

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Chapter - Policy LT-6.4 - Allow compatible and supporting uses such as group homes, places of assembly, community centers, recreational centers, and child care centers in residential neighborhoods (including single-family neighborhoods) subject to review and consideration of operations, traffic, parking, and architecture.

Land Use and Transportation Chapter - Policy LT-11.3 - Promote business opportunities and business retention in Sunnyvale.

Land Use and Transportation Chapter - Goal LT-13 - protected, maintained, and enhanced commercial areas, shopping centers, and business districts achieve attractive commercial centers and business districts and buildings that are maintained and allow a full spectrum of businesses that operate unencumbered.

Land Use and Transportation Chapter - 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.

Land Use and Transportation Chapter - 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.

Land Use and Transportation Chapter - Policy LT-14.12 - Recognize child care and places of assembly as essential services and land uses that support the diverse needs of the community. avoid locating these sensitive uses near hazardous materials, noise, dust, etc.

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 as the project.

The proposed use is consistent with General Plan Policies and Goals, as it introduces a Recreational and Athletic Facility use —specifically, a fitness gym - 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 applicant represents the property owner and through this planning application, they are seeking general permission to operate a Recreational and Athletic Facility use. A future tenant would need to demonstrate that their operation fits within this category as part of their application for building permits, business licenses and related permits. Therefore, the project provides an opportunity to bring a fitness gym type of business into the mix of uses in the downtown and is consistent with city policies to support business.

Given its proximity to nearby multifamily residential and office uses, the proposed Recreational and Athletic Facility use offers a convenient service point for both local residents and commuters who work in the area; and has the potential to generate foot-traffic to patron other businesses in the downtown area.

No physical changes are proposed with this application; however, future applications for tenant improvements may include signage, interior buildouts, etc. which would be subject to review for consistency with the Downtown Specific Plan's Urban Design Guidelines, Zoning 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.

As mentioned above, no physical changes are proposed as part of this project. The project complies with zoning code requirements for Recreational and Athletic Facility use in terms of required parking. Future staff and attendees would benefit from easy access via the on-site parking facility.

The project continues to maintain the same driveways for site circulation and therefore is not anticipated to negatively impact site access/egress and circulation. The project

can be accommodated without placing significant demands on existing infrastructure or transportation systems. Additionally, the proposed project complies with all applicable development standards, does not request any deviations, and no environmental impacts have been identified.

Overall, the project supports a visually cohesive and well-integrated development; and would enable the property owner to fill a vacant, ground-floor tenant space in an existing building. With the implementation of standard conditions of approval – particularly those related to staggering fitness classes - the project is not anticipated to generate a negative impact to surrounding properties, existing improvements, or to public health, safety, and general welfare.

Any future changes to the tenant space, building, signage, etc. would be reviewed for consistency with the policies and design principles of the Downtown Specific Plan, the Sunnyvale Municipal Code requirements and other applicable requirements in effect at the time of application.