

RECOMMENDED FINDINGS

In order to approve the Special Development Permit either of the following two findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale, as discussed below: Staff finds there is sufficient justification to approve the Special Development Permit request, the proposed Cafe would improve the surrounding neighborhood providing neighborhood serving market. The trellis for the outdoor dining area would be compatible and architecturally consistent with the building, which would enhance the appearance of this visible structure from Indian Wells Drive. In addition, the site would meet the parking, loading and bicycle requirements.

The trellis is located outside of the vision triangle at the nearest intersection and the outdoor dining area is surrounded by a low wall to secure guests from drinking alcohol outside of the area. The trellis is more than 50% open on the top and is not considered a building or structure for the purposes of lot coverage or floor area.

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 as the proposed Cafe, as conditioned, is compatible with the buildings on-site. In addition, the parking is convenient for customers and provides a nice neighborhood amenity.

The outdoor trellis would be conveniently located adjacent to the 6.5-acre public park to serve the neighborhood community. The trellis would be fully landscaped and architecturally consistent with the building. While the trellis is proposed to be in the front building setback, it is an open structure allowing visibility of the Café creating a sense of place along Indian Wells which is currently a private driveway that would be dedicated to the city.