

RECOMMENDED FINDINGS
2016-7439
1122 Aster Ave.

California Environmental Quality Act

In order to adopt the Mitigated Negative Declaration, the Planning Commission must make the following findings per CEQA Guidelines Section 15074:

1. The Mitigated Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
2. The Planning Commission has read and considered the Mitigated Negative Declaration and finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed project will have a significant effect on the environment.
3. The Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. The mitigation measures listed in the Mitigated Negative Declaration have been incorporated as conditions of approval of the project, including a program for reporting and monitoring the measured required to mitigate or avoid significant environmental effects.
5. The Department of Community Development, Planning Division, is the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086.

Special Development Permit

In order to approve the Special Development Permit, the Planning Commission must make one of the following two findings:

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

This finding can be made for the project as conditioned. The proposed project meets the goals and policies of the General Plan by providing 34 ownership housing units in compliance with the R-3 zoning designation, ITR combining district, and minimum density policy; allocating four of 34 units as below market rate affordable units and therefore providing housing opportunities for all income levels; incorporating green building standards into the overall design of the project; and locating housing in proximity to employment centers and public transit facilities. As conditioned, the high

quality architectural design and materials of the project will enhance the neighborhood aesthetics and contribute positively to the streetscape. The project is consistent with the below adopted General Plan goals and policies listed below.

Land Use and Transportation Element

Goal LT-1: Coordinated Regional Planning

Protect and sustain a high quality of life in Sunnyvale by participating in coordinated land use and transportation planning in the region.

- Policy LT-1.3 Promote integrated and coordinated local land use and transportation planning.
- Policy LT-1.7 Contribute to efforts to minimize region-wide average trip length and single-occupant vehicle trips.
- Policy LT-1.10 Support land use planning that complements the regional transportation system.

Goal LT-2: An Attractive Community

Preserve and enhance an attractive community, with a positive image and a sense of place that consists of distinctive neighborhoods, pockets of interest and human-scale development.

- Policy LT-2.1 Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own individual character; and allow changed consistent with reinforcing positive neighborhood values.

Goal LT-3 Appropriate Mix of Housing

Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.

- 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.

Goal LT-4 Quality of Neighborhoods and Districts

Preserve and enhance the quality character of Sunnyvale's industrial, commercial and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept.

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

- 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-4.5 Support a roadway system that protects internal residential areas from Citywide and regional traffic.

Goal CC-2 Attractive Street Environment

Create an attractive street environment which will compliment private and public properties and be comfortable for residents and visitors.

- 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 CC-2.2 Minimize elements which clutter the roadway and look unattractive.
- Goal CC-3 Well Designed Sites and Buildings Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.
- Policy CC-3.1 Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.
- Policy CC-3.2 Ensure site design is compatible with the natural and surrounding built environment.

Housing Element

Goal HE-1 Adequate Housing

Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels.

- 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.

Goal HE-4 Adequate Housing Sites

Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce.

- Policy HE-4.1 Provide site opportunities for development of housing that responds to diverse community needs in terms of density, tenure type, location and cost.
- Policy HE-4.2 Continue to direct new residential development into specific plan areas, near transit, and close to employment and activity centers.
- Policy HE-4.3 Require new development to build at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.

Goal HE-6 Sustainable Neighborhoods

Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.

- Policy 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.
 - Policy HE-6.6 Encourage use of sustainable and green building design in new and existing housing.
2. The proposed use ensures that the general appearance of proposed structures, or 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 met]**

The project complies with most development standards in terms of density, lot coverage, parking, landscaping, usable open space and solar access. The project includes minimal deviations from Sunnyvale Municipal Code (SMC) Section 19.48.030 that are appropriate for the site layout and design as discussed in the staff report.

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 below findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings (1-8) 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.