

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

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.*

Policy LT-14.16 *Support continuous education (beyond grades k–12) and educational enrichment programs while minimizing impacts on the surrounding land uses.*

Goal LT-11 Supportive Economic Development Environment *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.*

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.*

Policy LT-11.3 *Promote business opportunities and business retention in Sunnyvale.*

Downtown Specific Plan – Commercial Core District – *This district contains the most concentrated development in the Downtown. It will include a mix of high-intensity residential, office and commercial users, combined with ground-level activity, plazas, and open space.*

Downtown Specific Plan – Goal A-1 – A Mixed-Use Center – *Establish the Downtown as a cultural, retail, economic, and entertainment center of the community, complemented by employment, housing, and transit opportunities.*

Downtown Specific Plan – Policy A-1.1 - *Encourage a broad mix and scale of uses throughout the Downtown when consistent with the district character.*

Downtown Specific Plan – Policy A-1.4 - *Encourage the provision of space for small, new, emerging, and innovative businesses.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. **[FINDING MET]**

The proposed use is consistent with General Plan Policies and Goals, as it introduces a youth educational and enrichment facility. in the downtown area. This

type of use is consistent with the property's Downtown Specific Plan (DSP) zoning designation which allows for mixed-uses. It is also generally consistent with the Downtown Specific Plan with respect to its location on the ground floor of a mixed-use building.

The proposed use provides an educational enrichment program that supports opportunities for continuous learning beyond the traditional K-12 system by offering structured, skill-building classes for children and families. The project is located within an existing commercial center where such instructional uses are encouraged, and it leverages an underutilized tenant space. The operational characteristics, such as staggered class times, small class sizes, and limited staffing, will ensure that the use is compatible with its surroundings while supporting community-serving educational programming consistent with the General Plan.

No physical changes are proposed with this application, except for tenant improvements such as signage and interior improvements, which would be subject to review for consistency with the Downtown Specific Plan's Urban Design Guidelines, Zoning Code, Building code and other applicable requirements in effect at the time of application

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 proposed use will operate entirely indoors within an existing commercial tenant space, with no exterior modifications proposed. Patrons and staff will have convenient access to nearby parking structures, and the project will continue to utilize the existing building entry and circulation pattern. The use will primarily operate during off-peak periods for surrounding commercial tenants and will incorporate staggered arrival and departure times. Noise levels are expected to remain minimal due to the indoor, instructor-led nature of the classes, and no amplified music will be used. The project will not generate odors or other external effects that could impact nearby tenants. As such, the proposed use will maintain the existing character of the commercial center and is considered compatible with surrounding development.

The project complies with all applicable development standards, does not request any deviations, and no environmental impacts have been identified. No adverse effects to site access or circulation are anticipated, and the proposed use can be accommodated without significant impacts to existing infrastructure, traffic, or transportation systems.