

USE PERMIT

In order to approve the Use Permit, the Zoning Administrator must make one of the following two findings:

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*)

Staff finds the proposed project is consistent with the above noted finding. The Land Use and Transportation Chapter of the General Plan contains goals and policies regarding commercial and educational enrichment uses in the City. The General Plan recognizes the need for diverse land uses and supports local independent businesses and educational enrichment programs. The proposed music school offers classical music lessons to students of all ages and skills, and will also diversify the uses in the specific commercial center.

General Plan Policies

GOAL LT-14: Special and Unique land uses to create a diverse and complete community.

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-12.4c:** Encourage independent local businesses.

Policy LT-14.16: Support continuous education (beyond grades K-12) and educational enrichment programs while minimizing impacts on the surrounding land uses.

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 the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Met*)

The project site is located on Lawrence Expressway south of U.S. Highway 101 in an area with a high concentration of commercial and industrial uses. There are restaurants, retail, and a financial institution in the commercial center where the music school is proposed and there are no residential uses within 500 feet of the project site. The music school will not have any amplified music and will take measures to sound proof walls during the tenant improvement. Staff finds that the proposed use, as conditioned, will not be detrimental to the tenants or surrounding neighborhood as there will be no exterior changes and the tenant space is located in a shopping center which has a variety of uses and can accommodate the proposed use with minimal conflict with other onsite uses. The shopping center has adequate parking for the existing and the proposed use.