



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 ...

The new fence aligns with Eichler Design Guidelines with strong horizontal emphasis creating a pleasing environment that matches with the other upgraded eichler homes in the neighborhood.

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 extension of the fence would provide a reasonable front courtyard for private use. The setback of the fence and design is inline with Eichler Design Guidelines (pages 19 & 20, section 3.5.4).

The height of the fence is a continuation of the side fence and is consistent with the existing height. With the 15' setback and the planting in front, the fence will not create a walled off look from the street. The horizontal wooden panel fence is modern in design and confirms to the Eichler Design Guidelines. Overall, the new fence is a big upgrade from the current and is similar to other upgraded fences in the Fairbrae Eichler neighborhood.

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