

Use Permit Findings

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

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. The following General Plan policies were considered for the review of the project: [Finding met]

Goal D: 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 50: Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.
- Action 4: Promote distinctive commercial uses.

Goal I: Supportive Economic Development Environment - 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.

- Policy 75: 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 76: Promote business opportunities and business retention in Sunnyvale.
- Action 1: Encourage conveniently located retail, restaurant, and other supportive land uses near business areas.

The project is consistent with the General Plan in terms of land use and implements the above policies by providing a convenient full-service dining establishment that complements the hotel use and caters to business and residents as well. The project facilitates economic pursuits and employment opportunities.

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 project is in conformance with the zoning requirements in terms of development standards and parking. The project is not located in an undue concentration area for liquor license or located in a high crime rate area. As

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conditioned, the project is not anticipated to have a negative impact on the surrounding uses in that the proposed operations would not cause disruption or the quiet and peaceful enjoyment of the neighborhood. The project is located in a Highway Business zoning district in which these types of uses would be encouraged.