

Use Permit / Special Development Permit Justifications

Project Description: General Plan Initiation Application – Sunnyvale Lumber

Property Address: 870 West Evelyn Avenue

APN#: 165-16-004

Lot Size: 2.25 Acres

General Plan: Commercial COM to MDR Medium Density Residential

Zoning: Commercial C4 to Residential R3-PD

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit of Special Development Permit. The information below shows how the project meets at least one of the following criteria:

1. The proposed use will meet many of the objectives and purposes of the General Plan of the City of Sunnyvale as the project will achieve the following General Plan policies:
 - a. Goal 5.1.1-G2 General Plan policies that address changing community conditions or values.
 - b. Goal HE-1 Adequate Housing – assist in the provision of adequate housing to meet the diverse needs of Sunnyvale’s households of all income levels.
 - c. Policy 5.3.1-P8 Work with property owners to improve or redevelop underutilized and vacant properties.
 - d. Policy 5.3.1-P23 Maintain adequate separation between Specified Regulated Businesses and existing and planned residential and school uses, and other Specified Regulated Businesses.
 - e. Policy 5.3.1-P29 Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan policies.
 - f. Policy 5.3.2-G2 A variety of housing types, sizes, location and tenure in order to maintain social and economic diversity in the City.
 - g. Policy 5.3.2-P1 Encourage the annual construction of the housing units necessary to meet the City’s regional housing needs assessment by reducing constraints to housing finance and development.
 - h. Policy 5.3.2-P11 Maintain the existing character and integrity of establish neighborhoods through infill development that is in keeping with the scale, mass and setbacks of existing or planned adjacent development.

- i. Policy 5.3.2-P21 Encourage new housing developments to incorporate design features, programs and incentives for increased transit ridership and decreased parking demand.
 - j. Policy LT-4.1 Preserve and enhance and attractive community, with a positive image, a sense of place, landscaping, and a human scale.
 - k. Policy LT-4.3 Enforce design review guidelines and zoning standards that ensure the mass and scale of new structures are compatible with adjacent structures, and also recognize the city's vision of the future for transition areas such as neighborhood Village Centers and El Camino nodes.
 - l. Policy LT-4.4 Avoid monotony and maintain visual interest in newly developing neighborhoods, and promote appropriate architectural diversity and variety. Encourage appropriate variations in lot sizes, setbacks, orientation of homes, and other site features.
 - m. Policy LT-7.2 Determine the appropriate residential density for a site by evaluating the site planning opportunities and proximity of services.
 - n. Policy CC-3.2 Place a priority on quality architecture and site design, which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.
 - o. Policy CC-3.2 Ensure site design is compatible with the natural and surrounding built environment.
 - p. Policy 5.3.3-P15 Discourage auto-oriented uses, such as repair shops and service stations, from properties abutting residential uses and in areas with a pedestrian or mixed-use emphasis.
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...
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 - b. Policy 5.3.2-P11 Maintain the existing character and integrity of establish neighborhoods through infill development that is in keeping with the scale, mass and setbacks of existing or planned adjacent development.
 - c. Policy LT-4.1 Preserve and enhance and attractive community, with a positive image, a sense of place, landscaping, and a human scale.
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Regards,

TRUMARK HOMES
Garrett Hinds
Director of Architecture