

Use Permit

Goals and Policies that relate to this project are:

General Plan Land Use and Transportation Element

- 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-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.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. [Finding met]

The vocal studio would provide a specialized arts-related service in a location already designated for commercial activity. By occupying an existing tenant space with no exterior changes, the project contributes to the vibrancy and diversity of services within the area while maintaining the site's visual character and compatibility with neighboring uses. This supports the policy's goal of promoting community-serving commercial uses.

Additionally, the vocal studio is a low-intensity instructional use that falls within the category of quasi-public services often associated with arts education and personal enrichment. The project anticipates minimal traffic generation, no increase in noise levels beyond typical commercial activities, and no changes to the site's exterior. As a result, the use is compatible with its commercial surroundings and does not create adverse effects on adjacent properties, supporting the intent of this policy.

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 project is anticipated to have minimal traffic impact, in that it will not result in a significant increase in the number of daily peak hour trips or exacerbate existing levels of service on adjacent roadway. The proposed use will not create a parking shortage. There will be no exterior changes to the property, the proposed use will maintain the current general appearance of the structures and will not negatively impact the orderly development or existing uses of the adjacent properties.