



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, July 15, 2009

2009-0441: Application for a Use Permit to allow an 8' tall side yard fence located at **810 Parnell Place**. (APN: 316-04-069) NC

In attendance: Noemi Doudna, Applicant; Gerri Caruso, Administrative Hearing Officer; Noren Caliva, 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.

Noren Caliva, Project Planner, stated that the applicant proposes to modify only the back portion of the fence along the side property line. There is a grade difference between the two properties which varies along the property line. The subject property is graded a few inches higher along the front of the lot, and is graded 1'-6" lower along the rear. In order to level the grade along the rear, the applicant proposes to construct a 1'-6" tall retaining wall. The fence will be installed on top of the retaining wall. The fence will maintain a height of 8' from the highest grade along the entire property line. The proposed fence design includes 7' solid wood boards and 1' lattice.

Ms. Caruso opened the public hearing.

Noemi Doudna, Applicant, received and reviewed a copy of the staff report. The applicant stated that her neighbor has signed the fence agreement. She also stated that their houses were built very close together and they have a lot of windows that face each others property. Due to this fact, the applicant is opting to install privacy lattice. Ms. Doudna stated that she has no questions or comments regarding the conditions of approval.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application with the privacy lattice 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 2:20 p.m.

Minutes approved by:

Gerri Caruso

Principal Planner