



# CITY OF SUNNYVALE REPORT ADMINISTRATIVE HEARING

October 14, 2009

**File Number:** 2009-0634

**Permit Type:** Use Permit

**Location:** 455 E. Maude Avenue (near Morse Ave.) (204-14-040)

**Applicant/Owner:** El Monte Hored Church

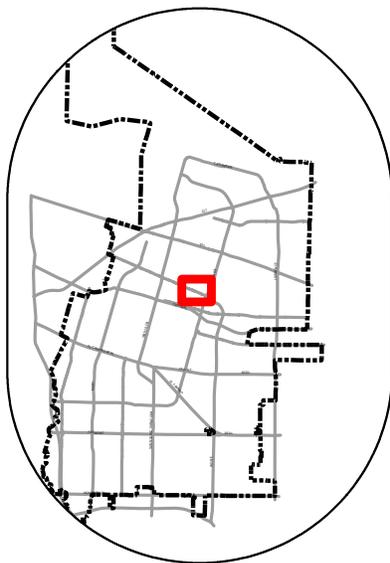
**Staff Contact:** Ryan M. Kuchenig, Associate Planner, (408) 730-7431

**Project Description:** To allow a 1,380 square foot addition and additional site improvements at El Monte Hored Church.

**Reason for Permit:** A Use Permit is required for expansion of the existing church

**Issues:** Parking, Site Layout, Architecture

**Recommendation:** Approve with Conditions



500  
Feet

**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Residential Medium Density	Same
Zoning District:	PF	Same
Total Sq. Ft. on Site:	9,620	11,000
Parking:	64	96
Landscaping:	15,885	16,725

**Previous Planning Projects related to Subject Application:** Most recent applications relate to signs and temporary events. The second story for the church was built in the mid 1970s. A larger church had been approved at the site in 1982 but was never built.

**Neighborhood Preservation Complaints:** No outstanding complaints are active for the property. There have been previous enforcement actions for noise and temporary signage without permits over the past several years.

**Project Description:** The proposed project is to increase the capacity of the sanctuary area of the church (El Monte Hored Church). Additional site improvements are also proposed including increased parking spaces and modifications to the circulation of the vehicular drive aisles. Landscaping for the site will also be reconfigured.

**Hours of Operation:** The church offers a variety of services seven days of week between the hours of 8am and 9pm. The applicant submitted the following description of classes and office hours:

Sunday School & Worship Service: 9:00am – 1:00pm

Sunday Evening Service: 6:00pm – 9:00pm

Tuesday Service includes Children’s Ministry Programs: 7:00pm – 9:00pm

Friday Youth Service: 7:00pm – 9:00 pm

Saturday Citizenship Classes: 8:00am – 3:00pm

Saturday Evening Drug & Alcohol Abuse Counseling: 7:00pm – 8:30pm

**Expected Students / Customers:** Children and adults of all ages are expected to attend the church

**Site Layout:** The property is a corner lot with three driveway entrances. Two entrance/exists are located on the Maude Avenue frontage towards the southeast corner of the lot, while one entrance driveway is located along Morse

Avenue at the northwest corner. The building is positioned towards the north end of the lot while allowing one-way vehicular circulation around the building. The site layout modifications include a building addition at the east side of the building and additional parking area in front of the building and along the Morse Avenue frontage. The large open lawn area positioned at the corner of the site is proposed to be reduced and reconfigured to allow additional parking area in front of the building and closer to Morse Avenue.

A new trash enclosure is proposed at the northeast corner of the site. An elevation has not been provided; however the provided plans note masonry construction. Condition of Approval #7a requires a design, including landscaping, to be submitted prior to approval of a building permit.

**Stormwater Management:** This project does not require compliance with the new Stormwater Management requirements since the project is not disturbing 10,000 square feet of area.

**Floor Plan:** The layout of the building consists of two stories with a large sanctuary comprising approximately one half of the first floor with offices and classrooms in the other half. The second floor consists of classrooms and a central fellowship room. A kitchen is also located on the second floor. The proposal includes a 1,380 square feet one-story addition to the sanctuary room to enable increased capacity (204 seats total) during church services. The new floor plan is provided on page 4 of Attachment B.

**Exterior Changes:** The exterior changes to the project are entirely exclusive to the building addition. The sanctuary addition will match the main building with a brick facade for a majority of the structure and include similar window form and pattern.

