



**MINUTES**  
**SUNNYVALE ADMINISTRATIVE HEARING**  
**Wednesday, August 27, 2008**

**2008-0802** – Application for a Variance from Sunnyvale Municipal Code section 19.46.060 to allow interior modifications to the floor plan of an existing home which would result in less than the required 2 covered parking spaces. The property is located at **1291 Brookings Lane** (near Belleville Wy.) in an R-1 (Low Density Residential) Zoning District. (APN: 320-29-050) RK

In Attendance: Leilani Honma, applicant; Lusako Honma, resident

Staff Present: Andy Miner, Administrative Hearing Officer; Mariya Hodge, Assistant Planner; Ryan Kuchenig, Associate Planner; Joey Mariano, Staff Office Assistant.

**Andy Miner**, Principal Planner, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

**Mr. Kuchenig**, presented the staff report.

**Leilani Honma**, property owner, noted that she is present with her mother, Lusako Honma, who is the reason why they are asking for a Variance as she is disabled and is in need of a private ADA (Americans with Disabilities Act) approved bathroom adjacent to her bedroom. She noted that Mr. Kuchenig has recommended that they have their existing hallway bathroom converted. She noted that due to her mother's medical conditions, need for convenience, need for privacy when there are house guests, and for the safety for her young children, a private attached ADA accessible bathroom is in need. Ms. Honma handed out a sheet that lists the reasons for asking for a private ADA accessible bathroom. She then noted that Lusako Honma currently has to climb up and down the stairs to use the bathroom and shower, and further stated that she has to put on a nightgown when there are guests or has to wait for them to leave in order to access the upstairs' bathroom. She also noted that if she has her own bathroom, the need for secondary help will be minimized as she has two children and one more on the way. She further noted that with a private bath, all their concerns will be met and their lifestyle will be a little easier.

**Ms. Honma** further noted that she is aware of losing a covered parking space as the proposed design sets into the garage; but they can accommodate 4-5 parking spaces without using street parking with their current driveway. She noted that their neighbors are in support of their design as she handed a petition to the hearing officer. She noted that there are neighbors that use their garage for storage and park their vehicles on the street. She further noted that her husband has been talking to Ryan Kuchenig and that they are aware of his recommendation of putting child-safety locks; however, her mother cannot use the child safety locks herself due to her weakened hand strength from her disability. She further noted that an ADA compliant bathroom is an upgrade to the value of the home.

**Mr. Miner** asked staff if they could use the space on the side or in front of the home instead of setting the bathroom into the garage area. Mr. Kuchenig noted that it would encroach into the side yard setback with this current design. He then asked the applicant if they have looked at the possibility of expanding to the front. Ms. Honma noted that Mr. Kuchenig has not suggested that possibility.

Ms. Honma then stated that she is aware of an approved garage conversion as their proposal. Staff recommended putting this item under advisement to review that project.

Mr. Miner asked staff if the home with the same design is permitted. Mr. Kuchenig stated that he does not know if it is conforming or not. Ms. Honma noted that the bathroom was the original design of the house.

**Mr. Miner closed the public hearing.**

**ACTION: The Administrative Hearing Officer took the application under advisement until tomorrow, Thursday, August 28, 2008. On that day the Administrative Hearing Officer denied the application due to the inability to make the findings.**

**APPEAL OPTIONS: May be appealed to the Planning Commission by Friday, September 12, 2008**

Minutes approved by:

**Andrew Miner**

Principal Planner