



ZONING ADMINISTRATOR HEARING

ACTION SUMMARY
Wednesday, February 27, 2013

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:

1. **FILE #:** 2012-7682
Location: 740 Borregas Ave. (APN: 204-05-020)
Proposed Project: Variance to allow a 400 square foot rear addition which results in greater than 25% encroachment into the required rear yard; and, Variance to allow no covered parking for a home exceeding 1,800 square feet in floor area.
Applicant / Owner: Yi Wu and Jianyuan Liu
Environmental Review: Categorically Exempt Class 1
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@sunnyvale.ca.gov

ACTION: Approved Variance for rear yard encroachment subject to the findings and conditions of approval located in the staff report with modifications to the conditions. Modified conditions include: an interior opening from the original garage to the home will be added, the detached accessory structure will be converted to a two vehicle garage, bathroom facility located in the detached accessory structure may be retained with modifications, and alternatives to meet City standards for driveways. Took no action on the Variance for parking as applicant withdrew that request at the hearing.

APPEAL OPTIONS: This item may be appealed to the Planning Commission by Thursday, March 14, 2013.

2. **FILE #:** 2012-7944
Location: 1261 Birchwood Dr. (APN: 104-29-002)
Proposed Project: Use Permit to allow a new dog daycare facility with overnight boarding
Applicant / Owner: Shak Properties / Donald and Geraldine Nelson
Environmental Review: Categorically Exempt Class 3
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@sunnyvale.ca.gov

ACTION: Approved subject to the findings and conditions of approval located in the staff report with added conditions requiring separate approval for onsite classes and allowing the applicant to request an increase to the maximum number of dogs allowed after 90 days of occupancy.

APPEAL OPTIONS: This item may be appealed to the Planning Commission by Thursday, March 14, 2013.

3. **FILE #:** 2013-7017
Location: 300 W Iowa Ave. (APN: 209-28-095)
Proposed Project: Special Development Permit for an office use in an existing 11,646 square foot single tenant building on the ground level and mezzanine
Applicant / Owner: Marianne Hill / G Fred Hill Trustee & et al
Environmental Review: Categorically Exempt Class 1
Staff Contact: Elise Lieberman, (408) 730-7443, elieberman@sunnyvale.ca.gov

ACTION: Approved subject to the findings and conditions of approval located in the staff report.

APPEAL OPTIONS: This item may be appealed to the Planning Commission by Thursday, March 14, 2013.