

Sunnyvale Municipal Code
TITLE 18 – SUBDIVISIONS

(Findings)

18.20.070. Tentative map—Action.

(e) The appropriate review authority shall not approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any applicable specific plan. A proposed subdivision shall be consistent with the general plan or a specific plan only if the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan.

(f) The appropriate review authority shall deny a tentative map if it makes any of the following findings:

(1) That the proposed map is not consistent with the general plan, or with any applicable specific plan;

(2) That the design or improvement of the proposed subdivision is not consistent with the general plan or with any applicable specific plan;

(3) That the site is not physically suitable for the proposed type of development;

(4) That the site is not physically suitable for the proposed density of development;

(5) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

(6) That the design of the subdivision or type of improvements is likely to cause serious public health problems;

(7) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The planning commission may approve a tentative map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This provision shall apply only to easements of record or to easements established by a court of competent jurisdiction;

(8) That the map fails to meet or perform one or more requirements or conditions imposed by the “Subdivision Map Act” or by this title. Any such requirement or condition shall be specified.

Notwithstanding the provisions of paragraph (5) of this subsection, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made pursuant to Section 21081(c) of the [Public Resources Code](#) that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report. (Ord. 2414-92 § 2; Ord. 2194-86 § 1).