

RECOMMENDED FINDINGS

Use Permit

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

In order to approve the Use Permit the following findings must be made:

1. Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the city of Sunnyvale; or

The project is consistent with below General Plan Policy:

Land Use and Transportation - Policy LT-4.3: Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.

Analysis: The proposed entertainment use provides a positive contribution to the vitality of Lawrence Commercial Center and offers additional entertainment opportunities for visitors and residents alike. The proposed use would provide an attraction that does not currently existing within the commercial center. Lawrence Commercial center is located on Lawrence Expressway which is a major roadway corridor that feeds both local and regional traffic. The proposed use would complement the existing restaurants, retail uses and nearby employment centers within the area in that it caters to group events such as birthday parties and team building events.

2. Ensure 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.

Analysis: The proposed project is anticipated to have minimal traffic impacts in that it will not result in a significant increase in the number of daily peak hour trips or exacerbate existing levels of service on adjacent roadway. The proposed use will not create a parking shortage. The proposed use requires five parking spaces which is the same number of parking spaces that is currently allocated to the tenant space. The use does not include food service, and therefore will not create an additional demand on utilities. Lastly, the conditions of approval will ensure that the proposed use occur in a manner that will not be detrimental or injurious to property, improvements, public health, safety and general welfare.