

RECOMMENDED FINDINGS

Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

GOAL LT-11 – Supportive Economic Development Environment – Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal and land use constraints.

- POLICY LT-11.2: Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.
- POLICY LT- 11.3: Promote business opportunities and business retention in Sunnyvale.

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 is consistent with and would further Goal LT-11 and related policies listed above. By reactivating a long-vacant site with a specialized commercial use, the project would support Policy LT-11.2 by contributing to a broader mix of commercial services in the city and enhancing Sunnyvale's positive image. It would also align with Policy LT-11.3 by supporting business growth, job creation, and the retention of a locally operated company offering both on-site and off-site services within the community.

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]

No significant changes are proposed to the exterior of the building. Improvements will be made to the site, including the parking lot. The applicant is proposing to provide additional bicycle parking spaces to comply with the minimum Class II bicycle parking requirements. The proposed use will not generate additional traffic or parking requirements beyond what was required by the former use. Therefore, no spillover parking or other negative traffic-related consequences to the adjacent residential neighborhood are anticipated.