

## RECOMMENDED FINDINGS

### Special Development Permit

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

**Policy LT-4.1** Preserve and enhance an attractive community, with a positive image, a sense of place, landscaping, and a human scale.

**Policy LT-4.3** Enforce design review 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.

**Policy LT-4.4** Avoid monotony and maintain visual interest in newly developing neighborhoods, and promote appropriate architectural diversity and variety. Encourage appropriate variations in lot sizes, setbacks, orientation of homes, and other site features.

**Policy LT-5.3** Require new development, renovation, and redevelopment to be compatible and well integrated with existing residential neighborhoods.

**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 HE-4.5** Provide opportunities and incentives for mixed use, multi-family infill, and transit-oriented development in Downtown Sunnyvale as part of the City's overall revitalization strategy for the area.

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

The architectural modifications to F-1, N-1 and T-1 from traditional styles to a contemporary architectural style allows for a more cohesive design across the entire CityLine project. The reduced heights to F-1 and N-1 help to reduce the visual mass and bulk of the development, and shift mass away from the neighboring residential neighborhood across Iowa Avenue. The varying wall and roof planes, window shapes and recesses, horizontal elements and balconies further help to minimize the visual mass and creates distinct breaks in the building stories. The pedestrian scale is reinforced, with building entries that face the street frontages and first-floor detailing adds visual interest to the streetscape. The

completion of these residential units along Iowa Avenue provides additional housing opportunities and will help to create a more vibrant downtown district.

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.

As noted above, the modified architectural design will create a high-quality pedestrian environment along the southern boundary of the CityLine project. The reduction in building heights for F-1 and N-1, wall and roof treatments, strengthened pedestrian scale, and high quality materials and colors also respect the character of adjacent neighborhoods.