



**CITY OF SUNNYVALE  
ZONING ADMINISTRATOR HEARING**

**MINUTES  
Wednesday, August 10, 2011**

**2011-7421: Peninsula Communities [Applicant] Karen Streets Et Al [Owner]** Application for a Special Development Permit for two new two-story single family homes (facing Flora Vista Ave.) totaling approximately 2,254 and 2129 square feet (39% & 40% F.A.R.). The project also includes improvements to an existing duplex at 408 Flora Vista Ave. (Phase II of the approved Special Development Permit and Rezone Permit 2007-0463) located at **408 & 420 Flora Vista & 421 S. Bayview Avenue**. (APN: 209-24-014, 209-24-015, 209-24-016)RK

In attendance: Michael Kirkish, Owner; Ron Dick, Contractor; John Wozniack, Neighbor; Gerri Caruso, Zoning Administrator; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

**Ms. Gerri Caruso**, Zoning Administrator, 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 conditions BP-15 and BP-16 will be removed due to repetition.

**Ms. Caruso opened the public hearing.**

**Michael Kirkish**, Applicant, received and reviewed a copy of the staff report. Mr. Kirkish had no questions or comments and does not object to the conditions of approval.

**John Wozniack**, Neighbor, had some questions and concerns regarding the rear window facing into his property, creating a lack of privacy. Mr. Kuchenig stated that the conditions address side windows but not the rear window.

**Ron Dick**, Contractor, stated that it is not uncommon to have a rear window on a second story home. He also mentioned that they intend to start construction as soon as possible.

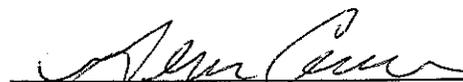
**Ms. Caruso closed the public hearing.**

**Ms. Caruso approved the application subject to the findings and conditions of approval located in the staff report adding a condition that the applicant explore with staff if there are options to addressing privacy of the adjacent neighbor. The applicant is not required to relocate window if an acceptable option is not available taking interior floor plan and exterior aesthetics into consideration.**

**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 2:14 p.m.

Minutes approved by:

  
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Gerri Caruso, Principal Planner