



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, July 27, 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 p.m.

PUBLIC HEARINGS

1

File #: 2016-7385

Location: 798 West Iowa Avenue (APN: 165-04-003)

Applicant / Owner: IDA Inc. (applicant) / Aapo Kyrola and Tingting Shi (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow a 155 square foot first-floor addition to an existing one-story single-family residence, resulting in total floor area of 3,397 square feet and 34.6 percent Floor Area Ratio. The property is located in Office zoning district with Planned Development combining district (O/PD).

Reason for Permit: A Special Development Permit is required for additions within a Planned Development (PD) zoning district and can allow deviation from the minimum 10 foot rear yard setback and 25 percent rear yard encroachment standard (SMC 19.34.03).

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

Issues: Setbacks, rear yard encroachment

Recommendation: Approve with recommended Conditions of Approval.

Ms. Caruso asked Aastha Vashist, project planner, if there were any additional comments.

Ms. Vashist stated there were no additional comments or calls on the project. The proposed addition includes a new bedroom and walk-in closet. The project is unlikely to have any privacy impact with the adjacent neighbor as it will be away from any habitable area. The two neighboring properties at the rear consist of a detached garage and a duplex with a 30 foot setback.

Staff was able to make the required findings for the Special Development Permit and advised approval of the project with the Recommended Conditions of Approval.

The applicant is also proposing an interior remodel to an existing detached garage and guestroom. Staff recommended requiring a deed restriction to prevent future conversion of this structure to an accessory living unit.

Ms. Caruso stated corrections to be made in the staff report in Attachment 2 in the project data table to replace Reducible Front to North Front Yard and Front changed to West Front Yard. Condition of Approval GC-2 reference should be changed from Use Permit to Special Development Permit.

Ms. Caruso inquired whether the lot is precluded from having an accessory living unit. Ms. Vashist stated she will provide further research and inform the applicant of their options.

Ms. Caruso opened the public hearing to the applicant. John Ha, applicant, inquired further on accessory living units. Ms. Caruso stated the zoning code for the property is in an Office zoning district thus would not have the same options compared to a R0 or R1. The deed restriction will inform future owners of the restrictions. Mr. Ha stated he read the staff report and agreed with the conditions of approval.

Ms. Caruso closed the public hearing.

ACTION: Ms. Caruso approved the project with the below modifications to the staff report on July 27th:

1. Attachment 2, Project Data Table, Setback section:

Reducible Front Yard to be changed to North Front Yard and Front to West Front Yard.

2. Condition of Approval GC-2 USE EXPIRATION:

The approved Special Development Permit shall expire if the use is discontinued for a period of one year or more. [SDR][PLANNING]

2

File #: 2015-7758

Location: 1400 Kifer Road (APN: 216-27-030)

Applicant / Owner: Kier & Wright (applicant) / Westcore Kifer LLC (owner)

Proposed Project:

TENTATIVE PARCEL MAP to allow a 2-lot subdivision of an industrial property, and a **USE PERMIT** to allow a floor area ratio of 57% for Parcel 1.

Reason for Permit: A Tentative Parcel Map is required for all subdivisions that create less than five lots, and a Use Permit is required to exceed the floor area limitations in the M-S zoning district.

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

Environmental Review: Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions).

Recommendation: Approve with conditions

Momoko Ishijima, project planner, stated the subdivision project will require access easements to be recorded between the two parcels and separation of services such as water and sewer. Onsite construction will be related to the above mentioned services. Ms. Ishijima stated there were no comments and the recommendation is to approve the parcel map and Use Permit as with the recommended conditions.

Ms. Caruso had no further comments.

Joe Thompson, project civil engineer, stated the current tenant had no use for the second building, currently a data center. Allowing for a subdivision would benefit the property owner and the public as improvements made to the building and sidewalks will be implemented. Mr. Thompson stated he has read the staff report and had no additional comments.

Ms. Caruso closed the public hearing.

ACTION: Ms. Caruso approved the project subject to the findings and conditions of approval located in the staff report.

ADJOURNMENT

Ms. Caruso adjourned the meeting at 3:18 p.m.