

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

- **Policy LT-2.1** Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.
- **Policy LT-3.2** Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.
- **Policy LT-3.4** Determine appropriate density for housing based on site planning opportunities and proximity to services.
- **Policy LT-4.2** Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.
- **Policy LT-4.4** Preserve and enhance the high quality character of residential neighborhoods.
- **Policy LT-5.10** All modes of transportation shall have safe access to City streets.
- **Policy CC-1.3** Ensure that new development is compatible with the character of special districts and residential neighborhoods.
- **Policy CC-2.1** Maintain and provide attractive landscaping in the public right-of-way to identify the different types of roadways and districts, make motorists more comfortable and improve the enjoyment of residential neighborhoods.
- **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.
- **Policy HE-4.3** Require new development to build to at least 75% of the maximum zoning density, unless an exception is granted by the City Council. *(Note: It is the City's standard practice to allow minor deviations from the minimum density policy to be approved by the Planning Commission.)*

In order to approve the Special Development Permit, the decision maker 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. (*Finding Met*).

The proposed project attains the objectives and purposes of the General Plan of the City of Sunnyvale as listed above. The project provides additional opportunities for single-family ownership in the City. While the proposed density is less than the minimum required, the small lot single-family development appropriately transitions density with adjacent single-family homes to the north and east and multi-family homes to the west and south. The high-quality architectural design and materials, with minor modifications contained in the Conditions of Approval, will enhance the neighborhood aesthetics and contribute positively to the streetscape.

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 the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Met*)

The project design complies with most development standards and preserves the mixed character of the neighborhood, containing both single-family housing and multi-family housing. The size and bulk of the homes have been designed to reduce privacy and visual impacts to the adjacent neighbors by providing increased setbacks and through the preservation of the existing row of Italian Cypress trees along the site perimeter. As addressed in the project Mitigated Negative Declaration, impacts to the neighborhood, such as traffic, parking, and noise, will be less than significant with implementation of mitigation measures in the project Conditions of Approval.

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

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 findings (B.1-8), and recommends approval of the Tentative Map.