

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element (LUTE) Policy LT-4.2 – *Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.*

LUTE Goal LT-11 – *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.*

LUTE 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.*

LUTE Policy LT-11.3 – *Promote business opportunities and business retention in Sunnyvale.*

LUTE Goal LT-12 – *Develop a balanced economic base that can resist downturns of any one industry and provides revenue for City services.*

LUTE Policy LT-12.4 – *Attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.*

LUTE Policy LT-12.8 – *Provide quality neighborhood, community, and regional retail centers/uses to meet the needs of residents.*

LUTE Policy LT-12.9 – *Consider the importance of tax generation (retail, hotel, auto, and business-to-business uses) to support the fiscal health of the community and to fund municipal services.*

LUTE Goal LT-13 – *Achieve attractive commercial centers and business districts and buildings that are maintained and allow a full spectrum of businesses that operate unencumbered.*

LUTE Policy LT-13.4 – *Support a full spectrum of conveniently located commercial uses and shopping centers that add to the positive image of the community.*

In addition, the following El Camino Real Specific Plan Guiding Principles and Policies that relate to this project include the following:

Guiding Principle 4 – *Create a supportive environment for small and local businesses.*

LU-P1 – *Stimulate reuse and intensification of some properties in the ECRSP Area with a mixed-use, transit-oriented development focus while recognizing the importance of retaining commercial uses and commercial square footage along El Camino Real.*

LU-P3 – *Encourage a land use pattern (comprised of a mix of housing, retail, services, and small office) that creates a range of employment, commercial, and residential areas to support an active daytime and nighttime environment.*

LU-P15 – *Ensure continued opportunities for a diverse range of retail and service uses in the ECRSP Area, even as the character, mix of land uses, and transit opportunities along El Camino Real change over time.*

Special Development Permit findings:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. **Finding Met.**

The proposed project benefits the City of Sunnyvale by offering additional recreational and athletic facilities to the City's diverse population. The presence of the tenant will generate additional traffic to the retail center, likely increasing patronage to surrounding businesses and positively contributing to the environment of El Camino Real. This will contribute to advancing vitality and a positive image of the City. The business has been in operation at this location for many years and has catered to diverse clientele, enriching the economic landscape of El Camino Real.

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.**

The project will not impair either the orderly development of, or the existing uses being made of, adjacent properties. No changes are proposed to the exterior of the building or the site including but not limited to parking layout and site landscaping. The project meets the minimum vehicular and bicycle parking requirements; therefore, no spillover parking or other negative traffic-related consequences to the adjacent residential neighborhood are anticipated. Events and services associated with the use will be monitored by staff at all times and will not generate external nuisances. The City has not received a Neighborhood Preservation complaint in regards to the subject business in the last 10 years.