



ADMINISTRATIVE HEARING

ACTION SUMMARY
Wednesday, July 16, 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:

1. **2008-0598 – Cocotero Parties** [Applicant] **Raymond Tikvica Et Al** [Owner]: Application for a Special Development Permit to allow a children's party room in an existing retail center. The property is located at **1039 Sunnyvale-Saratoga Road** (near W. Remington Dr.) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 205702-04-005) SL

ACTION: Approved subject to the Findings and Conditions of Approval located in the staff report and removal of condition 1.A. regarding the Special Development Permit.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, July 31, 2008.

2. **2008-0623** - Application for a Use Permit to allow an approximately 10' high wall along the rear property line of two existing residences (adjacent to Fremont Avenue). The properties are located at **1258 and 1259 Albion Lane** (at US Hwy 85) in an R-0 (Low Density Residential) Zoning District. (APNs: 320-28-038, 320-28-039) MH

ACTION: The Administrative Hearing Officer took the application under advisement until Friday, July 18, 2008. On that day the item was continued indefinitely due to a modification requested by the applicants.

APPEAL OPTIONS: None

3. **2008-0630 - Art Institute of California** [Applicant] **William Miller Trustee & Et Al** [Owners]: Application for a Use Permit at an existing college to allow a "dining lab" open to the public. The property is located at **1120 Kifer Road** (near Lawrence Expressway) in an M-S (Industrial & Service) Zoning District. (APN: 205-50-004) SL

ACTION: Approved subject to the Findings and Conditions of Approval located in the staff report.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, July 31, 2008.

4. **2008-0638** - Application for a Use Permit to allow an approximately 200 square foot accessory utility structure attached to an existing detached garage for a total of approximately 640 square feet. The property is located at **399 Lastreto Avenue** (at E. Taylor Ave.) in an R-2 (Low Medium Density Residential) Zoning District. (APN: 204-40-013) RZ

ACTION: Approved subject to the Findings and Conditions of Approval located in the staff report.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, July 31, 2008.

5. **2008-0451 - Sunnyvale Car Spa Inc.** [Applicant/Owner]: Application for a Variance from Sunnyvale Municipal Code section 19.38.070 to allow less than 20% landscaping of the net lot area for an existing car wash and gas station. The property is located at **1097 E. Duane Ave.** (near Lawrence Expressway) in an M-S (Industrial & Service) Zoning District. (APN: 205-23-002) RZ

ACTION: This item was taken under advisement until Friday, July 18, 2008. On that day, the Administrative Hearing Officer denied the application due to the inability to make the required findings.

APPEAL OPTIONS: May be appealed to the Planning Commission by Monday, August 4, 2008.