

RECOMMENDED FINDINGS

Rezoning

In order to approve a Rezoning (an amendment to the Precise Zoning Plan), the proposed project must be consistent with the General Plan. Staff was able to find that the project is consistent with the following General Plan policy statements, is not inconsistent with any of the policy statements in the General Plan, and recommends approval of the Rezoning.

Policy LT-1.3: Promote integrated and coordinated local land use and transportation planning.

Policy LT-1.7a: Locate higher intensity land uses and developments so that they have easy access to transit services.

Policy LT-1.9b: Promote modes of travel and actions that reduce single-occupant vehicle trips and trip lengths.

Policy LT-5.5a: Promote alternative modes of travel to the automobile.

GOAL LT-6: Supportive Economic Environment.

Policy LT-6.2: Promote business opportunities and business retention in Sunnyvale.

Policy LT-6.4: Encourage sustainable industries that emphasize resource efficiency, environmental responsibility, and the prevention of pollution and waste.

GOAL LT-7: Balanced Economic Base.

Policy LT-7.1: Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Policy LT-7.1a: Promote a variety of commercial, retail and industrial uses, including Neighborhood Shopping, General Business, Office, Clean Technology, and Industrial/Research and Development.

Policy LT-7.5: Encourage the attraction and retention of businesses that provide a range of job opportunities.

Design Review

In order to approve a Design Review, the proposed project must be consistent with the General Plan. Staff was able to finding that the project is consistent with the following General Plan policy statements, is not inconsistent with any of the policy statements in the General Plan, and recommends approval of the Design Review.

Land Use and Transportation Element

Goal LT-4 Quality Neighborhoods and Districts.

Policy LT-4.13 Promote an attractive and functional commercial environment.

Goal LT-5 Effective, Safe, Pleasant and Convenient Transportation.

Policy LT-5.8 Provide a safe and comfortable system of pedestrian and bicycle pathways.

Goal LT-6 Supportive Economic Environment.

Policy LT-6.2: Balance land use and transportation system carrying capacity necessary to support a vital and robust local economy.

Policy LT-6.4: Encourage sustainable industries that emphasize resource efficiency, environmental responsibility, and the prevention of pollution and waste.

Goal LT-7: Balanced Economic Base.

Policy LT-7.1: Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Policy LT-7.3. Maintain an attractive business community.

Policy LT-7.4. Support land use policies that provide a diversified mix of commercial/industrial development.

Policy LT-7.5: Encourage the attraction and retention of businesses that provide a range of job opportunities.

Community Character Element

Goal CC-1 Distinguished City Image.

Policy CC-2.1 Provide and encourage the incorporate art – both functional and decorative – in public and private development.

Goal CC-3 Well-Designed Sites and Buildings.

Policy CC-3.1 Place a priority on quality architecture and site design, which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale’s economic prosperity.

Vesting Tentative Map

In order to approve the Vesting Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Vesting Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General 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 proposed improvements is 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.

8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Development Agreement

In order to approve a Development Agreement, the proposed Agreement must meet the criteria established: Staff finds that the Development Agreement is in conformance with the following criteria.

1. The Project that is the subject of the Development Agreement is consistent with the General Plan.
2. The Project that is the subject of the Development Agreement is consistent with the permitted uses established for the Zoning District.
3. The Project that is the subject of the Development Agreement, and the terms of the Development Agreement, are in the public convenience and represent good land use practices.
4. The Project that is the subject of the Development Agreement, and the terms of the Development Agreement, will not be detrimental to the public health, safety and general welfare.
5. The Project that is the subject of the Development Agreement, and the terms of the Development Agreement, will have a beneficial effect on the orderly development of the property and the preservation of property values.