

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Chapter - Policy LT-6.4 - Allow compatible and supporting uses such as group homes, places of assembly, community centers, recreational centers, and child care centers in residential neighborhoods (including single-family neighborhoods) subject to review and consideration of operations, traffic, parking, and architecture.

Land Use and Transportation Chapter - Policy LT-11.3 - Promote business opportunities and business retention in Sunnyvale.

Land Use and Transportation Chapter - Goal LT-13 - protected, maintained, and enhanced commercial areas, shopping centers, and business districts achieve attractive commercial centers and business districts and buildings that are maintained and allow a full spectrum of businesses that operate unencumbered.

Land Use and Transportation Chapter - Goal LT-14 - Special and unique land uses to create a diverse and complete community provide land use and design guidance so that special and unique areas and land uses can fulfill their distinctive purposes and provide a diverse and complete community fabric.

Land Use and Transportation Chapter - Policy LT-14.9 - Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions, schools, hospitals, large medical clinics) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure they do not have a negative effect on the surrounding area.

Land Use and Transportation Chapter - Policy LT-14.12 - Recognize child care and places of assembly as essential services and land uses that support the diverse needs of the community. avoid locating these sensitive uses near hazardous materials, noise, dust, etc.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project.

The proposed use is consistent with the General Plan Policies and Goals, as it introduces a quasi-public service—specifically, a childcare center with preschool and afterschool programs in an established mixed-use commercial/office and residential property which is consistent with the property's zoning designation of El Camino Real /Mixed-Use 24. It is also generally consistent with the El Camino Specific Plan's Urban Design Guidelines with respect to the proposed fencing, location of landscaping, and the design of other minor site improvements are compatible with the rest of the center.

The business owner currently operates an afterschool program in Unit 10 on the same property with no documented neighborhood preservation cases. Through this Planning Application, the business owner seeks to relocate to Unit 1 as the new space would accommodate expansion. Therefore, the project supports business retention.

The proposed project is also consistent with the city's 2015 Guidelines for Commercial Child Care Centers in Sunnyvale in that the project site is primarily surrounded by multifamily residential and commercial uses. Given its proximity to residential neighborhoods and a nearby employment center, the proposed childcare - with both preschool and afterschool programs - would serve as a neighborhood-oriented facility. Its location along El Camino Real, a major thoroughfare, offers a convenient service point for both local residents and commuters who work in the area and need childcare.

Additionally, the proposed outdoor play area is located along the side of the property, adjacent to Unit 1, and is separated via a fence from other businesses on the property.

Furthermore, while the project includes the removal of eight (8) parking spaces to accommodate new landscaping and trash enclosure; the eighty-seven (87) total parking spaces remaining on site exceeds the zoning code requirement of sixty-seven (67) parking spaces for current uses on the property (refer to Sheet A0.0 of plans). The proposed site layout continues to maintain the same driveways for site circulation and therefore is not anticipated to negatively impact site access/egress and circulation. The project can be accommodated without placing significant demands on existing infrastructure or transportation systems. Additionally, the proposed project complies with all applicable development standards, does not request any deviations, and no environmental impacts have been identified.

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.

Minor building and site improvements are proposed to accommodate the proposed childcare use including new windows and doors, the addition of an outdoor play area, trash enclosure, parking lot restriping and landscaping. The proposed changes to the building, parking, and landscaping are consistent Sunnyvale Municipal Code requirements and with the policies and design principles of the El Camino Real Specific Plan. The project would enable an existing business to expand and continue to serve the community by providing childcare services with preschool and afterschool programs.

The project supports a visually cohesive and well-integrated development. With the implementation of standard conditions of approval—particularly those related to drop-off and pick-up operations—the project is not anticipated to generate a negative impact to

surrounding properties, existing improvements, or to public health, safety, and general welfare.