

SPECIAL DEVELOPMENT PERMIT

In order to approve the Special Development Permit, the Zoning Administrator must make one of the following two findings:

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

Staff finds the proposed project is consistent with the above noted finding. The Land Use and Transportation Chapter of the General Plan contains policies regarding commercial and entertainment uses in the Downtown. The General Plan addresses the Downtown as offering a regional and citywide commercial destination. The Downtown Specific Plan also identifies 100 South Murphy Avenue block as an entertainment district with a high concentration of restaurants and bars with general alcohol sales.

General Plan Policies

Policy LT-12.6: Create a strong, identifiable Downtown that offers regional and citywide shopping opportunities and entertainment.

Policy LT-13.6: Support a regional commercial district in Downtown Sunnyvale.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District. (*Finding Met*)

The project site is located within the Downtown Specific Plan (DSP) Block 2 which has a higher concentration of restaurants and bars. The DSP identifies Block 2 as the City's entertainment district. The existing restaurant, River Rock Tap Room, currently serves beer and wine. The business is in good standing and has no code enforcement violations or public safety calls records. With the recommended conditions of approval, the business would have sufficient security measures, including compliance with the requirements of the Department of Alcoholic Beverage Control (ABC), coordination with the Department of Public Safety (DPS), lighting, and monitoring of employees to ensure the proposed use will not have a negative impact on the surrounding community.