HEARINGS

- 1 [15-0956](#) **File #:** 2015-7615
Location: 1221 Crossman Avenue (APN: 110-34-025)
Proposed Project:
 PARCEL MAP to subdivide one parcel into three parcels for two buildings and one common area (Moffett Gateway project).
Applicant/ Owner: Jay Paul Co./ 441 MPD Campus LLC
Environmental Review: Not a "project" as defined by CEQA and is therefore exempt from CEQA requirements.
Staff Contact: Shétal Divatia, 408-730-7637, sdivatia@sunnyvale.ca.gov
Note: *This item has been continued to the Zoning Administrator hearing of Wednesday, November 11, 2015.*

- 2 [15-0870](#) **File #:** 2015-7705
Location: 1175 Elko Drive (APN: 104-32-048)
Applicant / Owner: Energy Stars Constructions (applicant) / IDEC Corp. (owner)
Proposed Project:
 VARIANCE to allow six wind turbines located between the face of building and street.
Reason for Permit: A Variance is required to allow wind energy systems located between the face of building and street (SMC 19.56.080 (g))
Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov
Issues: View from the street
Recommendation: Approve with Conditions
NOTE: *This item was continued from the Zoning Administrator hearing of September 30, 2015.*

3 [15-0941](#)**File #:** 2015-7770**Location:** 1023 Lochness Ct. (APN: 313-35-030)**Applicant / Owner:** American Remodelers Inc., Ryan Houston
(applicant) /Rajiv Kadaba (owner)**Proposed Project:**

USE PERMIT to demolish an existing unpermitted 104 sq. ft. addition, legalize an existing unpermitted 17 sq. ft., and add a 73 sq. ft. bathroom to a permitted 448 sq. ft. accessory structure resulting in a 538 sq. ft. habitable accessory structure, which is 88 sq. ft. larger than the 450 sq. ft. allowed without a Use Permit. The existing house (unchanged) and accessory structure will total 2,697 sq. ft., resulting in 28.8% FAR.

Reason for Permit: A Use Permit is required in R-0 zoning districts for accessory structures that exceed 450 sq. ft.

Project Planner: Teresa Zarrin, (408) 730-7429,
tzarrin@sunnyvale.ca.gov

Issues: Setbacks, accessory structure size and height, compliance with Chapter 19.76 - short-term rental of residential property

Recommendation: Approve with conditions

ADJOURNMENT

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's web site at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

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.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.106 ADA Title II)