

**USE PERMIT**

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

**General Plan Policies****CITYWIDE VISION GOALS XIV Caring Community:**

To provide support for those in the community who are not able to fully support themselves, so all residents may enjoy the City's high quality of life.

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

**Policy LT-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.

**Policy LT-14.13:** Locate place of assembly uses where they provide benefit to the community and do not adversely impact nearby uses.

**GOAL CC-12:** Maximum access to recreation services, facilities and amenities.

**Policy CC-11.2:** Give priority to governmental entities, schools and non-profits.

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 use is consistent with the above noted finding. The Land Use and Transportation and Community Character Chapters of the General Plan contain goals and policies regarding places of assembly – community serving uses in the City. The General Plan recognizes the need for diverse land uses and supports non-profit community serving programs. Sunnyvale Community Services (SCS) is a non-profit emergency assistance agency providing food, financial assistance, and support programs to prevent hunger and homelessness in the local community. SCS is proposing to relocate to the project site from their existing location at 725 Kifer Road in Sunnyvale in order to serve the community's expanding needs.

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 mid-block on the south side of Kern Avenue between Santa Trinita Avenue and Lawrence Expressway in an area with a high concentration of commercial and industrial uses. The project includes interior and exterior improvements to the existing industrial building and will not add floor area. Existing storage areas will be demolished, a new solid waste enclosure will be constructed, new trees will be planted to enhance the landscaping, and perimeter fencing and gates will be installed.

Staff finds that the proposed use, as conditioned, will not be detrimental to the surrounding neighborhood as the use will mostly be contained inside the building except on designated days for food and produce drive-thru pickup. The property has two driveways which will be designated for one-way ingress and egress at Kern Avenue. The proposed circulation accommodates a long vehicle queue around the building for the anticipated traffic on pickup days. As conditioned, staff will review the final design of the fence and gates, and require signage at the driveways to direct traffic.