**Parking and Circulation:** Currently, the site provides a total of 64 spaces. After improvements to the site, a total of 96 parking spaces will be provided. For religious facilities with ancillary educational uses, Sunnyvale Municipal Code (SMC) 19.46.050 requires 1 space per every 3 fixed seats, plus 1 space per 21 square feet of open area or seating space, plus 1 space per 400 square feet of additional floor area, plus 1 space per employee, plus 1 space per special purpose vehicle. The church also operates a Sunday school; therefore SMC applies the church school rate which requires a 1 per employee, plus 1 space per 14 students. Other classes and activities during the rest of the week utilize a 1 per 21 square feet or open area for seating, plus 1 per employee.

Similar to other churches, various activities occur at the site during different times of the day and week. The following table breaks down the necessary parking for the various activities:

<b>Activity</b>	<b>Day/Hours</b>	<b>Primary Rooms Occupied During Activity</b>	<b>Required Parking Spaces</b>
Worship Service and Sunday School	Sunday 9am – 1pm & 6pm – 9pm	Sanctuary and Classrooms	89
Family Service and Children's Ministry Programs	Tuesday 7pm – 9pm	Fellowship Room & Classrooms	62
Youth Services	Friday 7pm – 9pm	Fellowship Hall & Classrooms	60
Citizenship Classes and Drug & Alcohol Abuse Counseling	Saturday 8am – 3pm & 7pm – 8:30pm	Classrooms	37

Per Condition of Approval #5a, the activities above shall be incorporated into the final Parking Management Plan submitted and approved prior to issuance of a Building Permit. Condition of Approval #5b requires a Miscellaneous Plan Permit if additional activities or modifications to those listed above are proposed at a future date. A Use Permit and a public hearing may be required if the overall capacity or the building is increased in size (Condition of Approval #5c).

**Landscaping:** The site is currently under-landscaped, per SMC 19.38.070 standards, with approximately 15,885 s.f (15% of the site). Although the central lawn area is reduced in size, additional landscaping is dispersed throughout the site, including a five foot buffer along Morse Avenue. The reconfiguration and addition of the landscaping will result in approximately 16,725 s.f (23% of the site) for the site which meets SMC standards.

The new parking and circulation improvements necessitate the removal of five trees including two significant size trees, located towards the interior of the lot. Significant trees are those that measure 38 inches or greater in circumference when measured at four feet, six inches from the ground. One of these two significant trees (*Lophostemon confertus*) is considered to be in poor health. Staff has included Condition of Approval #4c, which requires that the two significant trees be replaced with a minimum 24" box size. New trees are to be located throughout the parking lot at the eastern portion of the site. Additionally along the Morse Avenue frontage, a new five foot landscaping area that includes several trees is proposed. Staff notes that additional shading for the site could be provided along the north perimeter of the lawn adjacent to parking spaces. Staff has included Condition of Approval #4a to require one tree every four parking spaces. The applicant has not submitted a species list

for new trees at the site. Condition of Approval #4d requires that the applicant submit a species list for new trees. All landscaping elements must be submitted and approved prior to issuance of a building permit.

**Public Contact:** 108 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. Staff received one letter of objection to the project which is included in Attachment D. The letter notes concerns with noise generated by the church. Staff has included Condition of Approval #10b which requires that when amplified music is played at the site that doors and windows be closed. Condition of Approval #10c also requires that no outdoor loudspeakers be utilized.

**Environmental Determination:** A Categorical Exemption Class 1 (minor additions less than 10,000 s.f.) relieves this project from CEQA provisions.

## **FINDINGS**

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Goals and Policies that relate to this project are:

### ***Land Use and Transportation Element.***

*Policy N1.14 Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The proposed project meets the objectives and purposes of the General Plan as the use meets development standards and is compatible to the existing church use that has occupied the site since 1971. The site provides sufficient parking for the expansion and Conditions of Approval require that future expansion will require further review,

**Staff was able to make the findings as the design meets the guidelines described above.**

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The project includes upgrades to the parking, circulation, and landscaping to the site which helps improve conformance to Municipal Code standards.

The addition also matches the architectural form of the existing church which should not be detrimental the general appearance of the site or the surrounding area. Although two significant size trees will be removed, more trees will be added to the site overall and vegetation will be placed elsewhere, including areas that increase shading over paved surfaces.

**ALTERNATIVES:**

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1. Approve the Use Permit with recommended Conditions in Attachment A.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

**RECOMMENDATION**

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Alternative 1. Approve the Use Permit with recommended Conditions in Attachment A.

Reviewed by:

**Shaunn Mendrin**

Senior Planner

Prepared By: Ryan M. Kuchenig, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant
- D. Letters from Other Interested Parties

## **Standard Requirements**

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The following is a list of standard requirements. This list is intended to assist the applicant and public in understanding basic related requirements, and is not intended as an exhaustive list. These requirements cannot be waived or modified.

