

RECOMMENDED FINDINGS
2017-7388
1694 Belleville Way

California Environmental Quality Act

Based on the review of the project, the project can be exempt from further environmental review pursuant to Section 15274 of the CEQA Guidelines, which applies to the establishment and operation of large family day care homes as defined in Health & Safety Code Section 1596.78. The project proposes to operate a large family child care home within an existing townhome.

Special Development Permit

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

General Plan Chapter 3 – Policy 58

Encourage and support home businesses that remain secondary to the use of each home and do not detract from the primary residential character of the neighborhood.

General Plan Chapter 3 – Policy 59

Allow compatible and supporting uses such as group homes, places of assembly, community centers, recreational centers, and child-care centers in residential neighborhoods (including single-family neighborhoods) subject to review and consideration of operations, traffic, parking, and architecture.

1. *The proposed use attains the objectives and purposes of the General Plan, Specific Plan, Precise Plan or other specialized plan of the City of Sunnyvale. **Finding met.***

The proposed project is desirable in that the use promotes policies enumerated in the City of Sunnyvale General Plan, and would comply with related requirements per the City of Sunnyvale Municipal Code. The project provides family day care home that provides care for a capacity of 14 children. It provides child care services to Sunnyvale residences including low income families and single mothers. The family day care is an existing provider and the project would be consistent with General Plan policies that encourage and promote existing businesses.

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. **Finding met.***

The proposed use is a desirable addition to the community, as it provides conveniently located neighborhood child care. Sufficient parking is available within the townhome development. The outdoor play area is lined by various landscaping and mature trees along the side and rear property lines that help minimizing privacy and noise-related impacts to adjacent properties. As conditioned, the Permittee will provide policies and procedures to ensure for the safe and efficient pick-up and drop-off of children as well as other operating standards from the City's Good Neighbor Tips for Child Care Providers Operating in Residential Neighborhoods to ensure neighborhood compatibility and to minimize potential impacts. Therefore, the proposed use would not prove detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity.