

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 prevailing patterns of the homes developed as part of the Benner School site development has their main entry and garage door facing the street with a slight recess from the front façade. No changes are proposed to the front as part of this project.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As currently proposed with 45% lot coverage and 65% FAR, staff finds that the project is inconsistent with neighborhood precedent and would result in a larger home than was intended on these smaller lots. Staff recommends that the addition be reduced to 40% lot coverage and 60% FAR, resulting in a 330 square foot addition. The reduction would still allow a reasonable addition to the home, while also allowing for neighborhood compatibility. Staff would work with the applicant to ensure compliance with the reduced square footage and design guidelines.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors as the additions are modest in size and there are no new additions to the second floor.
<i>2.2.4 Minimize the visual impacts of parking.</i>	Two covered and two uncovered parking spaces are provided as is the requirement.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the existing architecture. No changes are proposed to the front yard landscaping.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design matches the existing home. These materials are consistent with the City's adopted Single-Family Home Design Techniques and the surrounding neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	No landscape changes are proposed.

Special Development Permit

Goals and Policies that relate to this project are:

General Plan 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.”

General Plan Land Use and Transportation Element Goal LT-6 – “Protected,

Maintained, and Enhanced Residential Neighborhood - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.”

General Plan Land Use and Transportation Element Policy LT-6.1 – “Improve and preserve the character and cohesiveness of existing 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 proposed project maintains existing housing stock that is compatible with the neighborhood and complies with the previous Planned Development approval.

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**].

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