

## RECOMMENDED FINDINGS

### **Tentative Parcel Map**

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In order to approve the 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.

1. That the proposed map is not consistent with the General Plan;
2. That the design or improvement of the proposed subdivision is not consistent with the general plan or with any applicable specific 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 the proposed improvements are 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 Title 18 of the SMC. Any such requirement or condition shall be specified.

Staff was *not* able to make any of the following findings and recommends approval of the Tentative Map.

## RECOMMENDED FINDINGS

### Use Permit

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In order to approve the Use Permit to allow the creation of a parcel with a floor area ratio of 57%, the Zoning Administrator 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 developed for industrial use and the proposed subdivision retains the use originally present and compatible with the neighborhood. Compliance with adopted General Plan goals and policies is discussed below.

**Policy LT-2.1:** *Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own individual character, and allow change consistent with reinforcing positive neighborhood values.*

**Policy LT-6.1:** *Provide existing businesses with opportunities to grow and adopt new industries.*

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

The proposed project is consistent with the General Plan Goals and Policies in that the project is a two-lot subdivision of an existing parcel with two buildings and no additional floor area is proposed with the project. The project would allow the property owner to retain the long-term tenant on Parcel 2 while re-purposing the office building on Parcel 1 for market conditions. The overall floor area ratio of the two lots combined at 38% will not change as it was originally approved in 1998.

**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. The overall floor area ratio of the two lots combined at 38% will not change as it was originally approved in 1998.