

## RECOMMENDED FINDINGS

### Use Permit

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Goals and Policies that relate to this project are:

#### Land Use and Transportation Element (LUTE)

**POLICY LT-12.4** - Attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.

**LT-12.4a** - Promote a variety of commercial, retail, and industrial uses, including neighborhood shopping, general business, office, clean technology, and industrial/research and development.

**Goal LT-13** - Protected, Maintained, and Enhanced Commercial Areas, Shopping Centers, and Business Districts

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

The property is currently vacant but previously occupied by a warehouse/light manufacturing use. The surrounding neighborhood is general industrial use. And there are no nearby residential uses. The proposed use is compatible in this location and the use would provide job opportunities and services to the community in general.

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.

The entire site and the building have gone through extensive improvements. The proposed project includes further upgrades, including the installation of additional landscaping and construction of a solid waste enclosure. The auto repair activity will take place entirely inside the building and is not expected to impact the surrounding neighborhood.