



ADMINISTRATIVE HEARING

ACTION SUMMARY

Wednesday, March 31, 2008

A public hearing was held by the Administrative Hearing Officer at 2:00 p.m. in the West Conference Room, City Hall, 456 W. Olive Avenue, Sunnyvale, CA for the purpose of considering the following applications:

2008-0102 – Russell W. Thompson [Applicant] **Thompson Russell W ad Tiffany** [Owner]: Application for a **Special Development Permit** to allow converting an existing duplex into two condominiums. The property is located at **866 East Evelyn Avenue** (near S. Wolfe Rd.) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 213-03-002) SB

ACTION: Approved with modified conditions regarding utilities.

APPEAL OPTIONS: May be appealed to the Planning Commission by Tuesday, April 15, 2008.

2008-0110 – Application for a Use Permit to allow a 9' 6" fence in the front yard. The property is located at **911 E. Homestead Road** (at Nightingale Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 313-38-033) SB

ACTION: Approved with a modified condition adding clarifying language on landscaping condition 4.B.

APPEAL OPTIONS: May be appealed to the Planning Commission by Tuesday, April 15, 2008.

2008-0131: Application for a Variance to allow a 25' tall accessory utility building (free-standing aerial rope apparatus) in the rear yard of a single-family residence. The property is located at **1110 Breezewood Ct.** (at Palamos Avenue) in an R-0 (Low Density Residential) Zoning District. (APN: 104-26-024) RZ

ACTION: Denied due to the inability to make the findings.

APPEAL OPTIONS: May be appealed to the Planning Commission by Tuesday, April 15, 2008.

2008-0183: Application for related proposals located at **795 Nisqually Drive** (near Lewiston Drive) in an R-1 (Low Density Residential) Zoning District. (APN: 323-23-006) NC;

- **Use Permit** to allow two accessory utility buildings to be located between the face of the house and public street;
- **Variance** to allow a side yard setback of 1' and 2' 6" where a 6' minimum is required.

ACTION: Denied due to the inability to make the findings.

APPEAL OPTIONS: May be appealed to the Planning Commission by Tuesday, April 15, 2008.

2008-0194 – Arnold Gandeza [Applicant] **Maple Leaf Invs Ii LLC.** [Owner]: Application for a Special Development Permit to utilize an existing tenant space for a banquet hall, including live entertainment. The property is located at **907 E. Duane Ave.** (near San Rafael Street) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District.(APN: 205-12-003) RZ

ACTION: Approved with modified conditions; that no alcohol sales or consumption may take place on the premises; that a maximum occupancy sign be visible showing a maximum occupancy of fifty people; and the hours of operation will remain the same.

APPEAL OPTIONS: May be appealed to the Planning Commission by Tuesday, April 15, 2008.