

Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single-Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed entry porches are well-designed and consistent with the architectural style of the houses and the immediate neighborhood. <i>Finding met.</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed scale, bulk and character is similar to other two-story structures in the neighborhood. The second floors have modest plate heights of 8 feet, well-articulated building facades with wall offsets and roof segment, and utilize high quality material. <i>Finding met.</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the requirements related to setbacks and height. The design respects privacy of the neighboring properties by providing high sill windows on the second-floor level along the side yards. <i>Finding met.</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the minimum required two uncovered and two uncovered parking spaces for each of the house. The proposal includes one single driveway entrance for both units that allows for a longer street curb and a driveway pattern like those in the neighborhood. The location of the garage is consistent with the common pattern in the neighborhood. <i>Finding met.</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project includes landscaping improvements including decorative pavers for driveway including new trees in the front yard. <i>Finding met.</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The design proposes to utilize high quality materials including stucco, stone veneer and concrete roof tiles. The materials are consistent with the proposed architectural style and will enhance the streetscape. <i>Finding met.</i>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees are proposed to be removed as part of this application. The

	project includes landscaping improvements and addition of ten 15-gallon trees. <i>Finding met.</i>
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Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Goal LT-7: Diverse Housing Opportunities
Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. ***Finding met.***

The project meets the required development standards and is consistent with the City's Single Family Home Design Technique. The two new single family homes further General Plan objective by providing additional ownership housing opportunity, while also improving the streetscape of the neighborhood.

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. ***Finding met.***

The scale, bulk and style of the proposed development is similar to the neighboring properties along Beemer Avenue. The proposed design utilizes high quality material and design which will contribute to the character of the neighborhood. The design also respects the privacy of the neighboring properties and, as conditioned, will have no adverse visual or privacy impacts on the surrounding uses.

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was able to make the first finding (A.1) and was not able to make any of the second set of findings (B.1-8), and therefore recommends approval of the tentative map.