

## RECOMMENDED FINDINGS

### Design Review

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.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed entry porches are consistent with the proposed architectural style and the surrounding neighborhood. <b><i>Finding met.</i></b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed scale, bulk and character of the proposed homes is similar to existing two-story homes in the neighborhood. The proposed design has modest 8 foot second floor plate heights, well-articulated building facades with roof segments, offsets and a combination of high quality building materials. <b><i>Finding met.</i></b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed homes comply with the requirements for height and setbacks from the neighboring properties. The design is respectful of the privacy of the surrounding neighbors by providing high sill windows on the second-floor level. <b><i>Finding met.</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the minimum requirement of two covered and two uncovered parking spaces for each home. The proposal includes one single driveway access for all the units consistent with the common pattern in the neighborhood. The parking garages are located away from the street frontage that helps in reducing the visual prominence of parking. <b><i>Finding met.</i></b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposal includes landscaping improvements within the front yard and preservation of the existing mature Coast Live Oak trees. <b><i>Finding met.</i></b>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to use a combination of stucco, siding and river rock, which is consistent with the proposed Craftsman style architecture

	and will further enhance the existing streetscape. <b><i>Finding met.</i></b>
2.2.7 Preserve mature landscaping	Two protected trees are proposed to be removed as part of the application. The project includes 17 new 24-inch box Italian Cypress trees that will mitigate the loss of the protected trees, per the City's Tree replacement standards. <b><i>Finding met.</i></b>

## Use Permit

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Goals and Policies that relate to this project are:

### Land Use and Transportation Element

*Goal LT-7: Diverse Housing Opportunities 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 LT-7.3: Encourage the development of housing options with the goal that the majority of housing is owner-occupied.*

*Goal LT-4: An Attractive Community for Residents and Businesses In combination with the City's Community Design Sub-Element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.*

*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.*

### City Council Policy

*City Council Policy 1.1.12: Maximum Standards for Small Lot Single Family Residential Developments*

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 required development standards and is consistent with the City's Single Family Home Design Technique. The three new single family homes will further the General Plan objective by allowing additional ownership home opportunities and further enhancing the existing streetscape. The overall perimeter setbacks of the entire site meet the R-2 Zoning District requirements and are consistent with the setbacks that would be required if only one home were to be built on the site or if three homes were to be built on the site without the subdivision of the parcel, in compliance with Council Policy 1.1.12.

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 scale, bulk and style of the proposed development is similar to the neighboring properties along Poplar Avenue. The proposed design utilizes high quality materials and design which will contribute to the character of the neighborhood. The design further respects the privacy of the neighboring properties and, as conditioned, the project will not have any adverse privacy or visual impact on the neighborhood.

### **Tentative Parcel Map**

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In order to approve the Tentative Parcel Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Parcel Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Parcel 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 recommend approval of the Tentative Parcel Map.