

ATTACHMENT 3

RECOMMENDED FINDINGS

Use Permit

Sunnyvale Municipal Code – Chapter 19.88.050

The director, planning commission or city council may approve any use permit upon such conditions, in addition to those expressly provided in other applicable provisions of this code, as it finds desirable in the public interest, upon finding that the permit will either:

- (a) Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the city of Sunnyvale; or *(Finding Met)*
- (b) Ensure 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)*

Goals and Policies that relate to this project are:

General Plan Chapter 3 – Policy LT-4.4c

Encourage and support home businesses that accommodate changing technologies and lifestyles, while remaining secondary to the nature of the residential neighborhood.

General Plan Chapter 3 – Policy LT-4.14

Support the provisions for a full spectrum of public and quasi-public services (e.g. parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial and industrial neighborhoods and ensure that they have beneficial effects on surrounding areas.

Finding: As conditioned, the proposed project is desirable in that the proposed use promotes policies enumerated in the City of Sunnyvale General Plan, and would comply with related requirements per City of Sunnyvale Municipal Code.

The proposed use is a desirable addition to the community, as it provides conveniently located neighborhood child care. Sufficient parking is available, as provided both on the driveway of the home and adjacent street. The rear yard of the home is fenced to provide a private outdoor play area and preclude excessive noise-related impacts to adjacent properties. Although another permitted large family child care home falls within 300 feet of the project site, simultaneous operation of these facilities is not likely to result in significant traffic congestion, loss of parking, or noteworthy increase in noise level within the neighborhood. As a result, the proposed use would not prove detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity.

