



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES

Wednesday, March 28, 2012

FILE #: 2012-7118
Location: 1323 Sunnyvale-Saratoga Rd. (APN: 323-10-015)
Proposed Project: Special Development Permit for a one and two story addition of approximately 1,866 square feet to an existing one-story home resulting in approximately square feet on a commercial property.
Environmental Review: Categorically Exempt Class 1
Staff Contact: Ryan Kuchenig, 408-730-7431, rkuchenig@ci.sunnyvale.ca.us

In attendance: Jonathan, Applicant; Andrew Miner, Zoning Administrator; Ryan Kuchenig, 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.

Ryan Kuchenig, Project Planner, presented the item. Mr. Kuchenig had no additional comments and gave some background information. Mr. Kuchenig stated that the traffic impact fees have already been submitted. Mr. Miner asked about the wood on the property and staff stated that was part of the prior permit. Mr. Miner asked about the accessory buildings and wanted to know if they were removed. Mr. Kuchenig stated that they are to be removed.

Mr. Miner opened the public hearing.

Jonathan Miller, Applicant, received and reviewed a copy of the staff report. Mr. Miner asked about the accessory buildings and the applicant stated that there was an office there and that there are no doors facing the north side of the building. The applicant stated that there is no fencing and everything is on one lot. Mr. Miner mentioned to the applicant that he is going to require 70 green points. Mr. Miller was in agreement with the added condition.

Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the findings and conditions of approval located in the staff report including a revision to condition BP-7, removing "If determined to be" and condition BP-5.A, changing the Transportation Impact Fee to reflect accurately.

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 2:07 p.m.

Minutes approved by:

Andrew Miner, Principal Planner