

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 site is an existing landlocked parcel that does not have street frontage. The rear yard addition maintains existing side yard setbacks and complies with the required rear yard setback permitted in the zoning district and original SDP. The addition reflects the prevailing pattern in the neighborhood. No changes are proposed to the front entry or porch.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed rear yard addition is limited to the first floor and does not add to the visual bulk or massing of the home. The addition is not visible from the Markham Terrace street frontage and is within approved FAR range in the development.
2.2.3 Design homes to respect their immediate neighbors	The proposed design respects the privacy of adjacent neighbors as the addition is modest and limited to the first floor.
2.2.4 Minimize the visual impacts of parking.	The existing two covered and two uncovered parking spaces are maintained in their current original location.
2.2.5 Respect the predominant materials and character of front yard landscaping.	There are no modifications to the front yard landscaping. Because of the landlocked parcel front yard landscaping is minimally visible from the street frontage.
2.2.6 Use high quality materials and craftsmanship.	The proposed design matches the existing home. The proposed 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 Planned Development (PD) combining district provides a process to consider deviations from specific development standards, such as Floor Area Ratio (FAR), if the project does not impair the adjacent properties. The proposed FAR is consistent with established precedent as it is within the approved range in the development and reasonably creates a bedroom on the first floor to meet the resident's needs. While FAR is used as a measurement of bulk and mass, the proposed addition is tucked towards the back of the home, single-story, and not visible from the street frontage. Therefore, staff finds that the proposed project also meets the intent of the PD combining district and maintains the character of the existing development.

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]***

Staff finds that the location of the addition in the rear of the property minimizes the visual impact of the proposed addition to the surrounding properties and is not visible from the Markham Terrace street frontage. Existing side yard setbacks are maintained and no modifications to the front of the home are proposed. As a single-story addition, it has minimal privacy impacts on adjoining properties.