

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.

EL Camino Real Specific Plan Goals and Policies that relate to this project:

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.

BN-G1 Encourage bicycling in the Specific Plan Area by providing safe and connected bicycle facilities to support bicycle activity along El Camino Real and connector streets.

L-G1 Design landscaped areas to improve the comfort of the pedestrian environment, while also prioritizing water conservation.

Special Development Permit Findings:

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 General Plan Policies and Goals, as it would allow an existing Recreational and Athletic Facility use —specifically, a gym for group exercise use - in the El Camino Real Specific Plan area. This type of use is consistent with the property's zoning designation which allows for mixed-uses. It is also generally consistent with the El Camino Real Specific Plan with respect to its location on the ground floor in an existing shopping center.

Through this planning application, the applicant, business owner/operator, and property owner are seeking general permission to expand an existing Recreational and Athletic Facility use into an adjacent tenant space (currently occupied by Big 5 Sporting Goods retail store). The applicant, business owner/operator, and property owner are required to demonstrate that their operation fits within this category as part of their application for building permits, business licenses and related permits, and through the recordation of a Deed Restriction to limit occupancy. Therefore, the project provides an opportunity to allow retention and expansion of an existing business that contributes to the mix and variety of uses in an existing shopping center in the El Camino Real area and is consistent with city policies to support business.

Given its proximity to nearby multifamily residential and office uses, the proposed project would continue functioning as convenient service point for both local residents and commuters who work in the area; and has the potential to generate foot-traffic to patron other businesses in the shopping center.

There are no changes to the gross floor area, setbacks, building height, architectural style, driveways, and there are no reduction in total parking spaces on site; however, future applications for tenant improvements may include signage, interior buildouts, etc. which would be subject to review for consistency with the El Camino Real Specific Plan, Zoning Code and other applicable requirements in effect at the time of application.

This finding is met.

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.

As mentioned above, minor changes in the form of tenant improvements to the building and site changes such as ADA requirements are proposed as part of this project. The project complies with zoning code requirements for Recreational and Athletic Facility use in terms of required parking. Future staff and attendees would benefit from easy access via the on-site parking area.

The project 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.

Overall, the project supports a visually cohesive and well-integrated development; and would enable the property owner to repurpose an existing ground-floor tenant space in an older shopping center. With the implementation of recommended conditions of approval the project is not anticipated to generate a negative impact to surrounding properties, existing improvements, or to public health, safety, and general welfare.

Any future changes to the tenant space, building, signage, etc. would be reviewed for consistency with the policies and design principles of the El Camino Real Specific Plan, the Sunnyvale Municipal Code requirements and other applicable requirements in effect at the time of application.

This finding is met.