SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

1). Attains the objectives and purposes of the General Plan of the City of Sunnyvale,

The primary objective of the proposed plan is to redevelop this approximately 12,900 square foot lot into a quality residential development that implements the goals of the General Plan and zoning for the property and that respects the existing neighborhood. The proposed project will enable the conversion of a nonconforming office space into a vital, quality residential use. The proposed project will increase housing stock and home ownership opportunities.

2). Or ensures that the general appearance of the proposed structures, or 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, the adjacent properties.

All of the proposed single family homes will be owner-occupied units. The site plan, floor plans, façade, and colors(i.e. please see materials/color board/streetscene) will be the same as the surrounding development that was supported by Staff and approved by City Council in 1993. Classic Communities(i.e. Scott Ward) advises Peninsula Communities(i.e. Justin Mozart), the developer of the proposed project. In addition, Bassenian/Lagoni architects, which was the architect retained for the previously approved surrounding project, has been retained by Peninsula Communities to ensure that the architecture is compatible with neighboring properties and ultimately develops the same as the other 4-lot clusters that Classic Communites developed in 1993. The homes are single family, two story detached, and range in size from approximately 1,300 square feet to approximately 1,600 square feet; 3 of the homes are 3 bedroom, 2.5 bathroom, 2 car garage units and 1 of the units is 4 bedroom, 2.5 bathroom, 2 car garage units. The units are expected to sell in the mid $600,000 to high $700,000 range. The architectural style for the proposed homes is California Mediterranean.