



USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

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

PLEASE SEE ATTACHED

OR

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 as ...

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

Question 1 – The project use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project...

The use of 539 E Weddell attains the objectives and purposes of the General Plan of the City of Sunnyvale as this project was approved, having reviewed that very matter on or about May 17, 2016 by the City Council. The property in question received a substantial amount of scrutiny and review and it was determined that the general plan be amended, the property be rezoned and, the special use permit be granted to allow Summit Public schools to operate a school on the site. All of the reviews of the property to determine if a general plan amendment was in order included evaluations of the potential impact on the neighborhood, including but not limited to, a Traffic Impact Study, Air Quality study and, Noise assessment. All of these reports were reviewed with the portable buildings as part of the project and a capacity of 400 students on site.

As a result of that investigation the City Council found it was in the public interest in granting the General Plan amendment, Rezoning and Conditional Use permit in part because the property at 539 E Weddell Drive was located adjacent to an area that has transitioned over time from industrial to residential uses. The Council further concluded that the school land use designation and PF (Public Facilities) zoning district were compatible with adjacent property uses that had been at those locations for over 10 years. Finally, the Council concluded that the general plan amendment was appropriate because the new designation would continue to provide an appropriate buffer for the adjacent residential uses from the State freeway. No changes to the property are being sought which impact the review conducted last year and therefore the current use meets the objectives and purposes of the general plan and the two (2) year extension for the portable buildings to remain on site should be granted.