

RECOMMENDED FINDINGS

Adoption of Mitigated Negative Declaration

In order to adopt the Mitigated Negative Declaration, the Planning Commission must make the following findings.

1. The Mitigated Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
2. The Planning Commission has read and considered the Mitigated Negative Declaration and finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed Project will have a significant effect on the environment.
3. The Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. The mitigation measures listed in the Mitigated Negative Declaration have been incorporated as conditions of approval of the Project, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects.
5. The Department of Community Development, Planning Division, is the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 West Olive Ave., Sunnyvale, CA 94086.

Recommended Findings – Moffett Park-Special Development Permit

In order to approve the Moffett Park Special Development Permit, the following two Findings must be met:

1. The proposed use attains the objectives and purposes of the Moffett Park Specific Plan.

This finding can be made for the project as conditioned. The project is located in the MP-C zone. The purpose of this zone is to provide support services to the Moffett Park Plan area which includes lodging and meeting facilities that are provided by the project. The project will upgrade and renovate the existing hotel land use which is a desirable use supporting the high-tech businesses in Moffett Park. The proposed project also updates and enhances the character of the site, surrounding neighborhood, and community through the addition of a new 11-story building and updated site improvements and streetscape.

2. Ensure that the site improvements, general appearance of proposed structures, and the uses to be made of the property will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The proposed hotel expansion will improve the character of the site, surrounding neighborhood, and community by adding a new building with new hotel rooms and needed meeting facility. The proposed project, as conditioned, uses architecture and high quality building materials with an appropriate site design, landscaping and parking. The new buildings are sited appropriately on the site and with the adjacent properties that are developed with tall office buildings. The proposed 11-story building and the adjacent office buildings create a group of taller buildings and develops a skyline that is visually acceptable. The proposed upgrade and intensification of the site supports office R&D uses on adjacent and neighboring parcels in a manner that that does not impair the orderly development or use of those properties.