

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

- **Policy LT-2.1** Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.
- **Policy LT-3.2** Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.
- **Policy LT-4.2** Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.
- **Policy LT-4.4** Preserve and enhance the high quality character of residential neighborhoods.
- **Policy LT-5.9** Appropriate accommodations for motor vehicles, bicycles, and pedestrians shall be determined for City streets to increase the use of bicycles for transportation and to enhance the safety and efficiency of the overall street network for bicyclists, pedestrians, and motor vehicles.
- **Policy LT-5.10** All modes of transportation shall have safe access to City streets.
- **Policy LT-5.11** The City should consider enhancing standards for pedestrian facilities.
- **Policy CC-2.1** Maintain and provide attractive landscaping in the public right-of-way to identify the different types of roadways and districts, make motorists more comfortable and improve the enjoyment of residential neighborhoods.
- **Policy HE-1.1** Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development and live-work housing.
- **Policy HE-1.2** Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance.

- **Policy HE-4.6** Provide expanded areas for higher density housing through the conversion of underutilized industrial areas to residential use, if the sites are fit for residential uses (i.e. no health hazards exist).
- **Policy HE-6.6** Encourage use of sustainable and green building design in new and existing housing.

To approve the Special Development Permit the decision maker must make at least one of the following findings.

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

The proposed project attains the objectives and purposes of the General Plan of the City of Sunnyvale as listed above. The project would allow for redevelopment of a vacant and deteriorating site with a residential project that meets most development standards. Although the site does not have ownership units, the project provides diversity in the housing stock by creating additional rental opportunities through the construction of 205 apartment units. The project also provides opportunities for very low income households with 16 affordable units. The site layout appropriately situates the required parking area adjacent to the highway and locates desirable outdoor communal area at centralized locations. Conditions of Approval ensure that mitigation measures, that include construction management and design, limit environmental impacts to the site and surrounding area.

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 the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Met*)

The proposed high density residential development is compatible with the neighborhood and appropriately located in a pedestrian and transit oriented neighborhood. Architectural treatment that reduces building height at locations that face existing lower density residential uses provide a buffer to the new development. Conditions of Approval also require landscape improvements to further aesthetically buffer the site. Planned public circulation improvements within the surrounding neighborhood will further improve the safety and appearance of the area.