



ZONING ADMINISTRATOR HEARING

ACTION SUMMARY Wednesday, May 25, 2011

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:

FILE #: 2010-7702
Location: 451 E. Washington Ave. (APN: 209-04-030)
Proposed Project: Special Development Permit to allow construction of a new single-family home.
Applicant / Owner: Brigido and Sylvia Figueroa
Environmental Review: Categorically Exempt Class 1
Staff Contact: 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, June 9, 2011.

FILE #: 2011-7209
Location: 927 E. Duane Ave. (APN: 205-12-003)
Proposed Project: Special Development Permit to allow the continuation of an existing restaurant with live entertainment and extended closing hours until 2:00am
Applicant / Owner: La Ronda Restaurant / Joseph Kovalik Trustee & et al
Environmental Review: Categorically Exempt Class 1
Staff Contact: Steve Lynch, 408-730-2723, slynch@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, June 9, 2011.

FILE #: 2011-7240
Location: 319 Bishop Ave. (APN: 209-31-062)
Proposed Project: Variance to allow a one car garage where two covered spaces is required for a single family home.
Environmental Review: Categorically Exempt Class 5
Staff Contact: Shaunn Mendrin, 408-730-7429, smendrin@ci.sunnyvale.ca.us

ACTION: Taken under advisement until Thursday, May 26, 2011. On that day the Zoning Administrator reviewed the information provided by the applicant at the hearing and revisited the project site. Based on an analysis of all available information, the project was denied.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, June 10, 2011.

FILE #: 2011-7241
Location: 447 De Guigne Dr. (APN: 205-26-019)
Proposed Project: Use Permit to allow an institution of higher learning within a multi-tenant industrial building.
Applicant / Owner: Frank Liu / Christian Leadership Institute
Environmental Review: Categorically Exempt Class 1
Staff Contact: 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, June 9, 2011.