

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies

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

Land Use and Transportation Element

Goal LT-1 (Coordinated Regional and Local Planning): *Protect the quality of life, the natural environment, and property investment, preserve home rule, secure fair share of funding, and provide leadership in the region.*

Policy LT-1.10: *Participate in federal, state, and regional programs and processes in order to protect the natural and human environment in Sunnyvale and the region.*

Policy LT-1.10f: *Continue to condition projects to halt all ground-disturbing activities when unusual amounts of shell or bone, isolated artifacts, or other similar features are discovered. Retain an archaeologist to determine the significance of the discovery. Mitigation of discovered significant cultural resources shall be consistent with Public Resources Code Section 21083.2 to ensure protection of the resource.*

Goal LT-2 (Environmentally Sustainable Land use and Transportation Planning and Environment): *Support the sustainable vision by incorporating sustainable features into land use and transportation decisions and practices.*

Policy LT-2.3: *Accelerate the planting of large canopy trees to increase tree coverage in Sunnyvale in order to add to the scenic beauty and walkability of the community; provide environmental benefits such as air quality improvements, wildlife habitat, and reduction of heat islands; and enhance the health, safety, and welfare of residents.*

Policy LT-2.3d: *Require tree replacement for any project that results in tree removal, or in cases of constrained space, require payment of an in-lieu fee. Fee revenues shall support urban forestry programs.*

Goal LT-3 (An Effective Multimodal Transportation System): *Offer the community a variety of transportation modes for local travel that are also integrated with the regional transportation system and land use pattern. Favor accommodation of alternative modes to the automobile as a means to enhance efficient transit use, bicycling, and walking and corresponding benefits to the environment, person throughput, and qualitative improvements to the transportation system environment.*

Policy LT-3.2: *Refine land use patterns and the transportation network so they work together to protect sensitive uses and provide convenient transportation options throughout the planning area.*

Policy LT-3.2b: *Require needed street right-of-way dedications and improvements as development occurs. Any additional right-of-way beyond that required by the roadway classification should be used for alternative mode amenities, such as bus pullouts or medians, wider bike lanes, or walkways.*

Policy LT-3.22: *Provide safe access to City streets for all modes of transportation. Safety considerations of all transport modes shall take priority over capacity considerations of any one transport mode.*

Policy LT-3.22c: *Minimize driveway curb cuts and require coordinated access.*

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.*

Policy LT-4.1: *Preserve and enhance an attractive community, with a positive image, a sense of place, landscaping, and a human scale.*

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 designated parcels within the El Camino Real Specific Plan.*

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.*

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.*

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).*

Policy LT-7.3: *Encourage the development of housing options with the goal that the majority of housing is owner-occupied.*

GOAL CC-3 (Well-Designed Sites and Buildings): *Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.*

Policy CC-3.1: *Place a priority on quality architecture and site design that will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents, and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.*

Policy CC-3.2: *Ensure site design is compatible with the natural and surrounding built environment.*

GENERAL PLAN HOUSING ELEMENT

Policy H-4.6 (Objective Design Standards): *Maintain and implement the City's multi-family residential, single family residential, and mixed-use design standards to ensure they are clear, objective, and quantifiable to streamline the development review process and increase predictability of review outcomes.*

Policy H-6.6 (Sustainable Building): *Continue enforcement of City Reach Codes and require the use of sustainable and green building design in new and existing housing.*

GENERAL PLAN SAFETY AND NOISE ELEMENT

GOAL SN-8 (Compatible Noise Environment): *Maintain or achieve a compatible noise environment for all land uses in the community.*

Policy SN-8.1: *Enforce and supplement state laws regarding interior noise levels of residential units.*

Policy SN-8.2: *Apply Title 24 noise insulation requirements to all new residential units (single-family, duplex, mobile home, multi-family, and mixed-use units).*

Policy SN-8.4: *Require development projects to assess potential construction noise impacts on nearby noise-sensitive land uses and to minimize impacts on those uses, to the extent feasible, as determined by the Director of Community Development.*

GENERAL PLAN ENVIRONMENTAL MANAGEMENT ELEMENT

Policy EM-8.6: *Minimize the impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies.*

GOAL EM-10 (Reduced Runoff and Pollutant Discharge): *Minimize the quantity of runoff and discharge of pollutants to the maximum extent practicable by integrating surface runoff controls into new development and redevelopment land use decisions.*

Policy EM-10.1: *Consider the impacts of surface runoff as part of land use and development decisions and implement BMPs to minimize the total volume and rate of runoff of waste quality and quantity (hydro modification) of surface runoff as part of land use and development decisions.*

Findings

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.

The proposed development is consistent with the guiding principles, goals and policies of the City of Sunnyvale General Plan, which envisions residential development at this density and scale on this site. The project supports key General Plan goals by providing new housing opportunities within an urbanized area of the city, close to services, employment centers, schools, and transit. The townhome design promotes homeownership and contributes to a diversity of housing types within the community.

The project further implements goals and policies of the City of Sunnyvale General Plan, which encourage infill redevelopment, efficient use of land, and compact neighborhood design. The project would redevelop an underutilized site with a townhouse development and include site and right-of-way improvements—such as new sidewalks and street trees—that are anticipated to improve pedestrian access and overall livability in this area.

The project also contributes to a vibrant and attractive community by complying with the 2023 Citywide Objective Design Standards for multi-family developments and providing an enhanced experience along South Wolfe Road and Maria Lane. Pedestrian-oriented frontage improvements, front entries, and street trees work together to enhance the visual character of the streetscape while maintaining compatibility with the surrounding neighborhood context. Therefore, the proposed project is consistent with and advances the objectives of the Sunnyvale General Plan.

For the purposes of Government Code Section 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.

The project proposes to redevelop a long-vacant property that has begun to create nuisance conditions. The surrounding area is predominantly residential, with multi-family development to the south and east and single-family homes to the west. The proposed five-unit, three-story townhome-style condominium development is consistent with the R-3/PD zoning designation and represents an anticipated form of infill housing along this corridor. The project has been designed to be compatible with the surrounding residential context through site design, articulated building façades, varied roof forms, quality materials, and enhanced landscaping that reduce building massing and soften the transition to adjacent properties. The project complies with applicable Multi-Family Objective Design Standards.

The site plan orients the building toward South Wolfe Road and Maria Lane, with vehicular access taken from a private driveway accessible from Maria Lane and garage access located at the rear of the units, minimizing circulation conflicts. Perimeter fencing and trees provide buffering and privacy for neighboring residential properties. Noise attenuation features, including a six-foot sound fence and landscaping along South Wolfe Road, ensure outdoor open-space areas meet applicable standards. The project also improves the public realm by installing new curb, gutter, and sidewalk along the street frontages, enhancing pedestrian safety and connectivity. Therefore, the proposed development is compatible with the surrounding residential neighborhood and will not impair the orderly development or continued use of adjacent properties.

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 are 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

The Planning Commission cannot and does not make any of the above findings and approves the Tentative Map.

No Net Loss Findings

For purposes of Gov. Code Section 65863, the project site is not included in the Sites Inventory for the City's 2023-2031 Housing Element. Although the project site is included in the Housing Element as a Future Opportunity Site, no units were included in the Sites Inventory.