

## RECOMMENDED FINDINGS

### Special Development Permit

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Goals and Policies that relate to this project are:

#### Land Use and Transportation (LT)

##### **GOAL LT-11 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 LT-11.1** Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.
- **Policy LT-11.3** Promote business opportunities and business retention in Sunnyvale.

#### Community Character (CC)

**GOAL CC-3 WELL-DESIGNED SITES AND BUILDINGS** - Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.

- **Policy CC-3.1** Place a priority on quality architecture and site design, which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. [Finding met]

*The proposed project implements the General Plan by promoting business retention. The project allows an existing business to provide additional parking and convenience to its customers. The expanded parking lot with associated landscaping would provide a more attractive environment for residents and visitors which can potentially result in Costco's business opportunity and retention in Sunnyvale.*

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 project complies with most of the required development standards. In addition, the proposed parking expansion will improve the character of the site by improving the overall look and circulation. The proposed project uses high quality materials with an appropriate site design, landscaping, and lighting. Staff anticipates and encourages the subject property to combine with the Costco site for future redevelopment per the LSAP.*