

RECOMMENDED FINDINGS

Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element (LUTE) Goal LT-11 – Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal, and land use constraints.

LUTE 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.

LUTE Policy LT-11.3 – Promote business opportunities and business retention in Sunnyvale.

LUTE Goal LT-12 – Develop a balanced economic base that can resist downturns of any one industry and provides revenue for City services.

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.

LUTE Policy LT-12.8 – Provide quality neighborhood, community, and regional retail centers/uses to meet the needs of residents.

LUTE 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.

LUTE Goal LT-13 – Achieve attractive commercial centers and business districts and buildings that are maintained and allow a full spectrum of businesses that operate unencumbered.

LUTE Policy LT-13.4 – Support a full spectrum of conveniently located commercial uses and shopping centers that add to the positive image of the community.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. [**Finding Met**]

The proposed use is consistent with the above policies in that the project encourages business growth opportunity and business retention by supporting the rebranding of a hotel to

offer light dinner service with on-site consumption of general liquor. The use is also compatible with adjacent commercial uses and is intended to serve the hotel guests. The proposed project benefits the City by supporting the rebranding of a proposed hotel to the VOCO IHG brand with expanded services lacking in the immediate area of the hotel. These changes contribute to advancing vitality and a positive image of the city.

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 project will not impair either the orderly development of, or the existing uses being made of, adjacent properties. No changes are proposed to the exterior of the building or the site. The project meets the minimum vehicular and bicycle parking requirements; therefore, no spillover parking or other negative traffic-related consequences to the adjacent residential neighborhood are anticipated. As conditioned, the project will not be detrimental or injurious to property, improvements, public health, safety and general welfare. Any future expansion of the use will be considered through the zoning review process to ensure parking and safety requirements are met.
