

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Policy LT-4.2 – *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.*

Land Use and Transportation Element 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.*

Land Use and Transportation Element Policy LT-11.1 – *Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.*

Land Use and Transportation Element Policy LT-11.3 – *Promote business opportunities and business retention in Sunnyvale.*

Land Use and Transportation Element 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.*

Land Use and Transportation Element 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.*

El Camino Real Precise Plan Goal 3.2.2 - *to maintain and enhance the retail sales tax revenue generated for the city.*

El Camino Real Precise Plan Policy 3.4.1. – *Encourage a mixture of regional and community serving retail uses in accordance with the vision.*

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

It is not uncommon to request full alcoholic beverage sale and service with food establishments like restaurants, especially along an active corridor like El Camino Real. The restaurant use is one of encouraged uses for the El Camino Real Precise Plan and the expansion of the alcoholic beverage sale and service would increase tax base for the City and help the effort to retain local businesses. Therefore, the proposed project is consistent with the General Plan and El Camino Real Precise Plan goals and policies listed above.

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 Department of Public Safety reviewed the proposed project and found no concerns. The restaurant is within a shopping center and surrounded by nonresidential and commercial uses. The multi-family residential use located northwest of the shopping center, but the existing restaurant is located further towards El Camino Real. It has been serving beer and wine and there have been no known issues related to alcoholic beverage consumption in the past for this restaurant. Therefore, staff finds neighborhood impacts from the requested expansion to full alcoholic beverage sale and service would be minimal.