

RECOMMENDED FINDINGS

Use Permit

Goals and Policies that relate to this project are:

City of Sunnyvale General Plan – Community Character

Goal CC-2 Attractive Street Environment: Create an attractive street environment which will complement private and public properties and be comfortable for residents and visitors.

Eichler Design Guidelines

3.5.4: Integrate fencing with the house style.

- a) Fences that are taller than three feet in height require a permit from the City's Planning Division.*
- b) Fences that are 6 feet or more in height are required to be set back a minimum of 15 feet from the front property line.*
- c) The design of fences should be simple and modern in appearance. Fences with a strong vertical or horizontal emphasis, as is common in Japanese garden design, is a common approach that fits well with the Eichler style. In most cases, simple wood fencing, without lattice, is the appropriate design.*

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

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

The proposed fence will replace the existing front yard fence, which does not appear to be in a good condition. The proposed fence will be setback more than 15 feet from the front property line and will be located outside of the required corner vision triangle. In addition, the new fence design will complement the existing house and will add positively to the streetscape. The project, as conditioned, attains the objective and purposes of the General plan as it will create an attractive street environment by meeting the Eichler Design Guidelines related to fences.

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.

The proposed fence design and height from grade are similar to other fences found in the neighborhood. The proposal would create a reasonable front courtyard area for private use by the property owner, without creating a walled-off look from the street.