- A. **Permit Expiration:** The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
- B. **Permit Lapse if not Exercised:** (Ordinance 2895-09): The Use Permit shall be null and void three years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void.
- C. **Building Permits:** Obtain Building Permits as required by the Building Safety Division.
- D. **Clean Site:** All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

## **Recommended Conditions of Approval**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

- 1. **Execute Permit Document:** Execute a Use Permit document prior to issuance of the building permit.
- 2. **Project Conformance:** Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- 3. **Conditions of Approval on Plans:** The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- 4. **Landscape Plans:** Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:

- a. To provide canopy shading, one tree shall be planted for every four spaces along the north perimeter of the lawn area.
  - b. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
  - c. Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 24-inch box size.
  - d. Submit a complete trees species list for all proposed trees.
  - e. All areas not required for parking, driveways or structures shall be landscaped.
5. **Parking Management Plan:** A Parking Management Plan must be submitted to the Director of Community Development prior to issuance of a building permit.

- a. The list of daily activities and required parking spaces are as follow:

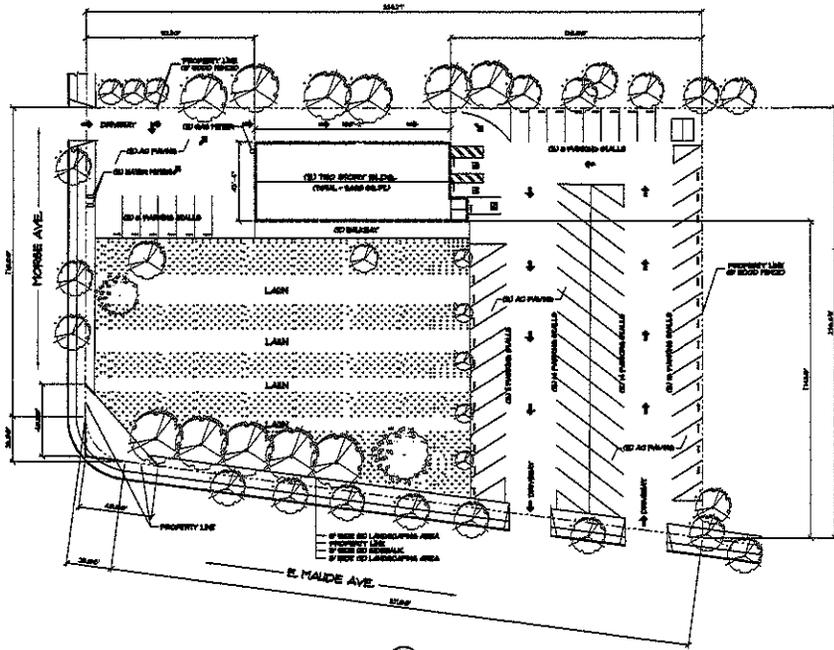
<b>Activity</b>	<b>Day/Hours</b>	<b>Primary Rooms Occupied During Activity</b>	<b>Required Parking Spaces</b>
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- b. Additional church activities or modifications to those listed above require a separate Miscellaneous Plan Permit.
- c. A Use Permit with a public hearing may be required if the capacity of the church is increased over current level or a building addition is proposed.
- d. For special events that may draw increased visitors, a separate permit may be required

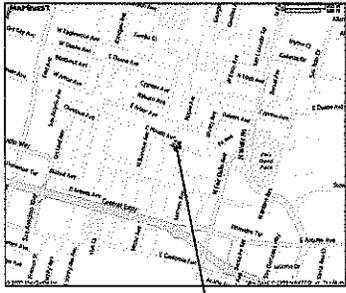
6. **Parking Lot Maintenance:** The parking lot shall be maintained as follows:
  - b. Maintain all parking lot striping and marking.
  - c. Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
  - d. Require signs to direct vehicles to additional parking spaces on-site, as needed.
7. **New Solid Waste/Recycling Enclosure:** The required solid waste and recycling enclosure shall:
  - a. Match the design, materials and color of the main building. Submit a design prior to approval of a building permit for the church addition.
  - b. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.
  - c. Landscaping shall be installed around the enclosure.
8. **Driveway & Circulation Improvements:** The site plan shall include to following improvements:
  - a. Upgrade all three project driveways to meet current City standards
  - b. Fire access roads shall be marked in accordance with SMC 16.52.170.
  - c. Remove and replace damaged curb and gutter, as well as cracked, raised or damaged sidewalks.
  - d. The project must submit a traffic control plan consistent with the CA MUTCD for any work within the public right-of-way. The traffic control plan must be reviewed and approved by the City's Transportation and Traffic Division prior to the issuance of an encroachment permit. Construction materials and equipment, as well as construction related parking must take place on site and the public right-of-way must be kept free of debris.
9. **Stormwater:** A revised Impervious Surface Calculation worksheet for final project is required to be completed and submitted for the California Regional Water Quality Control Board and a copy provided to the city prior to issuance of a building permit.
  - a. Prior to the issuance of a grading permit, a "Blueprint for a Clean Bay" shall be submitted and approved by the City.
10. **Miscellaneous:**

