



City of Sunnyvale

Notice and Agenda Zoning Administrator Hearing

Wednesday, July 27, 2016

3:00 PM

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

CALL TO ORDER

PUBLIC HEARINGS

1 [16-0730](#)

File #: 2016-7385

Location: 798 West Iowa Avenue (APN: 165-04-003)

Applicant / Owner: IDA Inc. (applicant) / Aapo Kyrola and Tingting Shi (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow a 155 square foot first-floor addition to an existing one-story single-family residence, resulting in total floor area of 3,397 square feet and 34.6 percent Floor Area Ratio. The property is located in Office zoning district with Planned Development combining district (O/PD).

Reason for Permit: A Special Development Permit is required for additions within a Planned Development (PD) zoning district and can allow deviation from the minimum 10 foot rear yard setback and 25 percent rear yard encroachment standard (SMC 19.34.03).

Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Issues: Setbacks, rear yard encroachment

Recommendation: Approve with recommended Conditions of Approval.

2 [16-0722](#)

File #: 2015-7758

Location: 1400 Kifer Road (APN: 216-27-030)

Applicant / Owner: Kier & Wright (applicant) / Westcore Kifer LLC (owner)

Proposed Project:

TENTATIVE PARCEL MAP to allow a 2-lot subdivision of an industrial property, and a **USE PERMIT** to allow a floor area ratio of 57% for Parcel 1.

Reason for Permit: A Tentative Parcel Map is required for all subdivisions that create less than five lots, and a Use Permit is required to exceed the floor area limitations in the M-S zoning district.

Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Environmental Review: Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions).

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 website 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)