

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.

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, by orienting and facing the entrance of the home along Lakehaven Drive 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 of modern style with architectural elements reflective of the neighboring mid-century modern homes, and the bulk and scale of the homes are designed to respect the one-story single-family homes in the neighborhood. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	While the proposed project includes two-story homes and increased floor area, the project has been designed to meet the solar and privacy requirements to 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 two additional unassigned 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>	The project will preserve most of the protected trees and proposes to plant 26 new trees. Conditions will be included to provide tree protection during construction. Finding Met

Special Development Permit

General Plan Goals and Policies that relate to this project are:

Land Use and Transportation Element Policy LT-3.22c – *Minimize driveway curb cuts and require coordinated access.*

Land Use and Transportation Element 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.*

Land Use and Transportation Element Goal LT-4 – *An Attractive Community for Residents and Businesses. In combination with the City's Community Design Sub-Element, ensure that all areas of the city are attractive, and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.*

Land Use and Transportation Element Policy LT-4.4 – *Avoid monotony and maintain visual interest in newly developing neighborhoods and promote appropriate architectural diversity and variety. Encourage appropriate variations in lot sizes, setbacks, orientation of homes, and other site features.*

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

Land Use and Transportation Element Goal LT-7 – *Diverse Housing Opportunities. Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community.*

Land Use and Transportation Element Policy LT-7.3 – *Encourage the development of housing options with the goal that the majority of housing is owner-occupied.*

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

Housing Element Policy H-6.1 – *Neighborhood Character. Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

The Planning Commission makes the following findings for issuance of a Special Development Permit, pursuant to Sunnyvale Municipal Code Section 19.90.050:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project:

The proposed use of the site is compatible with the surrounding uses. The requested deviation from front and side setback requirements will not be visible from Lakehaven Drive and thereby poses no impact to the existing neighborhood. The project meets the other development standards and is consistent with the City's Single-Family Home Design Techniques. The proposed single-family homes comply with the General Plan goals and policies, including those referenced above, by improving the streetscape, visual character, and conditions of the residential neighborhood. The project is consistent with the General Plan Designation and Zoning standards. The applicant proposes to develop six single-family homes on the site. This density is anticipated in the City's General Plan and Zoning since the site is zoned to allow low density residences.

For the purposes of Government Code 65863, the project site was not included in the site inventory for the City's 2023-2031 Housing Element.

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 as:

The scale, bulk, and style of the proposed development is similar to the neighboring two-story homes in the vicinity. The proposed design is complementary to the architectural style of the immediate neighborhood while incorporating contemporary design elements. The proposed architectural style is modern and incorporates design elements such as, such as simple geometric forms, horizontal design emphasis, combination of flat, low-pitch, and shed roofs, and large windows. The proposed design utilizes high quality materials and design and will contribute to the mid-century modern architectural style of the surrounding neighborhood. The design also respects the privacy of the neighboring properties and, as conditioned, the project will have no adverse visual or privacy impacts on the surrounding uses.

The proposed use ensures that the general appearance of proposed structures will not impair the orderly development, as the proposed project is designed per the requirements of the General Plan and the Zoning standards including new streetscape improvements along Lakehaven Drive.

Vesting Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the General Plan. The Planning Commission 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. The Planning Commission is not able to make any of the following findings.

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.