

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

**Adoption of Negative Declaration**

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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**

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Goals and Policies that relate to this project are:

- **Policy LT-12.3** Support a variety of land and building ownership forms, including business condominiums, planned developments, and more traditional single-owner developments.
- **GOAL LT-6** - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.
- **Policy LT-4.3c:** Enforce local design guidelines that ensure buildings and monuments respect the character, scale, and context of the surrounding area.
- **Policy LT-4.3d:** Ensure that new construction and renovation contribute to the quality and overall image of the community.

- **Policy LT-4.3e:** Use the development review and permitting processes to promote high-quality architecture and site design.
- **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 LT-5.3a:** Utilize adopted City design guidelines to achieve compatible and complementary architecture and scale for new development, renovation, and redevelopment
- **Policy LT-6.1** Improve and preserve the character and cohesiveness of existing residential neighborhoods.
- **Policy LT-6.2** Limit the intrusion of incompatible uses and inappropriate development in and near residential neighborhoods, but allow transition areas at the edges of neighborhoods.
- **Goal LT-7:** Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community
- **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 to the architecture include new materials and reduced upper-story massing to further contribute positively to the street presence.

## **Tentative Map**

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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.