

RECOMMENDED FINDINGS

Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. [Finding met]

Goals and Policies that relate to this project are:

GOAL LT-6 SUPPORTIVE ECONOMIC DEVELOPMENT ENVIRONMENT

An economic development environment that is supportive of a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal and land use constraints.

- Policy LT-6.2 – Promote business opportunities and business retention in Sunnyvale.

GOAL LT-12 A BALANCED ECONOMIC BASE

Develop a balanced economic base that can resist downturns of any one industry and provides revenue for City services.

- 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.
- LT-12.4c: Encourage independent local businesses.

The subject site is designated as Commercial in the Sunnyvale General Plan and zoned as Highway Business. These lands are intended to support a very broad range of commercial activity, including commercial uses that serve communities in neighboring areas. The proposed project conforms to this General Plan designation in that a billiards use and public drinking establishments are considered commercial uses.

The proposed use is consistent with the above policies in that the project promotes independent local small business; provides new job opportunities and adds to the diversity of commercial uses along the El Camino Real Corridor.

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]

With implementation of the conditions listed below, parking shall be adequately managed:

- Utilize valet parking during the peak hours (9:00PM to 1:00AM)
- Monitor parking lot every 30 minutes during the evening hours until closing
- Closing the rear door after 10:00PM

- Installation of additional lighting and security cameras in the rear parking lot

As conditioned, the project will comply with parking requirements, efficiently utilize existing parking spaces, and enable the business operator to control parking more effectively compared to patrons self-parking in wrong areas or creating disturbances and/or nuisance to the surrounding business and residents. The required six and twelve-month compliance reviews also allow staff to work with the applicant to ensure all conditions of approval are met and that neighborhood impacts are reduced.

The proposed site and building modifications will improve the existing site and provide for an aesthetic and harmonious development. Proposed modifications would allow for an updated building façade, new paving and parking restriping for the back parking lot, and new lighting and security cameras to help improve safety.