



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 ...

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 existing fence provides privacy to our kitchen (the largest room in the house), which is walled on the front side by floor-to-ceiling fixed windows and a sliding glass door. Thus, the kitchen is completely exposed to the front. The proposed fence would attach to the new fence we are building in the reducible front yard (permit 2019-6014), and will be built consistently - horizontal rain-screen Cumaru, same height (as measured from the grade).

We initially considered a shorter fence (6' height, measured from curb), but it ended up being too low for privacy reasons. The proposed plan keeps the height consistent with the reducible front fence, as mentioned above, for a continuous look. With respect to the existing front fence, the proposed front fence would be at the same height.

The vision triangle rule described in Section 19.34.060 has been taken into consideration.

As stated in the Eichler Design Guidelines (p. 19.3.5.4 c):

In some models, fences are part of the original architecture, and necessary to protect front yard privacy.

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