

## RECOMMENDED FINDINGS

### Special Development Permit

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Goals and Policies that relate to this project are:

#### **City of Sunnyvale General Plan: Land Use and Transportation Element**

*Policy LT-4.1: Preserve and enhance an attractive community, with a positive image, a sense of place, landscaping, and a human scale.*

#### **Moffett Park Specific Plan**

*Guiding Principle 7.0: Enhance pedestrian accessibility.*

*Specific Plan Objective CIR-2: Provide for improved pedestrian and bicyclist mobility within the Specific Plan area.*

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

The applicant proposes improvement to public right-of-way including new sidewalk, landscaping strip and street trees. 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.***

Upgrades to the public right-of-way will improve the general condition and appearance of the site, while improving pedestrian accessibility and connectivity. The project does not include any site modifications and redevelopment. Therefore, the requested deviation from landscaped area requirement will not have any adverse impact on the adjacent properties. Future redevelopment of the new parcel will be subject to the development requirements.

## **Tentative Map**

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In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.