- a. An onsite fire hydrant may be required along the fire access road. Provide locations of existing city fire hydrants, existing on-site fire hydrants and any proposed on-site hydrants.
- b. During activities that include amplified music, doors and windows shall remain closed.
- c. Outdoor loudspeakers shall be prohibited.

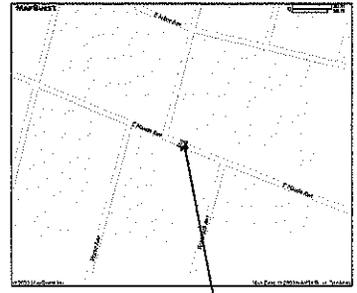




(E) SITE PLAN



LOCATION MAP



VICINITY MAP

**ENBURG DESIGN & ENGINEERING, INC.**  
 851 17<sup>TH</sup> STREET  
 HAYWARD, CA 94541  
 Phone: (510) 872-6981  
 Fax: (510) 572-5887

SHEET TITLE:  
**EXISTING SITE PLAN**

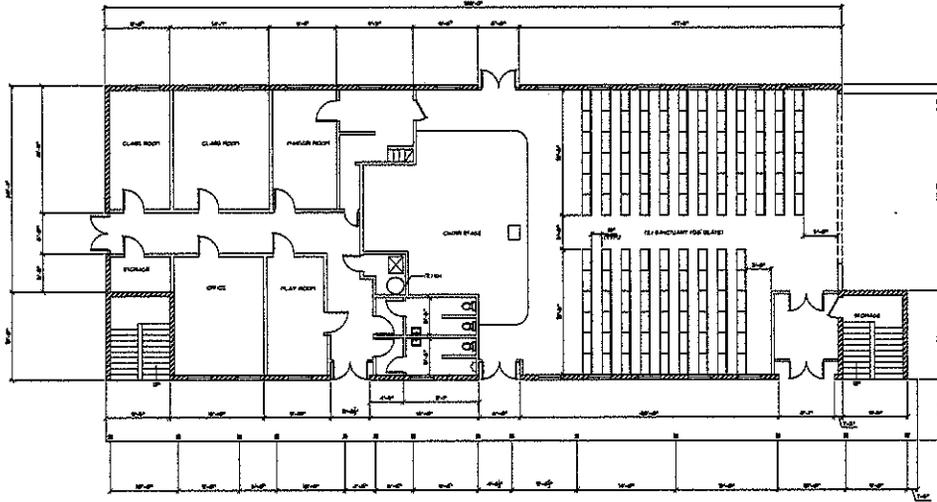
PROJECT:  
**EL MONTE HORED CHURCH  
 BUILDING ADDITION  
 455 E. MAUDE AVE  
 SUNNYVALE, CA, 94085**

REVISIONS

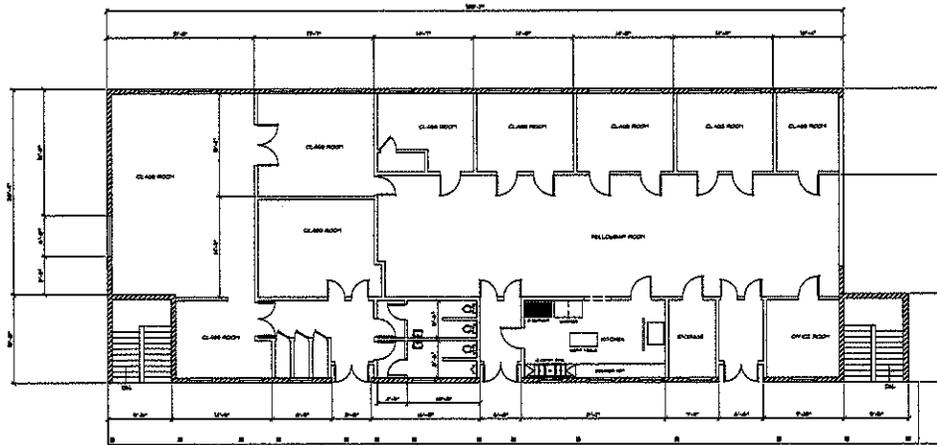
JOB No: \_\_\_\_\_  
 DATE: 08/11/08  
 DRAWN BY: YI  
 DESIGN BY: YI  
 CHECKED BY: BK  
 SCALE: AS NOTED

