



December 20, 2019

City of Sunnyvale
Permit Department - City Hall
456 West Olive Avenue
Sunnyvale, CA 94087

Subject: Use Permit/Special Development Permit Justification Attachment

In regards to item number 2, "The proposed use ensures that the general appearance of the 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 as..."

There will be no change in structures, construction or services that will impair the orderly development of, or existing uses made to affect adjacent properties that include businesses or residents.

The owners and management of the Maple Tree Inn in Sunnyvale are filing for an alcohol license upgrade from the hotel's current 70 type license to a 47 license. The license was filed and selected in a lottery drawing, which comes with a short file date of January 13th. This use permit request is required to obtain the ABC Zoning form portion of the application.

The reason for the upgrade from a 70 to 47 license will allow us to serve our hotel guests spirits in addition to beer and wine. We find this necessary in order to meet the requests of our customers. This amenity will assist with the retention of several large area account ensuring ongoing patronage and revenue to the hotel and the City of Sunnyvale.

As noted by the attached plans, there will be no structural changes or additions to the hotel's architecture, design or serving area. The hours of operation of beverage services will remain as is from 5:00 P.M. through 11:00 P.M. The hotel's number of employees is about 47 and there are two employees dedicated to this alcohol and food services daily during the aforementioned hours.

Sincerely,



Charles Julien

General Manager