

Special Development Permit

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.

Policy CC-1.3: Ensure that new development is compatible with the character of special districts and residential neighborhoods.

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

The project meets the required development standards and is consistent with the City's Single Family Home Design Technique. As proposed, the homes are consistent with the City's design guidelines by providing a 9-foot wall plate on the first floor and 8-foot wall plate height on the second floor. The project reinforces the prevailing characteristic of the neighborhood by minimizing the garage and having a prominent entry porch element similar to other homes in the neighborhood. As proposed, the project is sympathetic to the predominant building forms and scale of the neighborhood. Architectural styles utilize similar design elements, colors and materials found in the neighborhood and do not create any unnecessary visual conflicts. The two new single family homes further the General Plan objective by providing additional ownership housing opportunity, while also improving the streetscape of the neighborhood.

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 Washington Avenue. The proposed design utilizes high quality material

and design which will contribute to the character of the neighborhood. The design also respects the privacy of the neighboring properties and, as conditioned, will have no adverse visual or privacy impacts on the surrounding uses. Although the tandem garages require a deviation, the tandem garages have been designed to help alleviate the visual prominence from the street and would be in keeping with the neighborhood.

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 following findings and recommends approval of the Tentative Parcel Map.