

RECOMMENDED FINDINGS

Use Permit

Goals and Policies that relate to this project are:

GOAL LT-14 SPECIAL AND UNIQUE LAND USES TO CREATE A DIVERSE AND COMPLETE COMMUNITY.

Provide land uses and design guidance so that special and unique area and land uses can fulfill their distinctive purpose and provide a diverse and complete community fabric.

- Policy LT-6.4 – allow compatible and supporting uses such as group homes, places of assembly, community centers, recreational centers, and child-care centers in residential neighborhoods (including single-family neighborhoods) subject to review and consideration of operations, traffic, parking and architecture.
- Policy LT-14.12 - Recognize child-care and places of assembly as essential services and land uses that support the diverse needs of the community. Avoid locating these sensitive uses near hazardous materials, noise, dust, etc.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. Finding met.

The proposed project implements the City of Sunnyvale General Plan by maintaining childcare in an area that would be neighborhood-serving and compatible with the surrounding residential and quasi-public uses.

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. Finding met.

The project proposes modifications to an existing preschool use. The 600 square foot building addition is modest in size and designed to match the existing preschool building architecture. The addition will not intensify the use in terms of parking or traffic. As proposed, the project provides the required parking as well as safe and adequate pick-up and drop-off circulation. The proposed outdoor play area is enclosed with a six-foot-tall wooden fence that will help minimize noise impacts. Therefore, the proposed use would not be detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity.