



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES

Wednesday, September 26, 2012

FILE #: 2012-7618
Location: 737 E. Homestead Rd. (APN: 309-46-059)
Proposed Project: Special Development Permit to allow one covered parking space where two are required for a 350 square foot addition to the rear of an existing 1,448 square foot home resulting in 4 bedrooms.
Environmental Review: Categorically Exempt Class 1
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@ci.sunnyvale.ca.us

In attendance: Sanjay Gajare, Applicant; Andrew Miner, Zoning Administrator; Mariya Hodge, Project Planner;

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.

Mariya Hodge, Project Planner, presented the item. Staff noted that there are some items on the site plan which vary from the actual physical layout. Along the west side property line between this home and the adjacent home to the west, there is some landscaping shown on the site plan on the property line. In fact, the landscaping is directly adjacent to the wall of the home to the west, and the area between the landscaping and the subject home is paved. There is a 4' easement on the property. Mr. Miner asked if the easement was recorded and Ms. Hodge stated that it is on the parcel map so she concludes that it was recorded. There is a 4' maintenance easement for parcel 3 which is the applicant's property. Mr. Miner stated that the Building Division mentioned that a building cannot be built on the easement. Change condition AT-1 regarding parking.

Mr. Miner opened the public hearing.

Sanjay Gajare, Applicant, received and reviewed a copy of the staff report. Mr. Gajare stated that Mariya has been great throughout the entire process and feels that she did a great job on the report and feels that she really captured everything. He also mentioned that he does not feel that parking will be affected with the addition and mentioned that there are new four bedroom homes being built which is how many rooms he will have after construction. The applicant stated that anytime the neighbor needs to use the easement they ask and there have been no issues. Mr. Miner asked if he would be okay if they add wording to condition AT-1 stated that the easement is available for parking. The applicant was okay with the changes. Ms. Hodge stated that it would be easier to amend the condition as opposed to adding a new condition entirely.

Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the findings and conditions of approval located in the staff report with changes to condition AT-1 regarding parking.

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 2:11 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