

RECOMMENDED FINDINGS
2018-7048
669-673 Old San Francisco Road

Adoption of Negative Declaration

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

1. The 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 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 Negative Declaration reflects the Planning Commission 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 measures 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 West Olive Ave., Sunnyvale, CA 94086.

Special Development Permit

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

- **Policy LT-2.1** Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.
- **Policy LT-3.2** Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.
- **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 CC-1.3** Ensure that new development is compatible with the character of special districts and residential neighborhoods.
- **Policy HE-4.3** Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.

In order to approve the Special Development Permit, the decision maker must be able to make at least one of the following findings:

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

The proposed project meets the goals and policies of the General Plan as listed above by providing six ownership housing units in compliance with the planned residential density for the area. The project has been improved since the previously denied project through the use of an additional high quality material (horizontal siding) along with reduced massing of the upper stories which results in a greatly improved architectural design. The design of the proposed townhomes will enhance the neighborhood aesthetics and contribute positively to the streetscape and character.

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 met.*)

The project proposal consists of three-story townhomes which differs from two story development to the north and west and one-to-two story single family uses to the east; however, taller three-story development is located directly across the street. The grade of the site slopes down approximately two feet, which allows for a reduced height for three-story structures and does not exceed what the current zoning would already allow (30 feet). Directly across the street, the three-story Renaissance Apartment development (built in 1998) is approximately 43 feet tall. Similar to the surrounding development, the proposed setback is approximately 20 feet from the property line adjacent to Old San Francisco Road. Currently no trees are located within the front yards of the existing single family homes. The proposal includes six trees (including four street trees) and landscaping within the front setback, which will further soften the appearance of the new structures from the street. Approximately 23 trees are added overall to the site (plus four street trees) over current conditions. These trees are mostly located near the side and rear property lines of the development, which buffer the view and provide more privacy from neighboring development. The project slightly reduces the amount of curb cut needed off the public street using a singular driveway. The garages face the interior of the site, allowing the entrances of the end units to face the public street and better relate to the surrounding neighborhood. Improvements to the architecture include new materials and reduced upper-story massing to further contribute positively to the street presence.

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 following findings can be made, the Tentative Map shall be denied.

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.

Staff was not able to make any of the following findings and recommends approval of the Tentative Map.