



## CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES  
Wednesday, January 30, 2008

**2007-1287** – Application for a Special Development Permit to allow an 8’ 10” tall accessory utility building (arbor) with a 0’ rear yard setback at a single-family residence. The property is located at **514 Cottage Grove Terrace** (near Yukon Dr.) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 323-47-020) NC

In attendance: Brian Chew, Applicant; Gerri Caruso, Administrative Hearing Officer; Noren Caliva, Project Planner; Luis Uribe, Staff Office Assistant.

**Ms. Gerri Caruso**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

**Noren Caliva**, Project Planner, stated that the project originated as a Neighborhood Preservation complaint, in which a new 48 square foot accessory utility building (arbor) was under construction without appropriate permits. The arbor is 7’-4” tall and was built within a 1’-6” tall planting bed, resulting in a total height of 9’. The arbor is located against the rear property line, adjacent to an existing 10’-11” tall concrete wall. The subject property is located within a PD (Planned Development). A Special Development Permit is required as the arbor is located at a zero lot line.

**Ms. Caruso opened the public hearing.**

**Brian Chew**, Applicant, received and reviewed a copy of the staff report. Mr. Chew had no questions or comments at the time.

**Ms. Caruso closed the public hearing.**

**Ms. Caruso approved the application subject to the Findings and Conditions of Approval located in the staff report.**

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

The meeting was adjourned at 2:12 p.m.

Minutes approved by:

**Gerri Caruso**

Principal Planner