

RECOMMENDED FINDINGS

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 finding above. The Land Use and Transportation Chapter of the General Plan contains goals and policies regarding commercial and entertainment uses in the Precise Plan for El Camino Real area. The General Plan addresses the Corridor Mixed Use land use designation as providing for regional, community, or employment serving retail uses in conjunction with residential uses along major corridors. The Precise Plan for El Camino Real envisions El Camino Real as the commercial spine of the city that includes a mix of commercial/retail uses.

General Plan Goals and Policies

Goal LT-13: Achieve attractive commercial centers and business districts and buildings that are maintained and allow a full spectrum of businesses that operate unencumbered.

Policy LT-11.3: Promote business opportunities and business retention in Sunnyvale.

Policy 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.

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 project site is located within the C-2/ECR, Highway Business/ Precise Plan for El Camino Real combining district which has a variety of local and region-serving commercial uses. The site is located in the Community Center node in the Precise Plan for El Camino Real which includes a variety of uses such as a shopping center, restaurant, auto dealerships, hotel, fast food restaurants, and multi-family residential. The existing restaurant, Garcia's Taqueria, 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 that the proposed use will not have a negative impact on the surrounding community.