



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, August 27, 2008

2008-0623 - Application for a Use Permit to allow a concrete sound wall with a height of up to 11' from grade and up to approximately 15' 7" from the top of curb along the rear property lines of two existing residences. The properties are located at **1258 and 1259 Albion Lane** (at W. Fremont Ave. and US Hwy 85) in an R-0 (Low Density Residential) Zoning District. (APNs: 320-28-038 and 320-28-039) MH

In attendance: John Ikner and Charles Castillo, Applicants; Gerri Caruso, Administrative Hearing Officer; Mariya Hodge, 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.

Mariya Hodge, Project Planner, stated that the applicants propose to construct a concrete sound wall along their rear property lines adjacent to Fremont Avenue. The wall would replace a previously-existing 8' sound wall in the same location, which was recently demolished due to structural issues. The current proposal is to construct a wall which would achieve an interior height varying from 7' 11" to 8' 11" as measured from the finished grade of the rear yards. The height of the wall measured from the exterior grade would vary from 9' 9" to 11'. Due to significant grade differentials along the rear of these properties, the height of the wall as measured from the top of the adjacent public curb would vary from 10' to 15' 7". The applicants propose a pre-cast concrete wall with a smooth finish to be painted in a light tan color, as shown in Attachment E.

Ms. Caruso noted that she has conducted a site visit and received a letter from Danielle Fuji, a neighbor in support of the project.

Ms. Caruso opened the public hearing.

John Ikner, Applicant, stated that everything looks good and had a question regarding attachment B, page 2, item C.1. regarding the texture of the wall, the applicant was requesting that staff change the wording to allow him to change to a skiptrowel texture if he chooses to do so prior to construction. Ms. Caruso explained to the applicant the meaning of the condition and they discussed different textures. He stated that depending on the size of piers needed, will determine the final cost of the project and as of now the applicant does not know what the final cost will be. Ms. Caruso asked staff's opinion if slump stone material would be a better option to match with the neighbors wall. Ms. Hodge stated that it is a different size block but she believes that slump stone or split face would be the best option. Ms. Caruso stated that in her opinion, she feels that slump stone is better visually than skiptrowel and slump stone will be the minimum requirement.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the Findings and Conditions of Approval located in the staff report adding that the color of the wall must be similar to that of their neighbors. Ms. Caruso added a condition that if the applicant would like to make a modification to split face, prior to construction, he may do so without additional review. Any other changes would have to be discussed with staff.

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 2:45 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner