

## **RECOMMENDED FINDINGS**

### **Use Permit**

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Goals and Policies that relate to this project are:

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 82: 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.
  - Action 1: Promote a variety of commercial, retail, and industrial uses, including neighborhood shopping, general business, office, clean technology, and industrial/research and development.

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

The project consistent with the above General Plan Goal and Policies. The proposed beer and wine sales would be incidental to retail sale of other food and merchandise oriented to daily convenience shopping needs such as limited groceries, packaged food, and other household goods. The proposed convenience store would be neighborhood serving to residents and employees who live and work in the area. As conditioned, the proposed use is not anticipated to have a negative impact on surrounding properties or uses.

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 the orderly development of, or the existing uses being made of, adjacent properties. [Finding Met]

As conditioned, measures would be taken to protect against sale of beer and wine to minor, or theft of beer and wine by persons under the age of 21. The site will maintain security measures that include adequate lighting, clear visibility into and out of the store, and security cameras to discourage loitering, on-site consumption of alcoholic beverages, and other unpermitted activities.

The new building and landscaping enhancements will add to the aesthetics and beautification of the site.

3. Required findings for automobile service stations that sell beer and wine pursuant to state license and public convenience. [Finding met]

Based on staff's review of the project, the required findings can be met to allow for the beer and wine sales based on the following:

- a. The project will not likely result in an adverse impact on persons residing or working in the surrounding area or the peaceful and quiet enjoyment of property and improvements. The sale of beer and wine would be incidental to the gas service and convenience goods. The proposed convenience store would be neighborhood serving to surrounding residential development and future hotel.
- b. The project will not negatively affect property values. The project includes new convenience store building and improvements to the existing property, which benefit the appearance of the site and surrounding area.
- c. As conditioned, the project will be required to implement measures to minimize potential impacts and to ensure and promote public health, safety and general welfare that include:
  - Requiring "Responsible Alcoholic Beverage Service" training for all employees.
  - Prohibit the sale of single servings of beer or wine.
  - Limit the display of alcoholic beverages to be no more than 40% of the total floor area.
  - Installation of "No loitering" signs.
  - The Permittee shall be responsible in pick up litter and abate graffiti twice each day.
  - Install alarm system and security cameras to cover the store entrance and exit, parking lot areas and store interior.