



June 29, 2015

Mr. Tamir Reshef
1464 Ramon Dr.
Sunnyvale, CA 94087

Subject: Denial of Design Review-1464 Ramon Dr. (File 2015-7411)

Dear Mr. Reshef:

Your application for Design Review submitted May 19, 2015, regarding proposed modifications to the home at 1464 Ramon Dr. to allow tandem parking and include a 903 square-foot addition (including 755 square-foot garage) to the existing home, has been reviewed by Planning Division staff. After consideration of submitted plans in relation to the provisions of the City of Sunnyvale Municipal Code, staff has denied the Design Review application per City of Sunnyvale Municipal Code (SMC) Section 19.46.050.

Section 19.46.050 of the City of Sunnyvale Municipal Code states the following:

Allowance for Tandem Parking. Without a variance, an approving authority, as part of any discretionary permit or, if no discretionary permit would be otherwise required, a miscellaneous plan permit, may allow a tandem parking garage or carport to satisfy the two covered space requirement pursuant to subsection (b)(1) if the approving authority makes one or more of the following findings:

(A) The width of the subject lot is less than fifty—seven feet; or

(B) Significant structural modifications are required to expand the existing covered parking area into the living area to meet the minimum size and dimensions for two covered spaces.

SMC 19.46.050(A) does not apply. Following thorough analysis and evaluation, staff could not make the findings to support conformance with SMC 19.46.050(B).

You are welcome to pursue modification of the home as specified in the Conditions of Approval related to Design Review File 2014-8076.



Alternatively, you may appeal staff's denial of the Design Review application related to File 2015-7411 to the City of Sunnyvale Planning Commission. To file an appeal, you must submit a completed Standard Application Form; a letter, explaining the grounds for appeal; as well as a fee of \$157.00. For an appeal to be filed, all required items must be submitted to the One-Stop Permit Center at City Hall no later than 5:00 p.m. on Tuesday, July 14, 2015. The decision of the Planning Commission is final.

For questions regarding the appeal process, you may contact Timothy Maier, project planner, by e-mail at tmaier@sunnyvale.ca.gov or by phone at (408) 730-7257.

City of Sunnyvale Municipal Code Chapter 19.46 is attached for reference.

Sincerely,

Timothy Maier
Assistant Planner

Enclosure: City of Sunnyvale Municipal Code Chapter 19.46