

RECOMMENDED FINDINGS

Special Development Permit

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

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 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.

Housing Element Policy HE-1.1 – Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development, and live-work housing.

Housing Element Policy HE-4.3 – Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.

Housing Element Policy HE-6.6 – Encourage use of sustainable and green building design in new and existing housing.

In order to approve the Use Permit, the Planning Commission must be able to make at least one of the following findings:

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

The proposed project meets the goals and policies of the General Plan as listed above by providing 19 ownership housing units in compliance with the planned residential density for the area. The General Plan contains goals and policies to allow for residential uses, and the development of townhomes, apartments, and condominiums in the Medium Density Residential land use designation. The 0.85-acre project site is located within City limits and surrounded by two to three-story multi-family developments and a duplex all around. The proposed development is consistent with the surrounding multi-family developments in the vicinity while retaining the historic home. The proposed design incorporates design elements of the existing home while maintaining integrity of the historic home and still respecting the scale found on the streetscape. The applicant seeks a number of waivers from development standards by applying the State Density Bonus Law and providing one very low income and one low income units. The project would provide street improvements, street trees, bicycle parking, and street lighting consistent with other recent multi-family residential developments in the vicinity. The high quality design and materials of the project as well as the preservation of the historic home will enhance the neighborhood aesthetics and contribute positively to the streetscape.

2. Ensure 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 scale, bulk, and style of the proposed development is similar to the neighboring properties in its vicinity. The project design incorporates craftsman style architectural elements such as horizontal and vertical siding, exposed beams on the gable ends, and low pitched roofs. The project design will enhance the streetscape where there are other three-story condominium developments and apartments. The proposed design utilizes high quality materials and design, which will contribute to the character of the residential neighborhood. The design also respects the historic home and neighborhood, as conditioned, the project will have no adverse visual or privacy impacts on the surrounding uses.

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the General Plan. Staff 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.

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 not able to make any of the following findings and recommends approval of the Tentative Map.
