

RECOMMENDED FINDINGS

Special Development Permit

General Plan Goals and Policies that relate to this project are:

Land Use and Transportation - Policy LT 4.13: *Promote an attractive and functional commercial environment.*

- *LT-4.13b: Support convenient neighborhood commercial services that reduce automobile dependency and contribute positively to neighborhood character;*
- *LT-4.13c: Provide opportunities for, and encourage neighborhood-serving commercial services in, each residential neighborhood.*

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Community Character – Policy CC-3.2: *Ensure site design is compatible with the natural and surrounding built environment.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project, as discussed below:

Staff finds there is sufficient justification to approve the Special Development Permit request, based on the project, as conditioned. The proposed covered canopy will improve the aesthetic value of the site and match the other building on the site to tie the different structures on the site. The existing building will also be upgraded to be compatible with the proposed use and the improved site with clearly marked parking stalls, new bicycle parking, contained area for the firewood retail, better exterior lighting fixtures and additional landscaping will result in an upgraded site and business location.

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:

The proposed metal canopy is compatible with the existing buildings on-site and the proposed and conditioned site improvements would upgrade the site with minimal impact on adjoining properties.