

RECOMMENDED FINDINGS
Updated for City Council Hearing, March 29, 2016

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	There is no change to the front or entry of the house. <i>Finding Met</i>
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed addition is limited to a first floor addition to the rear of the house. The proposed addition is within the allowable height of 30 feet. <i>Finding Met</i>
2.2.3 Design homes to respect their immediate neighbors	<p>The proposed design respects the privacy of adjacent neighbors as the addition is modest in size, meets the rear yard encroachment requirement.</p> <ul style="list-style-type: none"> • The new windows and door on the rear elevation are similar in size and placement to the existing windows and door and are setback 19'9" from the rear property line. • The new bay window on the ground floor of the left elevation will be mostly screened by the 5'5" high fence on the property line. • The three ground floor windows on the right zero lot line elevation are setback 5' from the right property line exceeding the 4' minimum side setback required in the R-1.7/PD zoning district. <p><i>Finding Met</i></p>
2.2.4 Minimize the visual impacts of parking.	Two existing covered and two existing uncovered parking spaces are provided meeting the requirement. <i>Finding Met</i>
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. There is no change to the front yard landscaping. <i>Finding Met</i>

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. <i>Finding Met</i>
2.2.7 Preserve mature landscaping.	No landscape changes are proposed. <i>Finding Met</i>

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 the orderly development of, or the existing uses being made of, adjacent properties. ***[Finding Made]***

The project is expected to have minimal impacts on surrounding properties since it is a one-story addition on the rear of the house. The addition will be visible from the neighbors to the south, but the windows of the addition are similar in size and placement to the existing windows and are setback 19'9" from the rear property line. The addition will be visible to the neighbors on the east, however, the new bay window is screened by the existing 5'5" fence and the neighbor's privacy is protected. The project meets the Single Family Home Design Techniques and will conform to the neighborhood standard in FAR as it has transitioned over time.

Reasonable Accommodations Findings

The required Findings for this project are:

(a) Whether the housing or housing-related request will be used by a person with a disability protected under the Fair Housing and Amendments Act of 1988 and the California Fair Employment and Housing Act (the Acts); ***[Finding Made]***

The applicants provided a letter from their doctors stating that the applicants are persons with disabilities protected under the Acts.

(b) Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability protected under the Acts; ***[Finding Made]***

It is likely that the applicants will have to move if a bedroom and bathroom cannot be provided on the ground floor.

(c) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city; ***[Finding Made]***

The addition would have no financial or administrative burden for the city because it is a 280 sq. ft. single-story addition to the rear of a single-family home.

(d) Whether the requested reasonable accommodation would require a fundamental alteration in the nature or effect of the city's land use and zoning ordinances, programs or policies; ***[Finding Made]***

The requested reasonable accommodation would not require a fundamental alteration of the city's land use and zoning ordinances, programs or policies because the project meets all the development standards except floor area ratio. Applications with similar FAR have been approved in the past with no fundamental alteration in the nature or effect of the city's land use and zoning ordinances, programs or policies.

(e) Whether the requested reasonable accommodation adequately considers the physical attributes of the property and structures; ***[Finding Made]*** and

The proposal meets the Single Family Home Design Techniques and meets the Development Standards except FAR as discussed in the previous Finding.

(f) Whether alternative reasonable accommodations could provide an equivalent level of benefit. ***[Finding Made]***

The layout of the house does not easily accommodate an elevator without disrupting the floor plan. The applicants have stated they do not want a stair lift and do not want/cannot afford to move. Stair lifts are an important option for persons with disabilities, but have disadvantages including expense, high electricity usage, ongoing repair and maintenance costs, and risk of mechanical breakdown.