AGENDA
ZONING ADMINISTRATOR HEARING
Wednesday, February 13, 2013

A public hearing will be held by the Administrative Hearing Officer at City Hall, 456 West Olive Avenue, Sunnyvale, CA for the purpose of considering the following applications:

2:00 PM – West Conference Room

CALL TO ORDER

1. **FILE #:** **2012-7752**
   Location: 379 Orchard Ave. (APN: 204-31-005)
   Proposed Project: **Use Permit** to legalize an existing unpermitted accessory structure (detached habitable space) exceeding 450 square feet in area;
   Variance to allow an existing unpermitted 500 square foot accessory structure within the required side and rear setbacks and exceeding 25% encroachment into the required rear yard;
   Design Review for an existing unpermitted 136 square foot rear addition (sunroom).
   Applicant / Owner: Ronald K & Hong Cheung
   Environmental Review: Categorically Exempt Class 1
   Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@ci.sunnvyale.ca.us

2. **FILE #:** **2012-7274**
   Location: 346 S. Pastoria Ave. (APN: 165-12-008)
   Proposed Project: **Use Permit** to allow total accessory structures to exceed 450 square feet;
   Design Review for a first and second-story addition and carport resulting in a 2,569 square foot single-family home and 43% Floor Area Ratio (FAR).
   Applicant / Owner: Ulrich Bonne
   Environmental Review: Categorically Exempt Class 1
   Staff Contact: Noren Caliva-Lepe, (408) 730-7637, ncaliva-lepe@sunnvyale.ca.gov

3. **FILE #:** **2012-7987**
   Location: 1650 Blackhawk Dr. (APN: 309-43-013)
   Proposed Project: **Special Development Permit** to allow a new second story addition on an existing single story duplex for a total floor area of 3,243 square feet and a Floor Area Ratio of 55%.
   Applicant / Owner: Winnie Steele / Stella Hung
   Environmental Review: Categorically Exempt Class 1
   Staff Contact: Elise Lieberman, 408-730-7443, elieberman@sunnyvle.ca.gov

Notice to the Public:

Agenda information is available by calling Debbie Gorman, Administrative Aide at (408) 730-7440. Agendas and associated reports are also available on the City's web site at http://www.sunnyvale.ca.gov, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda

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. (29 CFR 35.104 ADA Title II)

ADMINISTRATIVE HEARING SCHEDULED PUBLIC HEARING DATES FOR 2013

January 16, 2013	April 10, 2013	July 10, 2013	October 16, 2013
January 30, 2013	April 24, 2013	July 24, 2013	October 30, 2013
February 13, 2013	May 15, 2013	August 14, 2013	November 13, 2013
February 27, 2013	May 29, 2013	August 28, 2013	November 27, 2013
March 13, 2013	June 12, 2013	September 11, 2013	December 16, 2013
March 27, 2013	June 26, 2013	September 25, 2013	December 30, 2013

*Tentative