



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, February 27, 2008

2008-0009: Application for a Variance from Sunnyvale Municipal Code section 19.46.060 to allow one covered parking space, where two covered parking spaces are required to allow an addition resulting in a home exceeding 1,800 square feet. The property is located at **275 West Arbor Avenue** (near Pine Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 204-28-033) NC

In attendance: Charlette Helander, 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 includes a 252 square foot addition to an existing bedroom to add a bathroom and a walk-in closet. The addition would result in a 2,015 square foot home, with three bedrooms and two bathrooms. The existing home contains a one-car garage and two uncovered parking space on the driveway, for a total of three parking spaces.

Sunnyvale Municipal Code (SMC) section 19.46.060 (4) requires that additions to homes that exceed 1,800 square feet of gross floor area, or have four or more bedrooms, must provide two covered parking spaces. The proposed addition triggers this requirement; therefore, the applicant requests a Variance from this requirement.

Ms. Caliva noted a correction on the table located on page 5 of 10 in the report. On 265 W. Arbor Avenue an addition was approved prior to the code requirement in 2003 which brings the gross floor area to a little over 1900 square feet.

Ms. Caruso opened the public hearing.

Charlette Helander, Applicant, received and reviewed a copy of the staff report. Ms. Caruso clarified that the applicant would be adding garage space by pushing the garage into the house. Ms. Helander stated that she would make her third bedroom extend into her back yard just as her neighbor had done previously. She also stated that in order for her to achieve an additional covered parking space, she would lose the dining area, a closet and a front window. She also stated that her neighborhood consists of one car garages and if she was to convert hers into a two car garage it would be out of character with the neighborhood. Ms. Helander explained in detail why other options are not financially feasible for her at this time. She also stated that she is willing to reduce the size of the third bedroom to reduce staffs concern about more residents.

Ms. Caruso stated that in order to widen the drive-way some root cutting might have to take place, an arborist would have to determine what can be done. Ms. Helander stated that she would, most likely, repair the entire drive-way. Ms. Caruso stated that based on the preliminary estimates this may be able to be completed without an additional variance. Ms. Caliva stated that the curb cut would have to be modified.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the Findings and Conditions of Approval located in the staff report with added conditions. That the drive-way width be widened to accommodate three cars and that it be designed in a coordinated concrete pattern. That the drive-way apron in the public right-a-way be designed to a two car driveway apron. That the city's arborist be consulted for treatment of the street tree in conducting these improvements. That the existing three foot picket fence can be modified or removed at the discretion of the applicant.

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 3:13 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner