



# City of Sunnyvale

## Notice and Agenda

### Zoning Administrator Hearing

---

Wednesday, November 15, 2017

3:00 PM

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

---

#### **CALL TO ORDER**

#### **PUBLIC HEARINGS**

[17-0989](#)

**File #:** 2017-7785

**Location:** 759 Silk Oak Way (APN: 213-15-020)

**Applicant / Owner:** Charles Winkleman (applicant) / Charles E and Juanita J Winkleman Trustee (owner)

**Proposed Project:**

**USE PERMIT** for a 9-foot tall side yard fence of an existing one-story single-family home.

**Reason for Permit:** A Use Permit is required for side yard fences over eight feet in height.

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

**Issues:** Neighborhood Impacts and Compatibility

**Recommendation:** Approve with Conditions

[17-1044](#)**File #:** 2017-7741**Location:** 777 W. Washington Avenue (APN: 165-15-083)**Applicant / Owner:** Craftsmen's Guild, Mike Amini/Rebecca Allen Diamond

**Proposed Project:** Allow a 10'11" tall, 454 sq. ft. accessory structure consisting of a detached two-car garage and laundry room in the required rear yard (62% required rear yard encroachment) of a property with an existing 826 sq. ft. single-story, single-family home. The accessory structure is proposed to be located in the right, rear corner of the property with a zero-foot setback on the rear and right property lines. The current detached 203 sq. ft. accessory structure and two sheds will be removed. There are no structural changes proposed to the existing home.

**Reason for Permit:** A Variance is required to consider a reduction in required setbacks.

A Use Permit is required to allow accessory structures to exceed 450 sq. ft., and exceed 25 percent encroachment of the required rear yard.

**Environmental Review:** Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1 (e), Existing Facilities)

**Issues:** Setbacks, Rear Yard Encroachment, Accessory Structure Size

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

**Recommendation:** Approve with conditions

[17-1054](#)**File #:** 2017-7764**Location:** 905 East El Camino Real (APN: 213-46-014)

**Applicant / Owner:** Ahluwalia Enterprise Inc (applicant) /Wolf & El Camino Invs Llc (owner)

**Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT** to allow the addition of four car wash machines to an existing car wash facility. A new trellis and relocation of the existing hand vacuum station are also proposed as part of the application.

**Reason for Permit:** A Special Development Permit is required for car wash use within the Highway Business Zoning District (C-2).

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

**Issues:** Noise, neighborhood compatibility, architecture.

**Recommendation:** Approve with conditions

[17-0982](#)**File #:** 2017-7513**Location:** 830 Stewart Drive (APNs: 205-27-009)**Applicant / Owner:** California South Bay University (applicant) / Eilwen Shiloh Investors LLC (owner)**Proposed Project:**

**USE PERMIT** to allow two institutions of higher learning in an existing industrial building.

**Reason for Permit:** A Use Permit is required for Institutions of Higher Learning in the Industrial and Service (M-S).zoning district

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

**Issues:** Parking, trash enclosure, compatibility with the surrounding uses.

**Recommendation:** Approve with the 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](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))*