

RECOMMENDED FINDINGS

Miscellaneous Plan Permit

In order to grant a Miscellaneous Plan Permit, one or more of the following findings must be met. Based on the additional information, staff was able to make both of the required findings.

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.*
- *Policy LT-4.13b: Support convenient neighborhood commercial services that reduce automobile dependency and contribute positively to neighborhood character.*
- *Policy 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

- *Policy 3.2.4: To create a series of quality places which are valued by the people of Sunnyvale as attractive, functional and comfortable destinations.*
- *Policy 3.2.5: To ensure that properties are developed and operated in such a manner as to minimize their negative impacts upon adjacent residential areas.*
- *Policy 3.2.7: To require quality site design, architecture and landscaping which incorporate sustainable design principles.*

1. Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the City of Sunnyvale. (Finding Met)

Staff finds that the proposed retail grocery use is consistent with the commercial zoning of the property and surrounding uses. 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 landscaping and bicycle improvements create a more desirable and functional commercial environment for the site.

2. Ensure 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)

Proposed parking layout and landscaping improve the visual aesthetics of the site to the surrounding area. Conditions of Approval ensure that improvements to the site and architecture also respect the surrounding neighborhood. The site meets parking standards and increases landscaping over current conditions.