

RECOMMENDED FINDINGS**Recommended Findings – California Environmental Quality Act (CEQA)**

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

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.

RECOMMENDED FINDINGS

Special Development Permit

General Plan Goals and Policies that relate to this project are:

Land Use and Transportation - Policy LT 4.13: *Promote an attractive and functional commercial environment.*

- *LT-4.13b: Support convenient neighborhood commercial services that reduce automobile dependency and contribute positively to neighborhood character;*
- *LT-4.13c: Provide opportunities for, and encourage neighborhood-serving commercial services in, each residential neighborhood.*

Community Character – Policy CC-3.2: *Ensure site design is compatible with the natural and surrounding built environment.*

Precise Plan for El Camino Real – Design Guidelines 4.13g: *- Minimize the number of curb cuts. The use of shared access driveways with adjacent uses is strongly encouraged where feasible.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project, as discussed below:

Staff finds that the proposed retail grocery use is consistent with the commercial zoning of the property and surrounding uses. The project will encourage pedestrian activity along this commercial portion of Sunnyvale-Saratoga Road. Through the use of high quality architectural design, the new building will improve the condition of the site, while being compatible with surrounding commercial development. Associated pedestrian and bicycle improvements create a more desirable and functional commercial environment for the site.

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:

Proposed street frontage and parking lot landscaping improve the visual aesthetics of the site to the surrounding area. Additional improvements to the architecture and circulation, per the Conditions of Approval, improve the overall design and connection to the neighboring commercial property. The site meets parking standards with the additional

commercial floor area for the site and increases deficient landscaping over current conditions.