

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Policy LT-2.1 – *Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own character; and allow change consistent with reinforcing positive neighborhood values.*

Land Use and Transportation Element Policy LT-4.1a – *Limit the intrusion of incompatible uses and inappropriate development in to city neighborhoods.*

Land Use and Transportation Element Policy LT-4.13.b – *Support convenient neighborhood commercial services that reduce automobile dependency and contribute positively to neighborhood character.*

Land Use and Transportation Element Policy LT-4.14 – *Support the provision of a full spectrum of public and quasi-public services (e.g. parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.*

The required Findings for this project are:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *[Finding Made]*

The proposed project would locate a quasi-public service (child care) within an Office zoning district. The neighborhood is surrounded by residential uses to the north and west, and community serving uses to the east and south. The proposed use is compatible with the neighborhood. The project would provide a convenient service to the surrounding neighborhood through the adaptive reuse of an existing office building. No environmental impacts were identified. As conditioned and with the adopted Negative Declaration, potential incompatibility with surrounding uses is expected to be less than significant.

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 Made]*

Minor modifications are proposed to the interior and exterior of the existing office building. No significant architectural changes or major construction are proposed that would impact the orderly development of, or existing adjacent uses. The tenant improvement and minor modifications to the site are expected to take approximately 6 months. Based on the technical analysis prepared for the project, the traffic and noise would have a less than significant impact to the existing neighborhood.