DRAWING No:  
**A-1**

ATTACHMENT B  
 Page 2 of 8



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



(E) SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**  
 - - - - - STAIRS IN PITCH WALL  
 - - - - - REAR ENTRANCE  
 - - - - - REAR ENTRANCE



EDRBURG DESIGN  
& ENGINEERING, INC.  
981 D STREET  
HAYWARD, CA 94541  
PHONE: (510) 875-8991  
FAX: (510) 875-2887



SHEET TITLE:  
**(E) FIRST AND SECOND  
FLOOR PLAN**

PROJECT:  
**EL MONTE HORED CHURCH  
BUILDING ADDITION  
455 E. MAUDE AVE  
SUNNYVALE, CA, 94085**

REVISIONS

JOB No:                      
 DATE: 03/01/09  
 DRAWN BY: YF  
 DESIGN BY: YF  
 CHECKED BY: SK  
 SCALE: AS NOTED

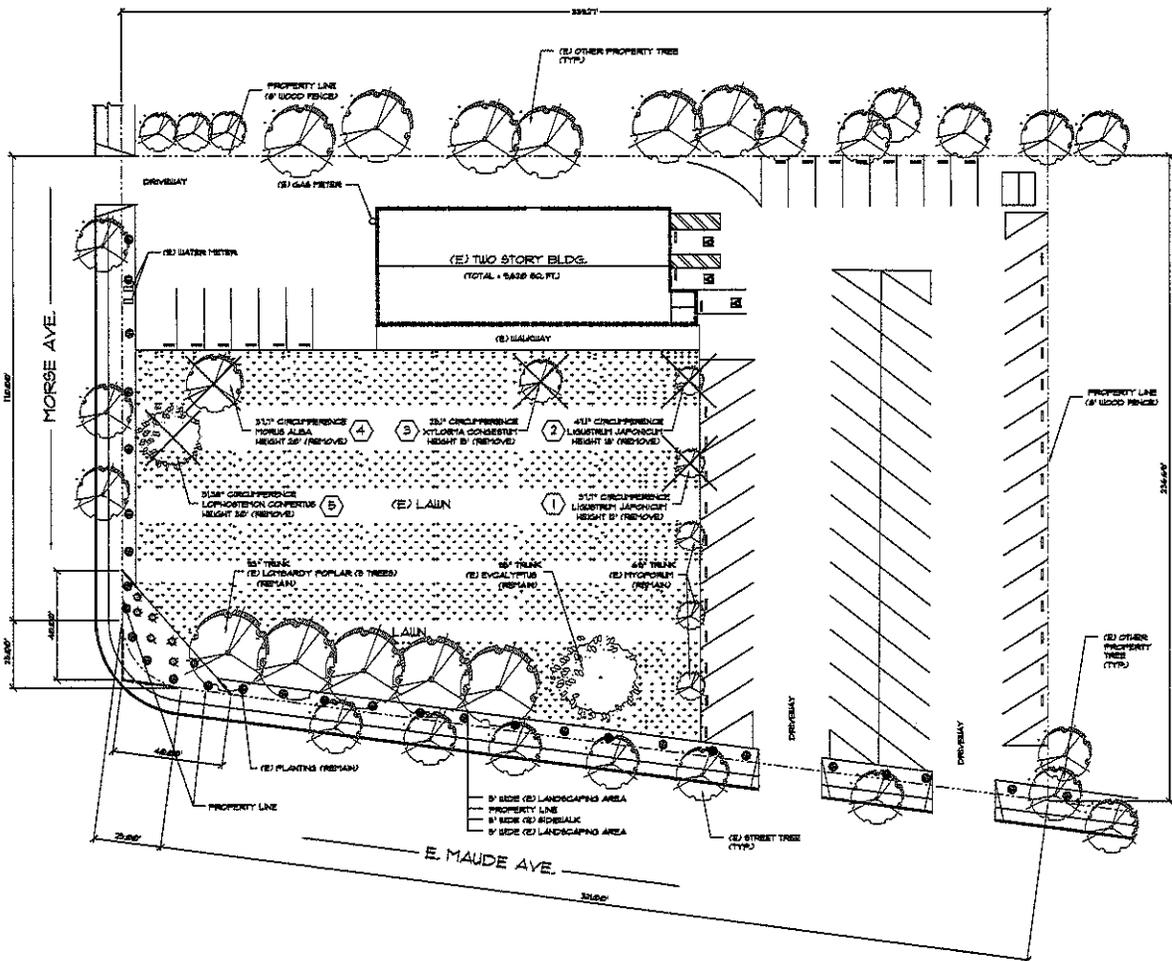
DRAWING No:  
**A-2**

ATTACHMENT B  
 Page 3 of 8



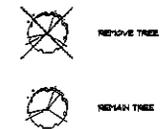






(E) PLANTING & REMOVE TREES PLAN  
1-20-04

LEGEND



**McDERMOTT'S TREE SERVICE** **Arborist Report**  
 September 11, 2004  
