

RECOMMENDED FINDINGS

Special Development Permit

In order to approve the Special Development Permit the following findings must be made:

1. *Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the city of Sunnyvale; **Finding met.***

Downtown Specific Plan Goal B-2: Preservation of Existing Neighborhood Character
Protect and enhance the community character of existing neighborhoods, preserving distinctive features.

Citywide Design Guidelines BD-3.1: Maintain diversity and individuality in style but be compatible with the character of the neighborhood.

The project site is located in Block 11 of the Downtown Specific Plan. Block 11 is designated for low-medium density residential uses. The proposed project is consistent with the Downtown Specific Plan which envisions the area south of East Iowa Avenue to maintain existing uses, densities, and neighborhood character as a transition area from the main downtown developments to the north and the heritage housing neighborhood to the south.

2. *Ensure 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 575-sq. ft. addition is a one-story addition to the rear unit of a duplex. The project meets all development standards. The addition and the proposed exterior improvements, which include new windows, stucco walls, and horizontal wood siding maintains the general architectural style and form of the existing duplex. The project meets the Citywide Design Guidelines and incorporates design consistent with the existing duplex and will conform to the neighborhood standard.