

RECOMMENDED FINDINGS

Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Policy LT-4.2 - *Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.*

Land Use and Transportation Element Policy LT-11.3 - *Promote business opportunities and business retention in Sunnyvale.*

Land Use and Transportation Element Policy LT-12.8 - *Provide quality neighborhood, community, and regional retail centers/uses to meet the needs of residents.*

Land Use and Transportation Element Policy LT-12.9 - *Consider the importance of tax generation (retail, hotel, auto, and business-to-business uses) to support the fiscal health of the community and to fund municipal services.*

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 benefits the City of Sunnyvale by offering additional recreational and athletic facilities to the city's diverse population. The presence of a new tenant will generate additional traffic to the retail center, likely increasing patronage to surrounding businesses and decreasing the appearance of neglect currently encumbering the site. These changes will contribute to advancing vitality and a positive image of the city.

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 proposed project will not impair either the orderly development of, or the existing uses being made of, adjacent properties. No changes are proposed to the exterior of the building or the site including but not limited to parking layout and site landscaping. The project meets the minimum vehicular and bicycle parking requirements; therefore, no spillover parking or other negative traffic-related consequences to the adjacent residential neighborhood are anticipated.