

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 addition is minimally visible from the street frontage and adjacent properties, and helps to preserve the existing neighborhood 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 proposed addition is interior to the site and will be minimally visible from the public street frontage. Visual and privacy impacts to adjacent homes will be minimal, as the existing exterior setbacks will be maintained and the increased height of the new roof well under the maximum permitted height of 35 feet. Architectural updates to the existing unit are compatible with the unit at the front, as well as the architecture found in the neighborhood.