

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Sunnyvale General Plan - Land Use and Transportation Element

Goal F: Protected, Maintained, and Enhanced Residential Neighborhoods

Policy Statement 62 - *Encourage the development of housing options with the goal that majority of housing is owner-occupied.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project meets most zoning standards and is compatible with existing single family homes and other infill developments within the neighborhood. The new single family homes provide additional ownership housing opportunity while also improving the visual character and condition of the residential 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, as conditioned, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the new development is similar to neighboring two-story development. The project provides adequate open space for prospective residents and enables preservation of existing significant sized street tree.

Recommended Findings - Tentative Map

Approval of a Tentative Map requires a finding to be made and any of eight other findings not to be made.

- A. If the following finding can be made, the Planning Commission should recommend approval of the Tentative Map.
 - 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any applicable specific plan.
- B. However, if any of the following findings can be made, the Planning Commission should recommend denial of the Tentative Map.
 - 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 able to make the first finding (A.1) and was not able to make any of the second set of findings (B.1-8), and therefore recommends approval of the Tentative Map.

Recommended Findings - Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques - *Finding made*

Staff is able to make this finding as indicated below:

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home on Lot 1 has its entry facing the street similar to the pattern in the existing neighborhood
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed homes with a combined FAR of 57.5% FAR (individual FARs of 63.5% and 53.6%) is larger than other single family homes in the surrounding neighborhood; but similar to other infill and multifamily developments including the project west of the site. The project is compatible in scale and bulk with other similar infill projects in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design, as conditioned, respects the privacy of adjacent neighbors by meeting minimum second floor setbacks and minimizing second floor windows overlooking the sideyards.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal meets the parking requirement of four parking spaces for each unit. The second unit and its required parking is located in the rear behind the front unit and thereby reduces the visual impact of parking. The proposal includes one single driveway entrance for both units that allows for a longer street curb and allows a driveway pattern similar to those of single family homes in the neighborhood.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project saves trees in the front yard and the street tree and will include plantings in the front yard that will improve the streetscape.

ATTACHMENT 3

<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes stucco, stone cladding, wood siding and composition shingle roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	The proposal saves existing mature trees in the front and rear yard and the street tree on Mc Kinley Avenue.