

RECOMMENDED FINDINGS

RESOURCE ALTERATION PERMIT

Prior to the approval of a Resource Alteration Permit, or approval with modifications, the Heritage Preservation Commission shall find that: Prior to the approval of a Resource Alteration Permit, or approval with modifications, the Heritage Preservation Commission shall find that:

1. The action proposed is consistent with the purposes of the Heritage Preservation Chapter of the Zoning Code; and
2. The action proposed will not be detrimental to a structure or feature of significance as a heritage resource;
3. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Sunnyvale Municipal Code Section 19.96.110; or
4. The applicant has demonstrated that denial of the application will result in immediate, undue, or substantial hardship pursuant to Sunnyvale Municipal Code Section 19.96.120.
5. If all of the findings in subsections (f)(2) through (f)(4) of this section are not made, the permit shall be denied.

The project is consistent with the purpose of the City's Heritage Preservation Ordinance in that it promotes the enjoyment and use of heritage resources appropriate for the residential use designation of the General Plan and Zoning Code. The proposed townhome project preserves and enhances the heritage resource at 434 Crescent Avenue, which results in diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history. The proposed townhome design complements the heritage resource to remain and inspires a more livable urban environment. The overall development plan for the site will enhance property values and provide needed housing to the City and its inhabitants through incentives for preservation and development. The proposed plan is consistent with the Secretary of the Interior's Standards for Treatment of Historic Resources.