

## RECOMMENDED FINDINGS

### **Special Development Permit**

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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 proposed addition of beer and wine sales allows for an existing convenience store to retail additional goods that can cater to the needs and convenience of the patrons. The proposed use is not anticipated to have a negative impact on surrounding properties or uses and consistent with the following General Plan Goals and Policies:

### **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.

The project is located within the East Sunnyvale area within the M-S/ITR/R-4(Industrial and Service/Industrial to Residential/High-Density Residential) zoning district. The proposed addition of beer and wine sales to an existing gas and car wash station with convenience store is consistent with the following policies:

- Policy LT-12.4 – attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.
- Policy LT-12.9. – consider the importance of tax generation (retail, hotel, auto, and business-to-business uses) to support the fiscal health of the community and to fund municipal services.

For Automobile Service Stations: Off-site sales of beer and wine may be allowed provided two findings can be made:

- a) The service station may not be located within 500 feet of another use with off-site alcohol sales;

- b) The service station may not be located within 500 feet from any child care center, public park, social service agency, residential care facility, residential service facility or public school.

The project meets the two findings for service stations located above.

- 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 is located within the East Sunnyvale area within the M-S/ITR/R-4(Industrial and Service/Industrial to Residential/High-Density Residential) zoning district. This area has a variety of uses surrounding the site including a private graduate school, a hotel, restaurants, industrial uses and medium-high density residential. The business is in good standing and has no code enforcement violations or public safety calls records. Measures would be taken to protect against sale of beer and wine to, or theft of beer and wine by, persons under the age of 21. The site will maintain security measures that include adequate lighting, clear visibility into and out of the store, security cameras to discourage loitering and on-site consumption of alcoholic beverages, and other unpermitted activities. 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.