

## RECOMMENDED FINDINGS

### Special Development Permit

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Goals and Policies that relate to this project are:

#### **Land Use and Transportation Element, Sunnyvale General Plan**

*GOAL LT-4 An attractive community for residents and businesses in combination with the city's community design sub-element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.*

*POLICY LT-11.1 Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.*

*POLICY LT-11.2 Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.*

*POLICY LT-12.9 Consider the importance of tax generation (retail, hotel, auto, and business-to-business uses) to support the fiscal health of the community and to fund municipal services.*

#### **El Camino Real Precise Plan**

*3.4.1 LAND USE Encourage a mixture of regional and community serving retail uses in accordance with the vision.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. **Finding met.**

As conditioned, the proposed expansion will not have any adverse impact on the neighborhood. Auto dealership is a permitted and encouraged use within El Camino Real Precise Plan. The project is desirable in that it promotes policies enumerated in the City's General Plan and meets the requirements of the Sunnyvale Municipal Code.

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 improvements are compatible with the existing and surrounding neighborhood character that will further enhance the existing streetscape. Upgrades to the trash enclosure and landscaping will improve the general condition and appearance of the project site. The proposed light portal will not further increase the lighting level

along El Camino and as conditioned, will have minimal impact on the surrounding neighborhood.