

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transpiration Element Goal LT-6: Protected, Maintained, and Enhanced Residential Neighborhoods - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.

Land Use and Transpiration Element Policy LT-6.1 - Improve and preserve the character and cohesiveness of existing residential neighborhoods.

Community Character Element Goal CC-3: Well-Designed Sites and Buildings - Private Development: Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.

Community Character Element Policy CC-3.2 - Ensure site design is compatible with the natural and surrounding built environment.

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

The proposed project, as conditioned, meets city policies and design guidelines in terms of compatibility and cohesiveness of its residential neighborhood characteristics.

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 proposed project, as conditioned, will not be detrimental to the public welfare or safety, improvements or uses within the immediate vicinity and within the project site. The expansion proposed is incremental, and the height of the leasing office remains the same at 31 feet and 5 inches. The expanded leasing office portion will have the similar architectural form and exterior materials as other buildings within the apartment complex.