



ZONING ADMINISTRATOR HEARING

ACTION SUMMARY Wednesday, July 24, 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:

FILE #: 2013-7513
Location: 285 N. Wolfe Rd. (APN: 205-32-008)
Proposed Project: Use Permit to allow converting an existing vacant industrial building into a Zen center with onsite residential units for clergy and a medical clinic.
Applicant / Owner: Ching Hui J Ying / Chung Tai International Chan Buddhist
Environmental Review: Categorically Exempt Class 1
Staff Contact: David Hogan, (408) 730-7659, dhogan@sunnyvale.ca.gov
NOTE: This item has been continued to the August 28, 2013 hearing.

ACTION: The Zoning Administrator continued this item to the August 28, 2013 hearing.

FILE #: 2013-7517
Location: 1678 S. Wolfe Rd. (APN: 313-38-041)
Proposed Project: Use Permit to allow a 7-foot 6-inch high fence in the front yard for a house along Wolfe Road.
Applicant / Owner: Dan Scheiman / Donald Scheiman Trustee
Environmental Review: Categorically Exempt Class 3
Staff Contact: Tim Maier, (408) 730-7257, tmaier@sunnyvale.ca.gov

ACTION: This Item was taken under advisement until Monday, July 29, 2013 to determine a final height and materials for the fence.

APPEAL OPTIONS: This item may be appealed to the Planning Commission by Tuesday, August 13, 2013, once a decision is determined on July 29, 2013.

FILE #: **2013-7520**
Location: **724 N. Mathilda Ave.** (APN: 204-01-010)
Proposed Project: Use Permit to allow the sale of beer and wine at an existing gas station.
Applicant / Owner: David J Elliott & Associates / De Anza Family Limited Partnership
Environmental Review: Categorically Exempt Class 1
Staff Contact: Ryan Kuchenig, (408) 730-7431, rkuchenig@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, August 8, 2013.

FILE #: **2013-7526**
Location: **227 Jackson Ave.** (APN: 204-44-006)
Proposed Project: Use Permit to allow an accessory structure (garage) approximately 570 square feet.
Variance to allow construction of a new garage with a 3 foot rear yard setback.
Applicant / Owner: Kieran Boughan / Ronan Campbell
Environmental Review: Categorically Exempt Class 1
Staff Contact: Tim Maier, (408)730-7257, tmaier@sunnyvale.ca.gov

ACTION: Approved the Variance to allow construction of a new garage with a 3 foot rear yard setback, including a rear yard setback coverage of 32.3%, and the Use Permit to allow an accessory structure (garage) approximately 570 square feet with an additional Condition of Approval; GC-4: Garage is not to be used as habitable space.

APPEAL OPTIONS: This item may be appealed to the Planning Commission by Thursday, August 8, 2013.

FILE #: **2012-7136**
Location: **1251 Sandia Ave.** (APN: 104-18-062)
Proposed Project: Use Permit to allow a new 2,835 square foot modular building on an existing church site.
Applicant / Owner: Joel Nario, Valley Faith Trustee / Methodist Church Santa Clara County Ch Ext Soc Of
Environmental Review: Categorically Exempt Class 1
Staff Contact: Elise Lieberman, (408) 730-7443, elieberman@sunnyvale.ca.gov

ACTION: This Item was taken under advisement until Thursday, August 1, 2013 to determine the following issues; Location to the trash enclosure and request City Arborist approval of the existing tree's future health with proposed design.

APPEAL OPTIONS: This item may be appealed to the Planning Commission by Friday, August 16, 2013 once a decision is determined on August 1, 2013