



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, February 10, 2016

3:00 PM

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

CALL TO ORDER

Gerri Caruso, Principal Planner, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

File #: 2015-8086

Location: 568 South Frances Street (APN: 209-30-020)

Applicant / Owner: Efrat's Design Studio (applicant) / Lior and Efrat Barak (owner)

Proposed Project:

VARIANCE to allow deviations from the setback requirements and size for a new single-car garage (300 square feet).

Reason for Permit: A Variance is required for deviations from setback requirements for accessory structures and minimum size for residential parking.

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

Issues: Setbacks, parking requirement.

Recommendation: Approve with conditions

Ms. Caruso asked Momoko Ishijima, project planner, if there were any additional comments.

Ms. Ishijima presented the project, she stated there would be a difference in height between the old and the new structure while keeping the original setback. The eaves along the north side of the property line will have 5 inch extensions while the other three sides will have a one foot extension. Ms. Ishijima clarified the Heritage Preservation Commission approved the change of the roof form from a flat to a pitched roof on both the main house and garage. In November 2015, Ms. Ishijima stated 3 correspondances from neighbors not in support of the project had been recieved.

Ms. Ishijima stated staff had two revisions to the conditions First, since there is no easment for PG&E poles staggered between properties, the city has asked the applicant to continue to work with PG&E on any precautions needed prior to construction for safety measures. The second revision would require adhering to

the city's required construction hours. Ms. Caruso stated the revision could be added to the conditions, but was already a code requirement.

Ms. Caruso opened the hearing to the applicant.

Ms. Caruso clarified with Efrat Barak, applicant, that she had read the staff report.

Ms. Barak stated she wanted to keep the garage at the current setbacks in order to preserve space for a backyard. She clarified having a pitched roof would keep in character with the house. Ms. Barak stated she was not making significant changes compared to other structures in the neighborhood.

Ms. Caruso opened the hearing to the public.

Steve Hoffman, neighbor, stated his concerns that the location, size additions of the eaves on the new building would block the sun and view. Mr. Hoffman stated his preference the structure be pushed back by six feet.

Lynn Kristy, neighbor, spoke on behalf of the neighbor on the other side of the house. She stated that neighbor would prefer the pitch and eave be slanted down a bit more. Ms. Kristy stated current construction from her viewpoint is a facing long wall. Ms. Kristy suggested the applicant keep the eaves at five inches on all sides and lowering the pitch a little. In regards to PG&E, Ms. Kristy clarified a pole will be replaced this summer due to a termite infestation.

Gail Efting, neighbor, stated concern for the community and neighborhood, inquiring what effect the new building would have on the presentation of the street.

Ms. Caruso, inquired with Ms. Barak if she had any followup comments.

Ms. Barak stated she had worked with the Heritage Preservation Commission in November to preserve the look of the house and gain approval for the addition. Ms. Barak clarified she cannot push back the structure, due to a tree she is required to keep. She stated her desire, the pitch of the house and garage should match, feeling anything lower would make the building look awkward.

Ms. Caruso closed the public hearing. She clarified with Ms. Ishijima the directions the Heritage Preservation Committee issued last November. Ms. Ishijima stated the committee took into account the history of the neighborhood and impact of the resource when considering the application for the pitched roof. Ms. Ishijima reiterated committee approval of the changes finding them consistent with

guidelines. Ms. Caruso inquired about the eaves. Ms. Ishijima stated the minimum setback is 4 feet and encroachment is 2.5 feet. She stated this would allow for a 5 inch eave to meet the 2 feet requirement, taking into consideration the fire rating. Ms. Caruso clarified with Ms. Ishijima the roof elevation and that the eaves were documented in the staff report.

Ms. Caruso closed the public hearing.

ACTION: Ms. Caruso took the item under advisement until Friday, February 12 to allow time to visit the site.

ADDENDUM: On Friday, February 12th, the Zoning Administrator approved the project subject to the findings and conditions of approval located in the staff report with modifications as follows:

- 1) The requested reduced setbacks are approved. The proposed size and dimensions of the garage are approved.
- 2) The roof of the garage is required to be reduced in height to a flat roof style with walls no higher than currently proposed.

ADJOURNMENT

Ms. Caruso closed the meeting at 3:24 p.m.