 El Monte Hored Church  
 455 E. Maude Avenue  
 Sunnyvale, CA 94085  
 Re: Tree identification for system of  
 1. **Tree 1**  
 Species: Unknown specimen  
 GPS location: 37°22'14.07"N by 122°11'12.54"W  
 Circumference: 37.5"  
 Height: 12'  
 Observations: Full-sized canopy.  
 2. **Tree 2**  
 Species: Unknown specimen  
 GPS location: 37°22'14.07"N by 122°11'12.54"W  
 Circumference: 41.5"  
 Height: 18'  
 Observations: Full-sized canopy.  
 3. **Tree 3**  
 Species: Unknown specimen  
 GPS location: 37°22'14.07"N by 122°11'12.54"W  
 Circumference: 25.5"  
 Height: 15'  
 Observations: Full-sized canopy.  
 4. **Tree 4**  
 Species: Unknown specimen  
 GPS location: 37°22'14.07"N by 122°11'12.54"W  
 Circumference: 31.5"  
 Height: 10'  
 Observations: Full-sized canopy. In poor health. Inexpeditiously removed.  
 Paul Niekman WDC0227A



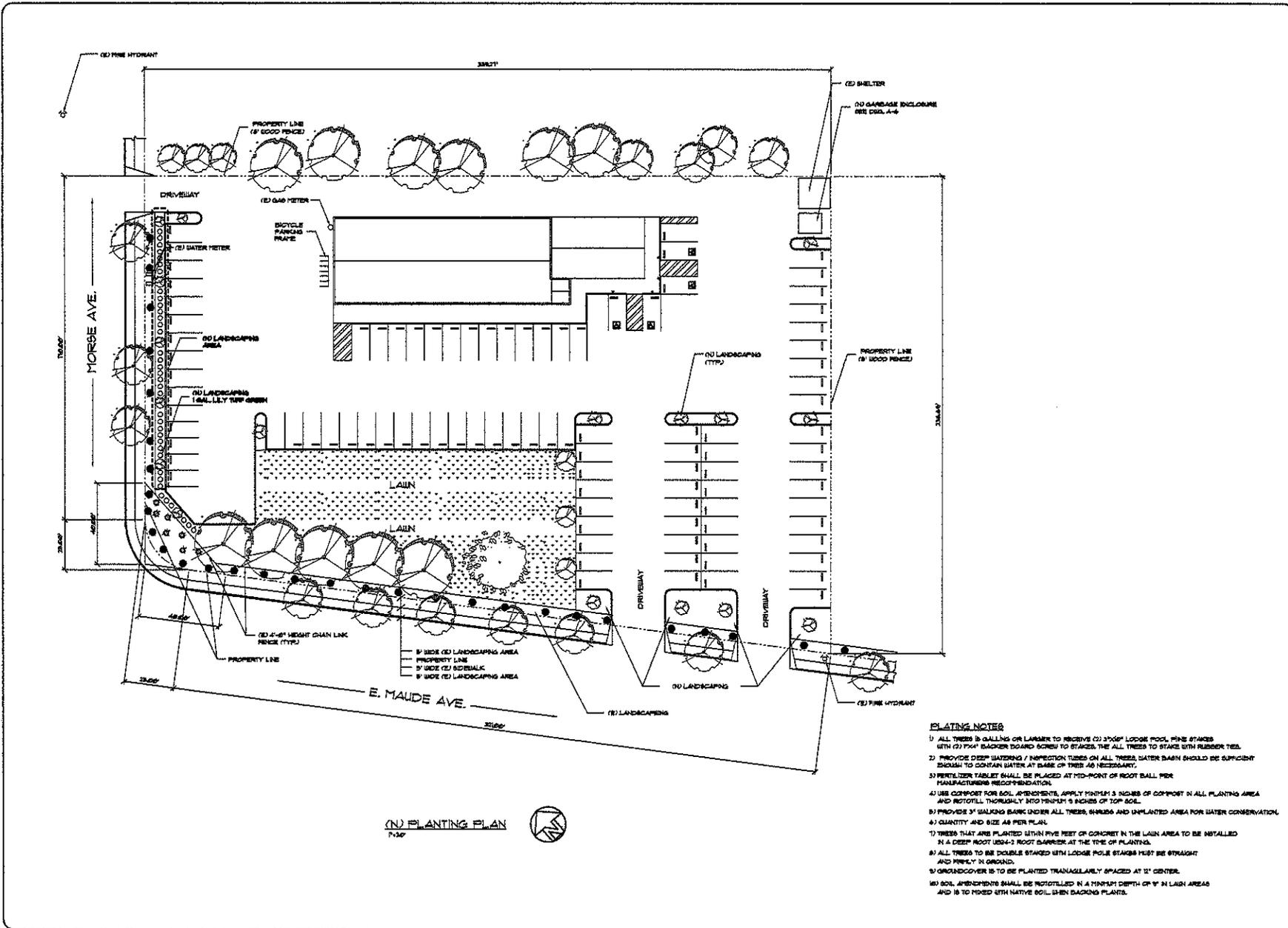
SHEET TITLE:  
**(E) PLANTING & REMOVE TREES PLAN**

PROJECT:  
**EL MONTE HORED CHURCH BUILDING ADDITION**  
 455 E. MAUDE AVE  
 SUNNYVALE, CA, 94085

REVISIONS


JOB No:   
 DATE: 09/11/04  
 DRAWN BY: YI  
 DESIGN BY: YI  
 CHECKED BY: RK  
 SCALE: AS NOTED





**NEW PLANTING PLAN**

**EL MONTE HORED CHURCH  
BUILDING ADDITION  
455 E. MAUDE AVE  
SUNNYVALE, CA, 94085**

REVISIONS	

JOB NO:	
DATE:	08/10/08
DRAWN BY:	YI
DESIGN BY:	YI
CHECKED BY:	IK
SCALE:	AS NOTED

DRAWING No.  
**L-2**

- PLANTING NOTES**
- 1) ALL TREES TO BE GALLED OR LAMBER TO RECEIVE (2) 3/8"X6" LODGE POLE, PINE STAKES WITH (2) 1/4"X4" BACKER BOARD SCREWS TO STAKES THE ALL TREES TO STAKE WITH RUBBER TIE.
  - 2) PROVIDE DEEP WATERING / INSPECTION TUBES ON ALL TREES. WATER BASIN SHOULD BE SUFFICIENT ENOUGH TO CONTAIN WATER AT BASE OF TREE AS NECESSARY.
  - 3) FERTILIZER TABLET SHALL BE PLACED AT MID-POINT OF ROOT BALL PER MANUFACTURERS RECOMMENDATION.
  - 4) USE COMPOST FOR SOIL AMENDMENTS, APPLY MAXIMUM 3 INCHES OF COMPOST IN ALL PLANTING AREA AND RETICULL THOROUGHLY 300 THIRTY 6 INCHES OF TOP SOIL.
  - 5) PROVIDE 3" GALVING BARK UNDER ALL TREES, SHRUBS AND UNPLANTED AREA FOR WATER CONSERVATION.
  - 6) QUANTITY AND SIZE AS PER PLAN.
  - 7) TREES THAT ARE PLANTED WITHIN FIVE FEET OF CONCRETE IN THE LAWN AREA TO BE INSTALLED IN A DEEP ROOT USDA-2 ROOT BARRIER AT THE TIME OF PLANTING.
  - 8) ALL TREES TO BE DOUBLE STAKED WITH LODGE POLE STAKES MUST BE STRAIGHT AND FINELY IN GROUND.
  - 9) GROUNDCOVER IS TO BE PLANTED TRANSLANGULARLY SPACED AT 1' CENTER.
  - 10) SOIL AMENDMENTS SHALL BE RETICULLED IN A MINIMUM DEPTH OF 6" IN LAWN AREAS AND IS TO MIXED WITH NATIVE SOIL WHEN BACKING PLANTS.

ATTACHMENT B  
 Page 8 of 8

ATTACHMENT

**TEMPLO el MONTE HOREB**

455 Maudslow Ave., Sunnyvale, CT 04085

*Reaching The World For Christ**Alcanzando Al Mundo Para Cristo*

July 1, 2009

**To Whom It May Concern:**

The purpose for this letter is to provide the city of Sunnyvale with information on Templo El Monte Horeb's Programs and Community services.

**Our services:****Sunday:**

Sunday School for all ages / Worship Service 9:00am -1:00am  
Evening Service 6:00pm- 9:00pm

**Tuesday Service:**

Family Service 7:00pm- 9:00pm  
Children's Ministry Programs  
Missionettes & Royal Rangers ages 3-17 7:00pm- 9:00pm

**Friday:**

Youth Service 7:00pm-9:00pm

**Community Services:**

**Fridays Domestic Violence classes:** This outreach is provided for Women & Men who have been victims of domestic violence. Our primary goal is to provide counseling and healing to these individuals. We also network with other programs and agencies to assist with financial needs basic shelter.

**Saturday Citizenship Classes--** Every Saturday the city of Sunnyvale uses the Church facilities to provide Citizenship classes, with two sessions; first class begins at 8:00am - 11:30am, with the second class beginning at 12:00pm - 3:00pm. Our facilities are used for these classes free of charge.

**Saturday Evening Drug and Alcohol Abuse Counseling Classes-** 7:00 pm - 8:30pm  
We provide rehabilitation classes for alcohol and drug abuse. These are presented by trained professionals in the field of Medicine. There are no fees - all counseling and classes are free of charge.

**Election Polling Place:** Our Church Facilities are also used as local Election Day polling/voting location for neighborhood.

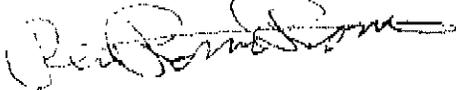
ATTACHMENT CPage 2 of 3

**Youth Program** – This program encourages our youth to get involved and serve their community. With seasonal food drives, the program works with the local Armory and other seasonal homeless programs in providing food and non-perishable supplies.

**Holidays** – During the Holiday seasons the Church provides food bags for families with needs in the community, this is done by distributing flyers and one-on-one announcements. We also celebrate a yearly Christmas service and toy distribution for children 0-12 years of age.

Templo El Monte Horeb is a family oriented Church that offers a variety of activities for the entire family. They include sensible approach to Children's Ministries, Youth Ministries, and Adult Ministries. Our outreach programs also provide the community with valuable services which considering these financially strapped times these programs provide much needed services for those who need them the most, free of charge.

In His Service,  
Rev. Ramon Ramos



ATTACHMENT CPage 3 of 3**Community Services:**

**Fridays Domestic Violence classes:** This outreach is provided for Women & Men who have been victims of domestic violence. Our primary goal is to provide counseling and healing to these individuals. We also network with other programs and agencies to assist with financial needs basic shelter.

- 2 Program Counselors
- 20 Attendees

**Saturday Citizenship Classes**— Every Saturday the city of Sunnyvale uses the Church facilities to provide Citizenship classes, with two sessions; first class begins at 8:00am – 11:30am, with the second class beginning at 12:00pm – 3:00pm. Our facilities are used for these classes free of charge.

- 8:00 – 11:30 am: 19 attendees
- 12:00 – 3:00 pm: 15 attendees

**Saturday Evening Drug and Alcohol Abuse Counseling Classes**- 7:00 pm – 8:30pm  
We provide rehabilitation classes for alcohol and drug abuse. These are presented by trained professionals in the field of Medicine. There are no fees - all counseling and classes are free of charge.

- 1 Counselor
- 2 Assistants
- 24 Attendees

**Election Polling Place:** Our Church Facilities are also used as local Election Day polling/voting location for neighborhood.

- Usually Tuesdays: Service is Cancelled allowing for election day crowds.

In His Service,



Rev. Ramon Ramos

ATTACHMENT DPage 1 of 1

Ryan Kuchenig - El Monte Horeb Church

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From: Clifford Carvalho <  
To: <rkuchenig@ci.sunnyvale.ca.us>  
Date: Monday, October 05, 2009 10:04 AM  
Subject: El Monte Horeb Church

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Hello--we received public notice on an extension of property at 455 East Maude--well Mr. Ryan, we live 10 yards behind this building and have wrote the City of Sunnyvale numerous times and called police a number of times for noise and loud music that I believe goes beyond the 45db coming from this building. We have no privacy to entertain Sunday mornings/afternoons and can't sleep at nights until after 9pm because of this loud voices and music. These people have no respect or consideration for the neighbors in back. They use amplification for loud speeches and instruments--which music borders on rock..This addition plan has to have a plan with the music facing Maude Ave and perhaps sound walls.. I have written the city to have sound measurements done- They say they would measure and i don't believe they ever did. This addition would also create more cars, which will create more pollution and noise. This group not only has gatherings on Sunday mornings and night but also 3 to 4 times a weeknight till 9. We have tried on a number of occasions to talk to these people, but they don't answer the phone. Please Mr. Ryan, i invite you to come and listen to how loud the noise will carry into the front yards to get a better understanding. The occupants before never made the amount of noise these people have made and we have been living here over 40 years.

Thanks,  
Corsino and Cliff Carvalho