



# City of Sunnyvale

## Notice and Agenda Zoning Administrator Hearing

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Wednesday, May 10, 2017

3:00 PM

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

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### CALL TO ORDER

### PUBLIC HEARINGS

[17-0528](#)

**File #:** 2016-7440

**Location:** 593 Central Avenue (APN 209-32-040)

**Applicant / Owner:** Helio School (applicant) / Roman Catholic Welfare Corporation of San Jose (owner)

**Proposed Project:**

**USE PERMIT:** to allow installation of a new 960 square foot modular multi-purpose building and associated site improvements to the Helio School Facility.

**Reason for Permit:** A Use Permit is required for modifications to the educational facility.

**Project Planner:** Cindy Hom, (408) 730-7411,  
chom@sunnyvale.ca.gov

**Issues:** Parking

**Recommendation:** Approve with conditions

[17-0463](#)

**File #:** 2014-7602

**Location:** 688 Morse Avenue (APNs: 204-16-055)

**Applicant / Owner:** Huijiang Jaing (applicant) / Santa Cruz Capital Llc (owner)

**Proposed Project:**

**TENTATIVE PARCEL MAP & USE PERMIT** to subdivide one lot into two lots and build two new two-story single-family homes totaling 2,877 s.f. each (including garage).

**VARIANCE** to allow a shared zero-lot line side yard setback.

**Project Planner:** Ryan Kuchenig, (408) 730-7431,  
rkuchenig@sunnyvale.ca.gov

**Issues:** Site Layout, Tree Preservation

**Recommendation:** Deny the Use Permit, Tentative Parcel Map, and Variance. If the Zoning Administrator decides to approve the Use Permit, Tentative Parcel Map, and Variance, the recommended Conditions of Approval are included in the Attachment 3.

**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](http://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. (28 CFR 35.160 (b) (1))*