

RECOMMENDED FINDINGS

Design Review

In order to approve a Design Review, the proposed project must be consistent with the General Plan. Staff was able to finding that the project is consistent with the following General Plan policy statements, is not inconsistent with any of the policy statements in the General Plan, and recommends approval of the Design Review.

Land Use and Transportation Element

Goal LT-4 Quality Neighborhoods and Districts

Policy LT-4.13 Promote an attractive and functional commercial environment.

Goal LT-5 Effective, Safe, Pleasant and Convenient Transportation

Policy LT-5.8 Provide a safe and comfortable system of pedestrian and bicycle pathways.

Goal LT-6 Sustain a strong local economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities.

Policy LT-6.2: Balance land use and transportation system carrying capacity necessary to support a vital and robust local economy.

Policy LT-6.4: Encourage sustainable industries that emphasize resource efficiency, environmental responsibility, and the prevention of pollution and waste.

Goal LT-7: Sustain a strong local economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities.

Policy LT-7.1: Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Policy LT-7.3. Maintain an attractive business community.

Policy LT-7.4. Support land use policies that provide a diversified mix of commercial/industrial development.

Policy LT-7.5: Encourage the attraction and retention of businesses that provide a range of job opportunities.

Community Character Element

Goal CC-1 Distinguished City Image

Policy CC-2.1 Provide and encourage the incorporate art – both functional and decorative – in public and private development.

Goal CC-3 Well-Designed Sites and Buildings

Policy CC-3.1 Place a priority on quality architecture and site design, which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.

Vesting Tentative Map

In order to approve the Vesting Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan.

However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Vesting 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