

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Goal LT-2.1 – *Enhance the public’s health and welfare by promoting the City’s environmental and economic health through sustainable practices for the design, construction, maintenance, operation, and deconstruction of buildings, including measures in the Climate Action Plan.*

Land Use and Transportation Element Goal LT-4 – *An Attractive Community for Residents and Businesses. In combination with the City’s Community Design Sub-Element, ensure that all areas of the city are attractive, and that the city’s image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.*

Land Use and Transportation Element Goal LT-11 – *Supportive Economic Development Environment - 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.*

Land Use and Transportation Element Goal 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.*

Land Use and Transportation Element Goal LT-13.3 – *Use density and design principles, such as physical transitions, between different land uses and to buffer between sensitive uses and less compatible uses.*

Land Use and Transportation Element Goal LT-13.8 – *Require high design standards for office, industrial, and research and development (R&D) buildings in all business districts.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. Findings Met.

Staff finds that the proposed use of the site is compatible with the surrounding commercial uses. The proposed office use will be less intensive than the existing retail use. The side close to the single-family home is screened with a combination of masonry wall and landscape buffer to provide transition between office and residential uses. Required public improvements, such as new sidewalks, curb & gutter, signage, and striping upgrades will help to improve the pedestrian experience. The new office buildings will also have high-quality building materials that will be applied in an innovative manner.

Staff further finds that the requested deviation from front setback along Martin Avenue, meets the objectives of the General Plan, as the intent of the

requirement is met by aligning the new building to match with the front setback of the adjacent single-family home.

The proposed use attains the objectives and purposes of the City of Sunnyvale General Plan as the project supports the City's economic development goals by including an approximately 6,000 square feet office spaces providing additional employment opportunities and diverse businesses. The proposed building includes sustainable design features that supports the Climate Action Plan measures of the City. The proposed buildings will also comply with the City's Green Building requirements.

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. Findings Met.***

The project includes a net loss of 3,300 square feet of retail area, which will reduce traffic and parking impacts to the neighborhood. Visual impacts associated with the buildings are minimized, with high quality design and extensive tree planting throughout the site. Construction of the project will comply with general construction hours and will be subject to a Construction Management Plan, which will help to reduce disturbances to neighboring businesses. In addition, the shared driveway access along South Wolfe Road will be maintained and generally kept clear during construction.

Staff also finds that the requested deviation for the front setback along Martin Avenue will not result in negative impacts because the new building is only one-story tall, the proposed front setback matches with the adjacent single-family home, and the new building is screened by a masonry wall along the front property line.

The proposed use ensures that the general appearance of proposed structures will not impair the orderly development, as the proposed project is designed per the requirements of the General Plan and the Zoning standards including new streetscape improvements along South Wolfe Road and Martin Avenue.