

## **RECOMMENDED FINDINGS**

### **Use Permit**

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In order to approve the Use Permit, the Zoning Administrator must make one of the following two findings:

#### **General Plan Policies**

GOAL LT-4: An attractive community for residents and businesses.

GOAL LT-6: Protected, maintained, and enhanced residential neighborhoods.

GOAL CC-2: Attractive Street Environment

Create an attractive street environment which will compliment private and public properties and be comfortable for residents and visitors.

1. The proposed use attains the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the City of Sunnyvale. (Finding Met)

Staff finds the proposed use is consistent with the above finding. The Land Use and Transportation and Community Character Chapters of the General Plan contain goals and policies regarding creating an attractive community, neighborhood, and street environment. As conditioned, the proposed fencing and gate door will utilize high-quality wood material and the gate door will be painted to match or complement the existing home to ensure an aesthetic appearance and overall design continuity. As proposed, the fence location and design would be consistent with the neighborhood pattern and Eichler Design Guidelines.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties. (Finding Met)

The proposed fence design and height from grade are similar to other fences found in the neighborhood. The proposed front yard fence along the Flamingo Way frontage maintain an open front yard that is consistent with the neighborhood pattern, preserves existing mature trees and maintains at least 18 feet from the front property line. The proposed fence design is consistent with the Eichler Design Guidelines in that the horizontal wood fence design is simple and modern in appearance.