

RECOMMENDED FINDINGS

Use Permit

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

Housing Element

HE-1 – *Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale’s households of all income levels.*

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.*

HE-6.1 – *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.*

Land Use and Transportation Element

LT-3.2 – *Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.*

LT-3.3 – *Maintain lower density residential development areas where feasible.*

LT-4.1 – *Protect the integrity of the City’s neighborhoods, whether residential, industrial, or commercial.*

LT-4.4 – *Preserve and enhance the high quality character of residential neighborhoods.*

CC-3 – *Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The project provides for compatible infill development, while attaining the zoning standards and guidelines designed to meet community goals for livability, character and quality. Further, the project provides additional ownership housing opportunities and reinvestment within an existing neighborhood.

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 proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District. The project would complement, and be compatible with, the character of the surrounding neighborhood by providing two new single-family homes adjacent to other

single-family homes, featuring amenities in conformance with those provided by surrounding homes. Further, the proposed project would offer design and architecture consistent with those of the surrounding neighborhood, at a density compatible with other R-2 zoned properties adjacent to the site.

Parcel 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.

Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single-Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood</i>	The proposed homes would be

<i>home orientation and entry patterns</i>	oriented towards the Alberta Avenue street frontage, in keeping with the orientation of other homes in the vicinity.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The project meets all R2 zoning district setback and height requirements. The neighborhood is comprised of a mix of one-and two-story single-family homes, duplexes, and multi-family residences with varying architectural styles and sizes. The proposed homes concentrate massing away from existing residences and include measures to visually reduce mass and bulk. Privacy impacts to adjacent neighbors have been minimized through high-sill second story windows and greater than required setbacks. The proposed new homes do not shade more than 10% of the home to either side.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The design of the proposed homes are consistent with the scale and bulk of surrounding two-story homes, and are compatible with the architectural styles found in the neighborhood.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The location of the two garages are consistent with the common pattern found in the neighborhood.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Several existing trees will be retained as part of the project and new street trees will also be added. The project is subject to the City's Landscaping Ordinance.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes materials that are consistent with the existing house. The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architectural style.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.