



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 ...
creates an attractive street environment which will compliment the neighborhood in its alignment to Eichler Design Guidelines suggestions for strong horizontal emphasis.

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 fence design, height and distance from the property line are similar to other fences in the Fairbrae Eichler neighborhood. The proposal would create a reasonable front courtyard for private use by the property owner without creating a walled off look from the street. The fence design is 'modern' and in-keeping with the Eichler mid 20th century architecture.

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