

FINDINGS - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation

POLICY LT-5.3: Require new development, renovation, and redevelopment to be compatible and well-integrated with existing residential neighborhoods.

Goal LT-6: Protected, Maintained, and Enhanced Residential Neighborhoods

POLICY LT-6.2: Limit the intrusion of incompatible uses and inappropriate development in and near residential neighborhoods, but allow transition areas at the edges of neighborhoods.

POLICY LT-6.2b: Require appropriate noise attenuation, visual screening, landscape buffers, or setbacks between residential areas and dissimilar land uses.

POLICY LT-6.4: 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

POLICY 14.9: Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions, schools, hospitals, large medical clinics) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure they do not have a negative effect on the surrounding area

Safety and Noise

POLICY SN-8.4 Prevent significant noise impacts from new development by applying state noise guidelines and Sunnyvale Municipal Code noise regulations in the evaluation of land use issues and proposals.

POLICY SN-8.6 Use Figure 6-6, "Significant Noise Impacts from new Development on Existing Land Use" to determine if proposed development results in a "significant noise impact" on existing development.

POLICY SN-9.3 Apply conditions to discretionary land use permits which limit hours of operation, hours of delivery and other factors which affect noise

FINDINGS

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project as the project as the proposed expansion of use and associated impacts does not meet the above stated goals and policies.

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 the proposed expanded use and continuing non-conformance at the subject site adversely affects the neighboring single family residences.