

RECOMMENDED FINDINGS

Recommended Findings – Special Development Permit

In order to approve the Moffett Park Special Development Permit, the following two findings must be met:

1. The proposed use attains the objectives and purposes of the Moffett Park Specific Plan.

This finding can be made for the project as conditioned. The project is located in the MP-C zone. The purpose of this zone is to provide support services to the Moffett Park Plan area which primarily includes lodging facilities. The project will intensify the existing hotel land use which is a desirable use supporting the high tech businesses in Moffett Park. The proposed project also updates and enhances the character of the site, surrounding neighborhood, and community through the addition of a new 9-story building and updated site improvements and streetscape.

2. Ensure that the site improvements, general appearance of proposed structures, and the uses to be made of the property will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The proposed hotel expansion will improve the the character of the site, surrounding neighborhood, and community by adding a new building with new hotel rooms and needed meeting facility. The proposed project, as conditioned, uses architecture and high quality building materials with an appropriate site design, landscaping and parking. The new 9-story building is an appropriate site with the adjacent properties developed with similar height buildings. The group of adjacent buildings provides the project with a visual context and develops a skyline that is visually acceptable. The proposed intensified use of the site supports office R&D uses on adjacent and neighboring parcels in a manner that that does not impair the orderly development or use of those properties.