

RECOMMENDED FINDINGS

Recommended Findings – General Plan Amendment and Rezoning

1. The amendment to the general plan or precise zoning plan, as proposed, changed or modified is deemed to be in the public interest. (*Finding Met*)

The property at 521 E. Weddell Drive is located adjacent to an area that has transitioned over time from industrial to residential uses. The proposed School land use designation and PF (Public Facilities) zoning district are compatible with the church use that has been located at the site for over 10 years. The land use and zoning would continue to provide an appropriate buffer for the adjacent residential uses from the State freeway. The amendment to the general plan and zoning is appropriate given the immediate proximity to fairly new residential uses, and because the site subject to the change is consistent with the proposed land use designation. The project does not propose any new development or construction.

RECOMMENDED FINDINGS

Recommended Findings – General Plan Amendment and Rezoning

1. The amendment to the general plan or precise zoning plan, as proposed, changed or modified is deemed to be in the public interest. (*Finding Met*)

The property at 531 E. Weddell Drive is located adjacent to an area that has transitioned over time from industrial to residential uses. The proposed School land use designation and PF (Public Facilities) zoning district are compatible with the church use that has been located at the site for over 20 years. The land use and zoning would continue to provide an appropriate buffer for the adjacent residential uses from the State freeway. The amendment to the general plan and zoning is appropriate given the immediate proximity to fairly new residential uses, and because the site subject to the change is consistent with the proposed land use designation. The project does not propose any new development or construction.

RECOMMENDED FINDINGS

Recommended Findings – General Plan Amendment and Rezoning

1. The amendment to the general plan or precise zoning plan, as proposed, changed or modified is deemed to be in the public interest. (*Finding Met*)

The property at 539 E. Weddell Drive is located adjacent to an area that has transitioned over time from industrial to residential uses. The proposed School land use designation and PF (Public Facilities) zoning district are compatible with the church use that has been located at the site for over 10 years. The proposed use of the site for a public middle school would be permitted with a Use Permit under this land use designation. The land use and zoning would continue to provide an appropriate buffer for the adjacent residential uses from the State freeway. The amendment to the general plan and zoning is appropriate given the immediate proximity to fairly new residential uses, and because the site subject to the change is consistent with the proposed land use designation.

RECOMMENDED FINDINGS

Recommended Findings – General Plan Amendment and Rezoning

1. The amendment to the general plan or precise zoning plan, as proposed, changed or modified is deemed to be in the public interest. (*Finding Met*)

The property at 1010 Morse Ave., Seven Seas Park, is located adjacent to an area that has transitioned over time from industrial to residential uses. The proposed Park land use designation and PF (Public Facilities) zoning district are compatible with the park use that is located at the site. The proposed land use and zoning would ensure that the park use would continue at the site and provide open space and recreational spaces for the community. The project does not propose any new development or construction.

RECOMMENDED FINDINGS

Recommended Findings – California Environmental Quality Act (CEQA)

In order to adopt the Negative Declaration, the City Council must make the following findings per CEQA Guidelines Section 15074:

1. The 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 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 Negative Declaration reflects the City Council's independent judgment and analysis.
4. 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

Recommended Findings – Use Permit

In order to approve the Use Permit for a public charter middle school at 539 E. Weddell Dr., the Planning Commission 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 property was originally developed as a school site, so the proposed use as a school retains a use originally present and compatible with the neighborhood. Compliance with adopted General Plan goals and policies is discussed below.

CITYWIDE VISION GOAL – V. Diverse Population – To celebrate the diversity of the population and to provide equal opportunity for all residents to participate fully in community life.

CITYWIDE VISION GOAL – VII. Quality Education – To support and work cooperatively with the educational institutions which serve Sunnyvale so as to provide the opportunity for a quality education for all youth, and life-long learning for all residents.

Goal LT-4 Quality Neighborhoods and Districts - *Preserve and enhance the quality character of Sunnyvale's industrial, commercial, and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept.*

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.*

Policy LT-4.14: *Preserve and enhance the high quality character of residential neighborhoods. 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.*

Policy LT-6.2: *Promote business opportunities and business retention in Sunnyvale.*

GOAL CC-10 High Quality Recreation Programming - *The city strives to develop and implement passive and active recreation and enrichment programs that:*

- *Provide constructive opportunities for fitness, well-being, healthy coping and stress management*
- *Highlight cultural practices and traditions reflective of a diverse community*

- *Promote activities that foster interaction among diverse parts of the community*
- *Encourage creative expression, education, skill development and personal enrichment*
- *Contribute to the creation of a healthy community; and promote community participation in recreation for all ages.*

Policy CC-10.7: *Encourage the use of recreational and open space facilities and services for educational activities of schools that serve Sunnyvale students first, and secondarily the schools that serve students of surrounding communities.*

The proposed project is consistent with the General Plan Goals and Policies in that it would locate a quasi-public service educational use in close proximity to a residential neighborhood and allow for the re-use of a building occupied by a church. With the approval of the proposed land use amendment of the project site, Summit Public School would be appropriately located in a zone where the school would be compatible with the surrounding new residential uses. There are a limited number of sites available in the City where a school use could be located without adversely affecting surrounding businesses and residents. This site is appropriate since the facility exists and the site has been occupied as an assembly use. The school would encourage education and recreational activities for Sunnyvale students. There are no schools within one-half mile of the project site.

2. The proposed use is desirable, and will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

The project does not require any significant site or building improvements that would intensify the use of the site. The proposed school would modernize the existing school buildings and facilities. A new drop off and pick up loop would be striped behind the school to direct traffic away from the street frontage. The proposed use is an educational use which is similar to the community serving uses that have been at the site for over 10 years.