



USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

... serves as the ideal transition between the high density multi-family housing at the rear and the lower density single-family immediately adjacent. The proposed F.A.R. of 53%----though slightly higher than the allowed 45%----fits in seamlessly between the higher FAR behind and the lower FAR on the sides.

OR

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 either the orderly development of, or the existing uses being made of, adjacent properties as ...

... the proposed structure's massing and forms are well proportioned. It's 2-story height is the appropriate "link" between the tall 4-story structure at the back, to the single-story structures on both sides. With the proposed building in place, the variation in building height within the block will appear less drastic, thus giving a more natural streetscape appearance.

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.