



## CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES  
Wednesday, January 14, 2009

**2008-1285:** Application for a Use Permit to allow a 7'6" tall concrete fence along the reducible front yard of a single family home. The property is located at **1694 Wright Avenue** (at W. Homestead Rd.) in an R-1 (Low Density Residential) Zoning District. (APN: 320-16-005) RZ

In attendance: Yuying Chen, Applicant; Gerri Caruso, Administrative Hearing Officer; Rosemarie Zulueta, Projecte 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 there is a large tree in the front yard that wouldn't be affected by the fence that wasn't discussed in the report and that if the tree was to be removed the applicant would need to submit an application to do so.

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

**Yuying Chen**, Applicant, received and reviewed a copy of the staff report. The applicant stated that this permit would not allow keeping the fence along homestead as he would like. He also stated that he wants the fence to wrap around for noise purposes. Ms. Caruso asked if the applicant had any objections to condition 3.A. regarding a minimum of 4' to 6' setback from the back edge of the sidewalk and that vegetation be planted between the sidewalk and fence. The applicant had no objections to the condition. The applicant provided pictures of other fences in their neighborhood exceeding the allowable height requirement.

Ms. Caruso asked a question of staff regarding the material of the fence. Ms. Zulueta stated that as per the design guidelines, any fence along the reducible front yard should stay at 6' and be made of wood with a one foot lattice. She also stated that she gave two recommendations regarding the material of the fence that can be found in the staff report.

**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 a modification to condition 3.A. that the proposed wall shall not exceed 6' in height, as measured from the highest interior grade, nor shall it exceed 7'-6" in height as measured from top of nearest curb (whichever is less). The proposed wall in the reducible front yard along Homestead Road shall be set back a minimum of 4' from the back edge of the sidewalk. Trees,**

**bushes, or other tall landscaping shall be planted and maintained in the area between the fence and the sidewalk. The concrete wall shall be stuccoed and painted to match the house.**

**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 2:12 p.m.

Minutes approved by:

**Gerri Caruso**

Principal Planner