

**RECOMMENDED FINDINGS  
2016-7898  
830 El Camino Real**

**California Environmental Quality Act**

In order to adopt the Mitigated Negative Declaration, the Planning Commission 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 Planning Commission 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 Planning Commission'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 W. Olive Ave., Sunnyvale, CA 94086.

**Special Development Permit**

In order to approve the Special Development Permit, 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 project includes a commercial use on property with a commercial land use and zoning designation. 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.

**Precise Plan for El Camino Real**

**3.4.3:** Provide access to parking for retail and services uses directly from El Camino Real, with the number of access points limited in order to minimize disruption to the smooth flow of traffic on the street.

**4.6.1:** Basic Design Principles: Projects will maintain a strong landscaped setback along street edges, and will seek to create visual continuity along the street front, except at the nodes where buildings may be placed close to the sidewalk.

**4.1.1:** Site buildings to reinforce the El Camino Real streetscape.

**4.2.4:** Provide well designed and articulated building facades

### **General Plan Goals and Policies**

**Goal D: An Attractive Community for Residents and Businesses** - In combination with the City's Community Design Sub-Element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

- Policy 50: Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.
  - Action 3: Allow for innovative architectural design.
  - Action 4: Promote distinctive commercial uses.
- Policy 51: Enforce design review guidelines and zoning standards that ensure the mass and scale of new structures are compatible with adjacent structures, and also recognize the City's vision of the future for transition areas such as neighborhood Village Centers and El Camino Real nodes.
  - Action 3: Enforce local design guidelines that ensure buildings and monuments respect the character, scale, and context of the surrounding area.
  - Action 4: Ensure that new construction and renovation contribute to the quality and overall image of the community.
  - Action 5: Use the development review and permitting processes to promote high-quality architecture and site design.

**Goal F: Protected, Maintained, and Enhanced Residential Neighborhoods** - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.

- Policy 57: Limit the intrusion of incompatible uses and inappropriate development in and near residential neighborhoods, but allow transition areas at the edges of neighborhoods.
  - Action 2: Require appropriate noise attenuation, visual screening, landscape buffers, or setbacks between residential areas and dissimilar land uses.

**Goal I: Supportive Economic Development Environment** - Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal, and land use constraints.

- Policy 75: Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.
- Policy 76: Promote business opportunities and business retention in Sunnyvale.
  - Action 1: Encourage conveniently located retail, restaurant, and other supportive land uses near business areas.
- Policy 83: Encourage land uses that generate revenue while preserving a balance with other community needs, such as housing.
  - Action 1: Monitor revenues generated by different economic sectors on an ongoing basis.

### **Precise Plan for El Camino Real**

The following are key goals and policies from the Precise Plan for El Camino Real which pertain to the proposed project:

- **3.2.4** To create a series of quality places which are valued by the people of Sunnyvale as attractive, functional and comfortable destinations.
- **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.
- **3.2.6** To require quality site design, architecture and landscaping which incorporate sustainable design principles.
- **3.2.8** To encourage development which supports the use of public transit.

### **Citywide Design Guidelines**

**CDG 1-A1:** Design projects to be compatible with their surrounding development in intensity, setbacks, building forms, material, color and landscaping unless there are specific planning goals to change the character of the area.

**CDG 1-A6:** Project perimeter landscaping shall be integrated with the landscaping of adjacent development for streetscape continuity.

The project allows for redevelopment of vacant, under-utilized commercial property and encourages economic pursuits, job opportunities, and enhances the image of Sunnyvale and its economic prosperity.

The project can be accommodated without significant demands on the existing infrastructure and roadway system. The site is located within an area that is well-served by existing VTA bus lines and roadways.

The project will enhance the character of the site, surrounding neighborhood, and community by adding a new hotel to a vacant restaurant site. The proposed project utilizes high quality architecture and site design as well as provides adequate landscaping and parking. The proposed building is four stories in height with underground parking and designed with new landscaping along the perimeter of the building and along the edges of the property that would help “ground” the building and adds to the visual character of the streetscape along the El Camino Real frontage.

**2. The proposed use ensures that the general appearance of proposed structures, or 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.**

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 height of the building is comparable to the multi-family developments and other hotels in the vicinity that range between three and five stories along El Camino Real. There will be minimal impacts to adjacent neighbors because the project provides an 87-feet, 7-inch setback from the rear property line that abuts single family homes and a 41-feet, 6-inch setback from the rear property line that abuts the neighboring three story apartment complex. The perimeter of the property is buffered with a 10-foot decorative perimeter wall and landscaping. The rear portion of the hotel property is designed to be a passive area with landscaping and grass pavers. All the activity centers such as the trash enclosure, parking garage entry, pool and roof terrace are located on the east and west side of the building, away from residential uses.