



ADMINISTRATIVE HEARING

ACTION SUMMARY

Wednesday, December 10, 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. **2008-1170:** Application for a Use Permit to allow an approximately 600 square foot accessory utility building (workshop and storage) in the rear yard of a single-family home. The property is located at **798 Georgia Avenue** (near Glendale Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 204-17-013) NC

ACTION: Approved subject to the findings and conditions of approval located in the staff report with changes to condition E regarding a deed restriction if the structure is converted into habitable space and condition G regarding gas/electric heating or air conditioning may not be installed.

APPEAL OPTIONS: May be appealed to the Planning Commission by Friday, December 26, 2008.

2. **2008-1145:** Application for related proposals located at **450 E. Washington Avenue** (near S. Bayview Avenue) in an R-2 (Low-Medium Density Residential) Zoning District. (APN: 209-04-021) NC;
 - **Use Permit** to allow an approximately 537 square foot accessory utility building (garage and storage) in the rear yard;
 - **Variance** to allow a side yard setback of 1' 10" where a 4' minimum is required, rear yard setback of 1' 10" where 10' minimum is required, and rear yard encroachment of 38% where 25% maximum is required.

ACTION: Approved subject to the findings and conditions of approval located in the staff report with minor changes to condition I to say "upon final inspection".

APPEAL OPTIONS: May be appealed to the Planning Commission by Friday, December 26, 2008.