

**RECOMMENDED FINDINGS****Design Review**

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

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed addition will be located to the left side and to the rear of the property behind a fence and trees and will not be visible from the public right-of-way. <b>Finding Met</b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed project includes increases to the existing floor area, the addition has been designed to match the main residence in scale, bulk and character. <b>Finding Met</b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors as the additions are modest in size and the additions are on the first floor. <b>Finding Met</b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	No changes are proposed to the garage and the project meets the required parking requirements. <b>Finding Met</b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes are proposed to the front yard landscaping. <b>Finding Met</b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes elements that are compatible with the residence and the neighborhood such as wood siding on the exterior walls and low pitched roof forms. <b>Finding Met</b>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. <b>Finding Met</b>

**Special Development Permit**

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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 51:** Enforce design guidelines and zoning standards that ensure the mass and scale of new structures are compatible with adjacent structures, and also recognize the City's vision of the future for transition areas such as neighborhood Village Centers and El Camino Real nodes.

**Action 3:** Enforce local design guidelines that ensure buildings and monuments respect the character, scale, and context of the surrounding area.

**Action 4:** Ensure that new construction and renovation contribute to the quality and overall image of the community.

*The proposed project maintains existing housing stock that is compatible with the neighborhood and complies with the previous Planned Development. The project site is an irregularly shaped lot and the deviation requested for the side setback is minor and would have minimal impact on the adjacent neighbors.*

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 modest additions are in the rear and on the sides on the first floor will not have privacy impacts on the immediate neighbors. The project meets the Single Family Design Techniques, incorporates design consistent with the existing residence, and will conform to the neighborhood standard in floor area ratio. The deviation to the side yard setback requirement would have minimal impact to the adjacent neighbors.*