

RECOMMENDED FINDINGS

Recommended Findings – Use Permit

In order to approve the Use Permit, the Planning Commission must make one of the following two findings:

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

This finding can be made for the project as conditioned. The property was originally developed as a school site, so the proposed use as a school retains a use originally present and compatible with the neighborhood. Compliance with adopted General Plan goals and policies is discussed below.

Goal LT-4 Quality Neighborhoods and Districts - *Preserve and enhance the quality character of Sunnyvale's industrial, commercial, and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept.*

Policy LT-4.3: *Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.*

Policy LT-4.14: *Preserve and enhance the high quality character of residential neighborhoods. Support the provision of 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 the surrounding area.*

Policy LT-6.2: *Promote business opportunities and business retention in Sunnyvale.*

Policy LT-7.2: *Encourage land uses that generate revenue, while preserving a balance with other city needs, such as housing.*

GOAL CC-10 High Quality Recreation Programming - *The city strives to develop and implement passive and active recreation and enrichment programs that:*

- *Provide constructive opportunities for fitness, well-being, healthy coping and stress management*
- *Highlight cultural practices and traditions reflective of a diverse community*
- *Promote activities that foster interaction among diverse parts of the community*
- *Encourage creative expression, education, skill development and personal enrichment*
- *Contribute to the creation of a healthy community; and promote community participation in recreation for all ages.*

Policy CC-10.6: *Leverage available resources by pursuing co-funded and/or cooperative agreements for provision and maintenance of programs, facilities, and services, in order to maximize benefits to the community. Partners may include, but are not limited to, school districts, non-profit groups, governmental agencies and businesses.*

Policy CC-10.7: *Encourage the use of recreational and open space facilities and services for educational activities of schools that serve Sunnyvale students first, and secondarily the schools that serve students of surrounding communities.*

The proposed project is consistent with the General Plan Goals and Policies in that it would locate a quasi-public service educational use within a residential neighborhood and allow for the adaptive re-use of a former school site. Stratford School would be appropriately located in a zone where the school would be compatible with the surrounding residential uses. It is not proposed to be expanded or intensified from the use originally located at the site. There are a limited number of sites available in the City where a private school use could be located without adversely affecting surrounding businesses and residents. This site is appropriate since the facility exists and the site was originally used as an elementary school. The school would encourage education and recreational activities for Sunnyvale students. The agreement to use the property requires a majority of students must be from Sunnyvale in order to have use of the park adjacent to the site.

2. The proposed use is desirable, and will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

The project does not require any significant site or building improvements that would intensify the use of the site nor change the use of the property from its original purpose. The proposed school would modernize the existing school buildings and facilities. A new circulation loop would be constructed behind the school to direct drop-off of children away from the residential uses. The proposed use is an educational use which has been an historical use at this site.