

RECOMMENDED FINDINGS

Special Development Permit

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

General Plan Policy 51: 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.

General Plan Policy 56: Improve and preserve the character and cohesiveness of existing residential neighborhoods.

The proposed addition reasonably accommodates the property owner's request for additional living area, while complying with all required development standards and respecting visual and privacy impacts of neighbors. The proposed addition maintains the existing pattern and style of the townhome development, with the second floor addition lining up with the second floor walls of the adjacent townhomes. The addition will be recessed back over 3 feet from the garage door, creating a visual break in the mass of the building. All new exterior materials and colors will match existing, allowing for architectural compatibility with the townhome development.

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 townhome development is adjacent to two and three-story multi-family homes, and single-family homes across the nearest public street on Danforth Drive. The proposed addition is interior to the site and will not be visible from the public street frontage. Visual and privacy impacts to adjacent homes will be minimal, as the addition will match the existing building pattern and architecture and new second floor windows will face interior to the site.