



City of Sunnyvale

Meeting Minutes

Zoning Administrator Hearing

Wednesday, July 15, 2026

3:00 PM

Teleconference: City Web Stream

CALL TO ORDER

Julia Klein, Zoning Administrator, called the meeting to order at 3:00 p.m.

PUBLIC HEARINGS

Proposed Project:

USE PERMIT: to consider an 8 feet 9 3/4 inches tall fence (six feet without grade difference) in the front yard of a single-family residence.

Location: 1617 Edmonton Avenue (APN: 320-15-005)

File #: PLNG-2025-0835

Zoning: R-1/S - (Low Density Residential / Residential Single Story Combining District)

Applicant / Owner: Shuyu Tan (applicant) / Byron L Milligan (owner)

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Momo Ishijima, 408-730-7532,
mishijima@sunnyvale.ca.gov

Ms. Klein inquired with Momoko Ishijima, Project Planner, if there were any additions to the staff report.

Ms. Ishijima had no updates to the staff report. She provided the staff report and attachments to an inquiring member of the public. No further public comments were received.

Ms. Klein inquired with the applicant if they had any comments or updates.

Sherry Tan, applicant, and her party presented a page from Attachment 4 Site and Architectural Plans showing the proposed slatted-wood fence measuring 6-feet tall from top of slab.

Ms. Klein inquired with the architect if they had any comments or updates.

Byron Milligan, property owner, stated their party was enthusiastic about the design and they felt it was harmonious with the neighborhood.

Ms. Klein opened the hearing to public comments.

Wendy Wong, neighbor, stated she was fully supportive of the project. Ms. Wong felt that it would fit in nicely in the cul-de-sac and that it would be a pleasing addition.

Ms. Klein closed the hearing to public comments.

Ms. Klein inquired with the applicant team if they had any further comments.

The applicant team had no further comments.

Ms. Klein supported the approval of the project due to the following reasons:

- The proposed fence design and height as measured were similar to other fences found in the neighborhood.
- The front yard fence creates a reasonable private area while maintaining substantial front yard space and not creating a walled-off appearance with the street.
- The overall design from the fence location, design, and landscaping would provide an upgrade to the property. The vertical design by itself with the spacing is compatible with the Eichler design guidelines in this neighborhood.

ACTION: Alternative 1. Approve the Use Permit with recommended Findings in Attachment 2 and recommended Conditions in Attachment 3.

ADJOURNMENT

Ms. Klein adjourned the hearing at 3:08 p.m.