



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, July 29, 2015

3:00 PM

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

CALL TO ORDER

Andrew Miner, Principal Planner, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

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File #: 2015-7427

Location: 1222 Susan Way (APN: 198-13-071)

Applicant / Owner: Qian Pietila

Proposed Project:

Variance for a 10 foot combined side yard setback where 12 feet is required. Design Review for a 433 square foot addition (406 square foot garage and 27 square foot half bathroom) to an existing 2,176 two-story single-family residence. Project will result in 2,609 square feet total and 45% FAR.

Reason for Permit: A variance is required for the combined side yard setback.

Project Planner: Jonathan Caldito, (408) 730-7452,
Jcaldito@sunnyvale.ca.gov

Issues: Combined side yard setbacks

Recommendation: Approve with conditions

Mr. Jonathan Caldito, Project Planner, presented the staff report.

Mr. Miner confirmed with Mr. Caldito that he made the Variance findings. Mr. Miner discussed with Mr. Caldito the justification of the findings.

Mr. Miner opened the public hearing.

Mr. Miner confirmed with Ms. Qian Pietila, the applicant, that she had read the staff report. Ms. Pietila stated that she had the project approved 10 years ago, but had not gone forward with it. Mr. Miner clarified with Ms. Pietila the differences between the previously approved and proposed projects.

Mr. Miner stated there had been code changes in the last 10 years and that similar projects in the area had not required a Variance. Mr. Michael Tsao, architect with Arch Design Group, offered similar projects in the area. Mr. Miner discussed with

Mr. Tsao some possible plan changes that would meet the current set-back requirements. Mr. Miner clarified with Ms. Pietila and Mr. Tsao the changes to codes and the reasons for allowing a Variance. Mr. Miner stated his hesitence to granting the Variance without further study of other recent similar projects. Mr. Miner discussed with Mr. Caldito the need for further research. Mr. Miner stated he would take the project under advisement.

Mr. Miner closed the public hearing.

ACTION: Mr. Miner took this item under advisement to Wednesday August 5, 2015 and directed staff to do some further research to see if there were any similar Variances in the area that could be used as precedent for the project approval.

Addendum: August 6, 2015

Mr. Miner reviewed staff's research and could not make Variance findings 1 and 3. Mr. Miner stated that no special circumstances were found that would prevent the applicant from meeting the setback requirements. The entryway can be reduced in width to allow the garage to be moved to meet the setback requirement. Mr. Miner also stated that no comparable project in the area within the last 10 years had failed to meet the setback requirements or required a Variance, and it appears that recent applicants have been able to meet the requirements.

ACTION: Mr. Miner denied the Variance application as he could not make the findings.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

ADJOURNMENT

Mr. Miner adjourned the meeting at 3:17 p.m.