

RECOMMENDED FINDINGS

Recommended Findings – Special Development Permit

In order to approve the Special Development Permit, the City Council must make one of the following two findings:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

This finding can be made for the project as conditioned. The project will enhance the character of the site, surrounding neighborhood, and community through the addition of a new hotel use. Compliance with adopted General Plan goals and policies is discussed below.

Land Use and Transportation Chapter

Policy LT-4.3: *Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.*

The proposed hotel project allows for redevelopment and economic growth, which can be accommodated without significant impacts on the existing infrastructure and roadway systems. The site is located within an area that is well-served by existing bus lines and roadways.

Policy LT-4.7: *Support the location of convenient retail and commercial services (e.g., restaurants and hotels) in industrial areas.*

The proposed project will redevelop as a hotel on an existing vacant commercial site. The project is anticipated to have a positive fiscal impact on the City and would supply much needed hotel rooms and services in the southern area of the City.

Community Character Chapter

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.*

The proposed project design uses quality architecture and site design, and positively contributes to the streetscape. High quality materials are utilized. The project will also provide additional jobs, enhancing both the image of Sunnyvale and its economic prosperity.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District.

The project will enhance the character of the site, surrounding neighborhood, and community by adding a new hotel to a vacant site. The proposed project uses architecture and high-quality site design as well as adequate landscaping and parking. The proposed building is five stories in height with surface and below grade parking, with new landscaping that would help minimize the visual impact from the street. The height of the building is comparable to the multi-family mixed use development across El Camino Real. The project provides hotel services needed in the area.

Variance for Solar Access on Adjacent Property

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district.

The project site is approximately 1.5 acres in size and is approximately 160 feet wide. The narrow dimension of the property is in the north-south direction. The property is a 'through lot', which has two frontages: one on El Camino Real, and the other on South Wolfe Road. As such, vehicle access is provided at both public streets, to the east and to the west. The two frontages and the size of the lot make it challenging to develop a hotel project which meets all of the development standards while achieving the most number of hotel rooms for the applicant to achieve a viable hotel product. The building has been sited as far south on the property as possible to minimize the impact of a shadow cast on the property to the north which is a recreational miniature golf facility building and the applicant has stepped the El Camino Real and S. Wolfe Road elevations back 25 feet to reduce the shadow. The various parapet heights along the hotel's north-facing elevation are all lower than the maximum height allowed for the site.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

The proposed hotel shades an existing one-story building which is located on the north property line of the miniature golf facility for about 3 hours in the afternoon on the winter solstice, December 21. The impact on the building is minimal for the remainder of the year. In the event of future development on the golf site, a 3 or 4 story building built to the proper setbacks currently allowed by the zoning code will not be encumbered by a shadow from the proposed hotel on the winter solstice. Additionally, new trees proposed for the hotel site to make it compliant with the City's required 50% minimum canopy coverage will shade the adjacent golf facility site to a higher degree at maturity.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

The variance request for solar access is to allow development of a hotel that is reasonably designed and programmed for the narrow site in the Eastern Node of the El Camino Real Precise Plan. The written goals and objectives of the Specific Plan for this area encourage development projects of this height, mass, and scale. The project meets the intent of the Precise Plan and will be consistent with new development on El Camino Real and the vicinity.

RECOMMENDED FINDINGS
FOR ADOPTION OF MITIGATED NEGATIVE DECLARATION

In order to adopt the Mitigated Negative Declaration, the City Council] 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 City Council 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 City Council'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.