

## RECOMMENDED FINDINGS

### CEQA Findings for Projects Consistent with CEQA Guidelines Class 32

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The California Environmental Quality Act (CEQA) analyzes a project's impact on the environment. A Class 32 Categorical Exemption relieves this project from CEQA provisions.

Class 32 Categorical Exemptions include in-fill developments that are:

- Consistent with the General Plan and Zoning Ordinance;
- Within city limits on sites that are no more than five acres;
- Not on sites that include habitats for endangered, rare or threatened species;
- Not having a significant effect on traffic, noise, air quality or water quality; and
- On sites that are adequately served by utilities and public services.

In accordance with the City's General Plan and zoning code requirements, the project was evaluated for consistency with applicable policies. Due to the project site bordering Sunnyvale-Saratoga Road, air quality and noise impacts were evaluated per the City's General Plan (GP) policies. Both were found to be consistent with adopted General Plan policies. The project was found to be consistent with the findings of a Class 32 In Fill Exemption as contained in the Checklist in Attachment 6 of the Planning Application File Number PLNG-2022-7324 Attachment 6 of the August 11, 2025 Planning Commission report.

### Design Review

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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 Azure Street toward the front. <b>Finding Met</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project has been designed with architectural elements reflective of the neighboring character, and the bulk and scale of the homes are designed to respect the one-story single-family homes in the neighborhood. <b>Finding Met</b>
<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 minimize privacy impacts to the immediate neighbors. <b><i>Finding Met</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project exceeds the required parking requirements by providing an additional unassigned parking spaces. <b><i>Finding Met</i></b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes new trees and landscaping, which will require final review during the building permit process. <b><i>Finding Met</i></b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project proposes high quality design elements and materials which will enhance the neighborhood. <b><i>Finding Met</i></b>

### Special Development Permit

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

#### GENRAL PLAN LAND USE AND TRANSPORTATION ELEMENT (LUTE)

**Guiding Principle (Complete Community):** Create a place to live that is less dependent on automobiles and reduces environmental impacts, with distinctive activity centers and neighborhoods with character and access to nearby services.

**Policy LT-1.2:** Minimize regional sprawl by endorsing strategically placed development density in Sunnyvale and by utilizing a regional approach to providing and preserving open space for the broader community.

**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.

**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-4.4** – 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.

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

**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-7.3** – 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.

**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.

## **HOUSING ELEMENT**

**Goal H-1 (Provision of Adequate Housing Sites):** Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce. **Policy H-1.2 (Infill Development Near Transit and Employment Centers):** Facilitate new residential infill development near transit and employment and activity centers, such as El Camino Real corridor, Lawrence Station, Downtown Sunnyvale, the Village Centers, and Moffett Park, through incentives and streamlining development consistent with specific plans.

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**Policy H-4.6 (Objective Design Standards):** Maintain and implement the City's multifamily 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-6.1** – 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.

## **SAFETY AND NOISE**

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

**Policy SN-8.9** – Require a site-specific noise study for new development involving noise-sensitive land uses to ensure the noise levels in Figure 6-6 are met. If the project would expose new sensitive land uses (e.g., residences, schools, hospitals) to noise levels exceeding the noise levels in Figure 6-6, all appropriate noise reduction measures, identified by the study, shall be incorporated into the project.

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 City's General Plan land use and zoning designation allow for low-density development at this site. The applicant proposes to develop the site with four two-story single-family homes which is consistent with the applicable General Plan and zoning standards with respect to land use and density.

The proposed use of the site is compatible with surrounding single-family and multi-family residential uses. The requested deviation from the front yard setback is minimal, as only the porch posts encroach slightly into the setback area and provides visual interest, while the main exterior walls remain in compliance. The second deviation, related to the combined upper-story side yard setback, is not anticipated to result in any significant impacts, as the project continues to meet the individual upper-story side yard setback requirements. Overall, the project complies with all other applicable development standards and is generally consistent with the City's Single-Family Home Design Techniques.

The proposed project complies with the General Plan goals and policies in that it would result in the creation of four new housing units, provide single-family homes with front porches that adds to the visual character of the neighborhood, and includes new landscaping and trees that would enhance the residential neighborhood.

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.

The project complies with the General Plan goals and policies relating to noise. A Noise Assessment Study was prepared by Environmental Consulting Services on May 27, 2025. The study concluded that noise from the project operation is not expected to significantly increase noise to the surrounding properties. Standard measures for the reduction of construction noise and vibration will be incorporated as conditions of approval, such as implementing standard Construction Noise and Construction Management Plans. The report found that the expected noise reduction provided by the changes to the masonry wall and installation of a tall wood gate would result in a noise level of all four properties to be less than 60 dBA outside and 45 dBA inside when the units are constructed, meeting the City of Sunnyvale's noise requirements for residential properties.

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 compatible with the neighboring one- and two-story homes in the vicinity. The proposed design is complementary to the architectural style of the immediate neighborhood while incorporating contemporary design elements such as horizontal siding and a defined front porch. The proposed design utilizes high quality materials and design and will contribute to the character 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 Azure Street.

## **Tentative Map**

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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.