

## **RECOMMENDED FINDINGS**

### **Design Review**

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The proposed project is desirable in that the project's design and architecture conforms 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 single-family homes and entries have a street-facing orientation, like the other homes found in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	All minimum setbacks are met and/or exceeded, which helps reduce visual and privacy impacts. The second floor is set back more than 30 feet from the front property line, which helps to reduce bulk from the streetscape. Proposed heights are well under the maximum permitted for single-family homes.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The neighborhood is an eclectic mix of architectural styles. The proposed homes are modern in style. Their eaves, orientation and mass relate to other homes in the neighborhood. The design helps to add to the diversity of homes found along Homestead Road. The homes comply with all development standards and, as conditioned with reduced second-floor windows, the homes respect the privacy of adjacent neighbors.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project complies with parking requirements. The location of the garages is consistent with other homes found in the neighborhood. The design of the garage doors is high quality and adds to the modern architectural style of the homes.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project is required to comply with water-efficient landscaping requirements and includes front yard groundcover and one tree on each lot. In addition, a street tree will be planted along the project frontage.

<i>2.2.6 Use high quality materials and craftsmanship</i>	The homes utilize high quality materials that are consistent with the modern architectural style, such as stucco, shiplap, stone veneer, and standing seam metal roofing.
<i>2.2.7 Preserve mature landscaping</i>	The existing site has minimal landscaping and no protected trees are proposed for removal.

## Use Permit

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Goals and Policies that relate to this project are:

**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-7.3:** Encourage the development of housing options with the goal that the majority of housing is owner-occupied.

**Policy CC-1.3:** Ensure that new development is compatible with the character or special districts and residential neighborhoods. (Previously Community Design Policy A.2)

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

The proposed subdivision is consistent with the permitted R-2 density and creates two homeownership opportunities on a lot where a duplex would be a permitted use. The neighborhood is an eclectic mix of densities and architectural styles. The modern design of the homes adds to the diversity of the neighborhood, while still respecting the scale found on the streetscape. The proposed project is consistent with other small lot subdivisions found in the vicinity and with others that have recently been approved.

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. ***Finding met***

The scale, bulk and style of the proposed development is similar to other small lot subdivisions found in the neighborhood, as well as other recently-approved projects within the R-2 zoning district. High quality materials are utilized, which will contribute positively to the neighborhood. The design also respects the privacy impacts of neighboring properties, as minimum setback requirements are met or exceeded. As conditioned, impacts associated with a second story will be reduced.

## **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. Staff was not able to make any of the following findings 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

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.