



ADMINISTRATIVE HEARING

ACTION SUMMARY Wednesday, January 27, 2010

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:

location	590 Old San Francisco Road (APN: 211-01-023)
file number/ proposed project	2009-0896: Special Development Permit to demolish an existing 3,150 square foot restaurant building and construct a new 7,200 square foot retail building and shopping center.
applicant/owner	William Jacobson / Old San Francisco Rd LLC
environmental review	A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines
project planner	Ryan Kuchenig, 408-730-7431, rkuchenig@ci.sunnyvale.ca.us

ACTION: Approved subject to the findings and conditions of approval located in the staff report with a modification to condition 6.D regarding the preservation of two existing trees and added condition 4.D. regarding the hours of operation.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, February 11, 2010.

location	1651 Belleville Way (APN: 320-01-002)
file number/ proposed project	2009-0898: Special Development Permit to add 16 bedrooms to an existing 170-unit apartment complex.
applicant/owner	Brookside Oaks Apartments / The Oakbrook Company
environmental review	A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines
project planner	Noren Caliva, 408-730-7637, ncaliva@ci.sunnyvale.ca.us

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, February 11, 2010.

location	677 Torrington Drive (APN: 202-09-012)
file number/ proposed project	2009-0927: Use Permit to allow a 110 square-foot, 9'3" tall shed in the front yard.
environmental review	A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines
project planner	Mariya Hodge, 408-730-7659, mhodge@ci.sunnyvale.ca.us.

ACTION: Approved subject to the findings and the conditions of approval located in the staff report and added condition 5 that the work be completed by June 1, 2010.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, February 11, 2010.

location	477 E. Evelyn Avenue (APN: 209-04-054)
file number/ proposed project	2009-0940: Use Permit to allow expansion of an existing physical therapy office into the adjacent tenant space in an existing office building.
applicant/owner	Breakthrough Physical Therapy / Evelyn Ave Assocs LLC
environmental review	A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines
project planner	Mariya Hodge, 408-730-7659, mhodge@ci.sunnyvale.ca.us.

ACTION: Approved subject to the findings and revised conditions of approval located with the minutes of this item.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, February 11, 2010.

location	1183 W El Camino Real (APN: 161-23-003)
file number/ proposed project	2009-0345: Special Development Permit to allow a nightclub with entertainment, including karaoke, with full liquor service.
applicant/owner	Virginia Joe/Henry Nigro Et Al
environmental review	A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines
project planner	Noren Caliva, 408-730-7637, ncaliva@ci.sunnyvale.ca.us

ACTION: Approved subject to the findings and conditions of approval located in the staff report adding condition 3.F. requiring that the business provide an employee manual to employees.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, February 11, 2010.