

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 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.*

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 that cater to the City's diverse population. The proposed use will add a night-time and weekend use that will add vitality to the site and to the commercial uses along Lawrence Expressway.

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.

With the implementation of the parking management plan and security plan, staff does not anticipate negative impacts. The parking supply and distribution will be managed on-site and shall not spill over into adjacent residential neighborhoods and/or adjacent parking lots. The security plan shall provide adequate measures to ensure public health, safety, and general welfare.