Sunnyvale

USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project …

OR

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 …

The proposed use of a ground floor dependent office and second floor office is permitted as per the Municipal code of the City of Sunnyvale, Zoning section. The property has a gas station (C1) on South Side, City of Sunnyvale vacant property which is zoned R3 on the North side and Residential Unit on Northwest side. The proposed development provides a compatible transition between C1 and R1.5. It maintains the shared ingress and egress with the gas station. The proposed wider sidewalk with planting strip, 70 ft front setback, 15 ft front landscape strip, building height less than 30 ft and the compliance with other Municipal Code requirements will promote orderly development and pedestrian experience.

The existing parking lot in the rear is adversely affecting the neighboring residences. The proposed design will limit the vehicular activity in the front along S Wolfe Road limiting the noise and disturbance in the residential neighborhood. The proposed office use will reduce the volume, duration and frequency of traffic in the ingress/egress easement.

The proposed landscape with 8 shading trees and shrubs will create a beautiful buffer between the properties and substantially reduce the heat island effect caused by current asphalt paved driveway and barren parking lot resulting in enhanced micro-climate.

The proposed development will
- Promote environmentally sustainable land use.
- Be compatible and well-integrated with the surrounding neighborhood.
- Respect the character, scale, and context of the surrounding area.
- Revitalize the corner of S Wolfe Road and Homestead Road.
- Promote sustainable building design methodology with use of natural light, ventilation and innovative building materials.
- The architectural character of the proposed buildings will contribute to the enhancement of the quality and overall image of the community.

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.