

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Policy LT -4.1: Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

Policy LT-4.4: Preserve and enhance the high quality character of residential neighborhoods.

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

As conditioned, the proposed architectural style, materials, and basic forms **reflect the prevailing pattern in the neighborhood** and maintain the character of Bahl Patio homes. The new addition is located to the back of the existing second floor, and is integrated into the design of the building. The proposed FAR is consistent with established precedent as it is within the approved range in the development and reasonably creates a bedroom on the second floor to meet the resident's needs.

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 neighborhood is predominantly two-story single-family homes and townhomes, with primarily ranch and Bahl Patio architectural styles. The proposed design of the second-floor addition is consistent with other Bahl Patio homes in the neighborhood, with a similar conventional roof design at 1397 Sydney Drive (four properties to the left). The proposed second-floor roof design also allows for a transition to the ranch-style single-family home along the right side. As conditioned, the flat roof over the garage will be maintained and will allow for compatibility with the other flat roof garage forms found in this neighborhood.

The proposed setback deficiency is similar to the other Bahl Patio homes found in this planned development, and preserves the original pattern of the neighborhood. The applicant is not proposing any second-floor windows on the left side yard, which reduces privacy impacts to the left side neighbor.