

Use Permit Findings

In order to approve the Use Permit the following findings must be made:

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

The proposed use attains the objectives and purposes of the City of Sunnyvale General Plan. The following General Plan policies were considered for the review of the project:

Goal L: Special and Unique Land Uses to Create a Diverse and Complete Community Provide land use and design guidance so that special and unique areas and land uses can fulfill their distinctive purposes and provide a diverse and complete community fabric.

- Policy 106: Encourage multiple uses of public and quasi-public facilities (e.g., religious institutions, schools, social organizations, day care), such as community events, after-school programs, and festivals.
- Policy 107: Maintain and promote conveniently located public and quasi-public uses and services that enhance neighborhood cohesiveness and provide social and recreational opportunities.
- Policy 111: Recognize schools, both public and private, as integral parts of the community that require special consideration to manage traffic, support residential development, and provide open space.
 - Action 1: Work with school districts and private school operators during and after the City review and permitting process to minimize negative effects on the surrounding area.

The project is consistent with the General Plan in terms of land use and implements the above policies by allow an existing private school to provide additional facilities for its students and educational programming. Associated site improvement will help upgrade the facility to meet current city standards and ensure adequate and safe site circulation.

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]

Staff does not anticipate any negative impact with the neighboring uses in that it will not generate more traffic in the area or create an unsafe site circulation condition. The building will not obstruct or impede any driveways, walkways, emergency fire lanes, or remove required parking. The one-story building has a low profile and would be setback approximately 94-feet from the property line that abuts residential homes; therefore, will not likely generate any noise, visual or privacy impacts. As conditioned, the materials and finishes shall complement the main school building and treated with a landscape hedge.