



# CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES  
Wednesday, August 24, 2011

**FILE #:** 2011-7485  
**Location:** **843 Trenton Dr.** (APN: 202-22-046)  
**Proposed Project:** Design Review and Variance for a 67 square foot single story front addition to an existing single story Eichler residence for a total of 2,323 square feet and 25% Floor Area Ratio.  
**Environmental Review:** Categorically Exempt Class 1  
**Staff Contact:** Steve Lynch, 408-730-2723, slynch@ci.sunnyvale.ca.us

In attendance: Glenn Hendricks, Applicant; Andrew Miner, Zoning Administrator; Steve Lynch, Project Planner; Luis Uribe, Staff Office Assistant.

**Mr. Andrew Miner**, Zoning Administrator, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

**Mr. Miner** announced the subject application.

**Steve Lynch**, Project Planner, presented the item. Staff received additional information from a concerned neighbor who felt that allowing a front yard setback would set a precedent and is concerned that this will take away from the design of the neighborhood.

**Mr. Miner** opened the public hearing.

**Glenn Hendricks**, Applicant, received and reviewed a copy of the staff report. The applicant stated that he is trying to keep as much of the Eichler design as possible. The only difference in design from the neighborhood is that the property will be closer to the street. Mr. Miner stated a concern that the addition will cause the home to be the closest to the street in the neighborhood. He also stated that it's important to keep the design as close to the Eichler design as possible as to not call more attention to the property.

**Mr. Miner** closed the public hearing.

**Mr. Miner** found the project meets the Eichler Design Guidelines and Findings for a variance and approved the application subject to the findings and conditions of approval located in the staff report.

**Mr. Miner** 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 2:15 p.m.

Minutes approved by:

A handwritten signature in black ink, appearing to read 'Andrew Miner', written over a horizontal line.

Andrew Miner, Principal Planner