Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy Statement C2.2 - *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.*

Policy Statement N1.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

Action Statement N1.4.1 *Require infill development to complement the character of the residential neighborhood*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project meets most zoning standards and is compatible with infill development within the neighborhood. The new single family homes provide additional ownership housing while also improving the visual character and condition of the residential area.

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, as conditioned, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the new development is similar to neighboring two story development. The project provides adequate open space for prospective residents and enables preservation of an adjacent significant street tree.

Recommended Findings - Tentative Map

Approval of a Tentative Map requires a finding to be made and any of eight other findings not to be made.

A. If the following finding can be made, the Planning Commission should recommend approval of the Tentative Map.

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any applicable specific plan.

B. However, if any of the following findings can be made, the Planning Commission should recommend denial 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 able to make the first finding (A.1) and was not able to make any of the second set of findings (B.1-8), and recommends approval of the Tentative Map.