

**RECOMMENDED FINDINGS
18771 EAST HOMESTEAD ROAD
2017-7816**

California Environmental Quality Act (CEQA)

In order to adopt the Mitigated Negative Declaration, the Planning Commission must make the following findings per CEQA Guidelines Section 15074:

1. The Mitigated Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
2. The Planning Commission has read and considered the Mitigated Negative Declaration and finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed Project will have a significant effect on the environment.
3. The Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. The mitigation measures listed in the Mitigated Negative Declaration have been incorporated as conditions of approval of the Project, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects.
5. The Department of Community Development, Planning Division, is the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 West Olive Ave., Sunnyvale, CA 94086.

Special Development Permit

In order to approve the Special Development Permit, the Planning Commission must be able to 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.*)

Key goals, objectives, and policies from the General Plan are listed below:

General Plan

Distinguished City Image

Policy CC-1.3 – Ensure that new development is compatible with the character of special districts and residential neighborhoods.

Adequate Housing

- *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.*

Adequate Housing Sites

- *Policy HE-4.3 – Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.*

Sustainable Neighborhoods

- *Policy HE-6.6 – Encourage use of sustainable and green building design in new and existing housing.*

Complete Streets that Balance all Transportation Modes

- *Policy LT-3.22c – Minimize driveway curb cuts, and require coordinated access.*
- *Policy LT-3.23b – Encourage the incorporation of features that enhance street public spaces, such as street trees, public socialization spaces, and sidewalks separated from the curb.*

Protected, Maintained, and Enhanced Residential Neighborhoods

- *Policy LT-6.1 – Improve and preserve the character and cohesiveness of existing residential neighborhoods.*

Diverse Housing Opportunities

- *Policy LT-7.2 – Determine the appropriate residential density for a site by evaluating the site planning opportunities and proximity of services (such as transportation, open space, jobs, and supporting commercial and public uses).*

Open Space, Parks, and Wetlands

Policy LT-9.1a – Define a minimum open space standard for residential uses, mixed-use developments, business developments, and Village Centers.

The project site is located on one lot on the north side of East Homestead Road near the intersection with Lawrence Expressway. There are single-family uses to the north, east, and west. The proposed project meets the goals and policies of the General Plan as listed above by providing five single family residences in compliance with the planned residential density for the area. The site is within close proximity of transit, commercial, and employment areas. The project would provide street trees, street improvements, and street lighting consistent with single-family residential developments in the vicinity. The high quality design and materials of the project will enhance the neighborhood aesthetics and contribute positively to the streetscape.

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 project complies with all development standards such as setback, parking, lot coverage, landscaping, and solar access. The project design complies with the adjacent single-family residential neighborhood character by incorporating Eichler like architectural elements such as low pitched or flat roof, modern design, and simple shapes. The homes to the north directly adjacent to the Eichler homes on Lorne Way are designed to be single-story respecting the scale and privacy of the adjacent neighbors. As addressed in the Mitigated Negative Declaration, noise, cultural resources and hazardous materials will be less than significant with implementation of mitigation measures in the project Conditions of Approval.

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 project reinforces the prevailing home orientation and entry patterns of the neighborhood with all homes with orientation and entrances facing toward the front. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	The proposed project has been designed to be a contemporary style with architectural elements reflective of the neighboring Eichler homes, and the three homes directly adjacent to the Eichler homes are limited to one-story to better conform with the character of the neighborhood. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	While the proposed project includes two two-story homes and increases the floor area, the project has been designed to meet the solar analysis requirements and privacy and would have minimal impacts to the immediate neighbors. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project exceeds the required parking requirements by providing four additional uncovered parking spaces. Finding Met
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes new street trees and landscaping, which will require final review during the building permit process. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed proposes high quality design elements and materials which will enhance the neighborhood. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	Protected trees will be removed as part of this project with one protected tree to be preserved. Conditions will

	be included to provide tree protection during construction. <i>Finding Met</i>
--	---

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the General Plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

Staff was not able to make any of the following findings and recommends approval of the Tentative Map.