



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, January 14, 2009

2008-1239 – Application for related proposals located at **1330 Los Arboles Avenue** (near W Fremont Ave) in an R-1 (Low Density Residential) Zoning District. (APN: 323-09-057) RK;

- **Use Permit** to allow the construction of an approximately 480 square foot detached garage in the rear yard;
- **Variance** from Sunnyvale Municipal Code (S.M.C.) section 19.34.030 to allow a 5' rear yard setback where 10' is required and from S.M.C. section 19.46.130 to allow a 9'9" wide one-way driveway where 10' is required.

In attendance: Lifeng Su, Applicant; Gerri Caruso, Administrative Hearing Officer; Ryan Kuchenig, 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.

Ryan Kuchenig, Project Planner, stated that the proposal is for a 400 s.f. detached garage located in the rear yard which meets the required rear yard setback of 10' and allowable 25% encroachment (13%). The Variance request is for the reduced drive aisle width. Along the north side of the existing home, a fireplace projects to 9'9" from the side property line. Mr. Kuchenig clarified that the set-back to the rear has been increased to meet zoning standards. Ms. Caruso had a question regarding a condition of approval which staff clarified.

Ms. Caruso opened the public hearing.

Lifeng Su, Applicant, received and reviewed a copy of the staff report. Ms. Su stated that she purchased the property in 1984 and that it did not have a garage. She also stated that she has no objections to adding reflective tape along the projecting portions of the home.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the findings and conditions of approval located in the staff report.

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 3:07 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner