



## CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES  
Wednesday, April 16, 2008

**2008-0237** – Application for a Use Permit to replace an existing 7' tall fence along the reducible front yard (Lakebird Drive) with an 8' tall fence. The property is located at **1198 Valelake Court** (at Lakebird Dr.) in an R-0 (Low Density Residential) Zoning District. (APN: 110-23-024) RZ

In attendance: Bill Strood, Applicant; Gerri Caruso, Administrative Hearing Officer; Rosemarie Zulueta, Project Planner; Luis Uribe, Staff Office Assistant.

**Ms. Gerri Caruso**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

**Rosemarie Zulueta**, Project Planner, stated that the applicant proposes to construct a new 8' tall fence, as measured from the top of the nearest public curb, adjacent to the sidewalk in the reducible front yard along Lakebird Drive. The proposed fence would replace an existing 7' tall solid wood fence (measured from grade) that is set back between 6' and 8' along its length from the sidewalk. The height of the existing fence as measured from the nearest public curb is 8'. The applicant proposes to extend the fence to the public sidewalk for privacy, security and to gain additional usable open space (see Attachment D). The total length of new fencing that would be constructed is 84'. There is an existing grove of tall bamboo between the existing fence and the sidewalk that would be removed as part of this project.

A Use Permit is required for fences in the reducible front yard that exceed seven feet in height. The height of fences in the reducible front yard is measured from the nearest public curb.

**Ms. Caruso opened the public hearing.**

**Bill Strood**, Applicant, received and reviewed a copy of the staff report. Ms. Caruso went through some of the Conditions of Approval (COA) and explained to the applicant some of the changes she is proposing. Mr. Strood stated that he receives a lot of debris and litter from his neighbors and feels that the proposed adjustments will not help resolve the problem. The applicant is okay with the fence being at 7 feet as long as he can put the fence right at the property line.

**Ms. Caruso closed the public hearing.**

**Ms. Caruso approved the application subject to the findings and conditions of approval located in the staff report with modifications: that an 8 foot fence can be constructed as long as it is set back 4 feet, that includes providing staff with a landscape and irrigation plan for the area between the sidewalk and the fence. If**

**the fence is constructed on the property line, the fence must be no higher than 7 feet and the applicant must work with staff to come up with two small corner or mid-fence landscape pockets as well as providing the vine to cover a portion of the fence.**

**Ms. Caruso 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 2:15 p.m.

Minutes approved by:

**Gerri Caruso**

Principal Planner