

RECOMMENDED FINDINGS

SPECIAL DEVELOPMENT PERMIT

Goals and Policies that relate to this project are:

Land Use and Transportation Element (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 Policy LT-12.9 – Consider the importance of tax generation (retail, hotel, auto, and business-to-business uses) to support the fiscal health of the community and to fund municipal services.

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.

1. Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the city of Sunnyvale. ***Finding met.***

The proposed use is consistent with the above policies in that the project encourages business growth opportunity and business retention by allowing a new padel ball facility in a location that served another recreational and athletic use (badminton) for 20 years. The use is also compatible with adjacent business uses and is neighborhood serving. The padel ball facility is not expected to increase traffic in the area as the padel ball courts are reserved by patrons with up to four players per court with a maximum of 16 players for four courts. Tournaments and events will be held after hours or on weekends

as conditioned. No exterior work is proposed and the padel ball business contributes to advancing vitality and a positive image of the city.

2. Ensure 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 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 except for the installation of a padel ball character on a wall that is not visible from the street. The project meets the minimum bicycle parking requirements. The project includes a parking adjustment from the parking requirements of a recreational and athletic facility, however, findings can be made that the use is located within ¼ mile of a Valley Transportation Agency's light rail station and that the special characteristic of the use with results in less parking demand; therefore, no spillover parking or other negative traffic-related consequences to the adjacent businesses are anticipated. As conditioned, the operator will be required to schedule tournaments and events after hours or on weekends, and submit an application 6 months from the date of commencement for a parking assessment. Therefore, the project will not be detrimental or injurious to property, improvements, public health, safety and general welfare. Any future expansion of the use will be considered through the zoning review process to ensure parking and safety requirements are met.
