



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, April 30, 2008

2008-0332: Application for a Use Permit to allow an approximately 8' 6" tall fence in the reducible front yard. The property is located at **721 Haverhill Drive** (near Quetta Ave) in an R-0 (Low Density Residential) Zoning District. (APN: 201-09-019) RZ

In attendance: Kervin Chang, Applicant; Ping-Chun Lin, Applicant; Gerri Caruso, Administrative Hearing Officer; 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.

Project Description: The applicant proposes to construct an 8'-6" tall fence, as measured from the top of the nearest public curb, in the reducible front yard along Quetta Avenue, 1'-6" from the east property line. The existing fence is not within the required reducible front yard setback area. The applicant proposes to extend the fence closer to the back edge of the public sidewalk for privacy, security and to gain additional usable open space (see Attachment D). The proposed fence would be comprised of 6' of wood on top of a 2'-6" tall retaining wall. The total length of new fencing that would be constructed is about 85'. 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. The original fence design appeared to have extended into the 40' corner vision triangle, but the applicant has redesigned the project so the entire fence is located outside the vision triangle area.

Ms. Caruso opened the public hearing.

Kervin Chang, Applicant, received and reviewed a copy of the staff report. Mr. Chang had no questions or comments regarding the conditions of approval.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the findings and conditions of approval located in the staff report.

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 2:05 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner