

USE PERMIT

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 noted 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. The proposed fence location, design, and landscaping would be an upgrade to the existing front yard design. Furthermore, the vertical fence design with spacing between the pickets is compatible with the 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 heights from grade are similar to other fences found in the neighborhood. The front yard fence creates a reasonable private space while maintaining a 20-foot front yard space and not creating a walled-off look from the street. The proposed fence design meets the Eichler Design Guidelines.