

RECOMMENDED FINDINGS**Design Review**

The proposed project is desirable in that the project's design and architecture complies 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 addition occurs on the side of the house which is in the front yard facing the street and keeps the orientation of the house facing the creek. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed project includes increases to the existing floor area and second floor area, the addition has been designed to be match the main residence in scale, bulk and character. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors as the additions occurs on the façade facing the street. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	No changes are proposed to the garage and the project meets the required parking requirements. Finding Met
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Minor changes are proposed to the front yard landscaping and the large oak tree will continue to remain. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes elements that are compatible with the residence and the neighborhood such as wood siding on the exterior walls and low pitched roof forms. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. Finding Met

Special Development Permit

The required Findings for this project are:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. [Finding Made]

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 Real nodes.

LT-4.3c: Enforce local design guidelines that ensure buildings and monuments respect the character, scale, and context of the surrounding area.

LT-4.3d: Ensure that new construction and renovation contribute to the quality and overall image of the community.

The proposed project maintains existing housing stock that is compatible with the neighborhood and complies with the previous Planned Development. The project site is an irregularly shaped lot with an atypically house orientation and the deviation requested for the front yard setback is in keeping with the minimum approved setback for the house and would have minimal impact on the adjacent neighbors.

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 Made]

As conditioned, the project is expected to have minimal impacts on surrounding properties. The modest additions are in the front yard with minimal privacy impacts on the immediate neighbors. The project meets the Single-Family Design Techniques, incorporates design consistent with the existing residence, and will conform to the neighborhood standard in floor area ratio. The deviation to the front yard setback requirement would not impact the neighboring properties.