

Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

- Policy LT-2.3: Accelerate the planting of large canopy trees to increase tree coverage in Sunnyvale in order to add to the scenic beauty and walkability of the community; provide environmental benefits such as air quality improvements, wildlife habitat, and reduction of heat islands; and enhance the health, safety, and welfare of residents.
 - LT-2.3d: Require tree replacement for any project that results in tree removal, or in cases of constrained space, require payment of an in-lieu fee. Fee revenues shall support urban forestry programs.
- 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-4.2: Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.
- 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.
 - LT-4.3c: Enforce local design guidelines that ensure buildings and monuments respect the character, scale, and context of the surrounding area.
 - LT-4.3d: Ensure that new construction and renovation contribute to the quality and overall image of the community.
 - 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-5.1: Strengthen the image that the community is composed of cohesive residential neighborhoods, each with its own individual character and Village Center; allow change and reinvestment that reinforces positive neighborhood concepts and standards such as walkability, positive architectural character, site design, and proximity to supporting uses.
- Policy LT-5.2: Preserve and enhance the character of Sunnyvale's residential neighborhoods by promoting land use patterns and transportation opportunities

that support a neighborhood concept as a place to live, work, shop, entertain, and enjoy public services, open space, and community near one's home and without significant travel.

- LT-5.2c: In addition to parks, promote small-scale, well-designed, pedestrian-friendly spaces within neighborhoods to establish safe and attractive gathering areas
- Policy LT-5.3: Require new development, renovation, and redevelopment to be compatible and well-integrated with existing residential neighborhoods.
 - LT-5.3a: Utilize adopted City design guidelines to achieve compatible and complementary architecture and scale for new development, renovation, and redevelopment.
 - LT-5.3b: Where an opportunity arises, consider integrating or co-locating a Village Center with a neighborhood park or open space
- Policy LT-6.1: Improve and preserve the character and cohesiveness of existing residential neighborhoods.
 - LT-6.1f: Look for opportunities to reclaim unneeded and underperforming paved areas (public and private) that could be converted to neighborhood-enhancing features such as additional tree coverage, gathering areas, pocket parks, or community gardens.

Community Character Chapter

- Policy CC-1.3: Ensure that new development is compatible with the character of special districts and residential neighborhoods.
- Policy CC-1.4: Support measures which enhance the identify of special districts and residential neighborhoods to create more variety in the physical development.
- Policy CC-1 2.1: Maintain and provide attractive landscaping in the public right-of-way to identify the different types of roadways and districts, make motorists more comfortable, and improve the enjoyment of 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 CC-3.2: Ensure site design is compatible with the natural and surrounding built environment.

Housing Element

- Policy HE-6.1: Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project develops the farmland with 58 single family homes (9.5 du/ac), dedicates the required park land, and includes associated improvements that are consistent with the General Plan designation for Low-Medium Density (7-14 du/ac max.) and the goals and polices noted above. The project's density is consistent with the R-1.5/PD zoning density that allows up to 10 du/ac.

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 the project, as conditioned, meets Sunnyvale's development code, is respectful of the existing neighborhood's scale and architectural style. Additionally, the project includes park land for development of a public park that will serve the residential neighborhood.

Findings - 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 (1-8); and recommends approval of the Vesting Tentative Map.