

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
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The front porch expansion does not impact the orientation of the home towards Townsend Terrace and reflects the prevailing patterns in the neighborhood.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed addition is a smaller addition to the rear of the house. The front porch expansion respects the scale and Craftsman style character of the neighborhood. The proposed addition is within the allowable height of 30 feet.
2.2.3 Design homes to respect their immediate neighbors	The proposed design respects the privacy of adjacent neighbors as the additions are modest in size and there are no new windows proposed.
2.2.4 Minimize the visual impacts of parking.	Two covered and two uncovered parking spaces are provided as is the requirement.
2.2.5 Respect the predominant materials and character of front yard landscaping.	The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture.
2.2.6 Use high quality materials and craftsmanship.	The proposed design matches the existing home. These materials are consistent with the City's adopted Single Family Design Techniques and the surrounding neighborhood.
2.2.7 Preserve mature landscaping.	No landscape changes are proposed.

Special Development Permit

The required Findings for this project are:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *[Finding Made]*

Policy LT -4.1: Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

Policy LT-4.4: Preserve and enhance the high quality character of residential neighborhoods.

The proposed project maintains existing housing stock that is compatible with the neighborhood and complies with the previous Planned Development approval.

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. *[Finding Made]*

As conditioned, the project is expected to have minimal impacts on surrounding properties. The additions will not have privacy impacts since it is a modest addition to the rear of the property with no new windows and the neighbor's privacy are protected. The front porch expansion has a storage area above with a window, however, this area will be limited to use as storage. The project meets the Single Family Home Design Techniques, incorporates Craftsman style designs of the development and will conform to the neighborhood standard in FAR as it has transitioned over time.