Special Development Permit

Goals and Policies that relate to this project are:

Sunnyvale General Plan, Land Use and Transportation Element
LT-4.2d Promote distinctive commercial uses.
LT-5.2b Support a full spectrum of conveniently located commercial, public, and quasi-public uses that support and enhance the livability of residential neighborhoods.

Precise Plan for El Camino Real
3.2.1 To provide a variety of needed retail services for residents, particularly those types of retail services which are not normally found in the downtown or in neighborhood shopping areas.
3.2.2. To maintain and enhance the retail sales tax revenue generated for the city.
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***

        The proposed use, as conditioned, will provide additional service and amenities for the community as well as hotel and restaurant patrons without resulting in negative impacts on the site or surrounding properties. The proposed use is also located on El Camino Real, which is a regional commercial district, and would complement the surrounding commercial neighborhood.

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 proposed use would occur indoors within the hotel. The existing restaurant within the hotel currently serves beer and wine. The business is in good standing and has no open code enforcement violations. 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). As such, the proposed project, as conditioned, is not expected to have any adverse impacts on the site or surrounding neighborhood.