



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-0588, **Version:** 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2016-7361

Location: 520 Lawrence Expressway (APN: 216-44-119)

Applicant / Owner: Silicon Valley Escape Room Design, LLC / Lawrence Commercial Center, LLC.

Proposed Project:

USE PERMIT to allow for a recreation and enrichment use (Room Escape Game) within a vacant tenant space within an existing commercial center.

Reason for Permit: A Use Permit is required for recreation and enrichment uses in the M-S/POA Zoning District.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Issues: Parking

Recommendation: Approve with conditions

PROJECT DESCRIPTION

The applicant is requesting a Use Permit to allow for the operation of a 1,201 square foot recreation and enrichment facility within the Lawrence Commercial Center located at the southeast corner of the intersection at Lawrence Expressway and Titan Way. The project is situated on a 3.72 acre site developed with three multi-tenant commercial buildings and various site improvements.

The Sunnyvale General Plan designates the site as Industry. The property is zoned as Industrial and Service (M-S) with the Places of Assembly (POA) Combining District. Surrounding land uses includes industrial buildings and uses to the east and other commercial service and retail buildings and uses to south, west and north. The proposed recreation and enrichment use is a conditionally permitted use in the M-S/POA zone and requires a Use Permit that is approved by the Zoning Administrator.

The project consists of minor interior tenant improvements to allow for a recreation and enrichment facility that offers team-based intellectual games and activities for school age children and adults. The proposed "Room Escape Game" facility offers customers a "game" activity where patrons in groups are 'locked' in specially designed rooms and must use clues and puzzles to find their way out within a certain amount of time. The proposed facility accommodates a group of 6 to 10 people per game room and employs two employees at any given time. The proposed hours of operation includes Monday through Friday between 1:00PM to 9:00PM and 10:00AM to 9:00PM on Saturdays and Sundays. There will be no food or beverage sales or service provided on-site. As conditioned, the applicant is required to submit a security plan to the Department of Public Safety for review and approval. The security plan shall ensure adequate safety measures are provided and adhere to. (Recommended Condition No. BP-8)

Background

Previous Planning Projects related to the Subject Application: 2015-7581 - Sign Permit for temporary banner sign 2015-7499 - Sign Permit for new wall sign 2015-7298 - Sign Permit for temporary banner sign 2014-7828 - Miscellaneous Plan Permit for new restaurant. 2010-7775 - Miscellaneous Plan Permit for rooftop equipment 2008-0265 - Use Permit to allow ice cream shop	
Neighborhood Preservation Complaint	None
Deviations from Standard Zoning Requirements	None

Floor Plan

The proposed floor plan includes three game rooms that vary from 120 to 228 square feet in size and approximately 491 square feet of office/lobby area and storage space. The project does not propose any exterior changes to the building.

Parking: The facility is located within a shopping center that is served by a common parking lot. The shopping center has a variety of uses including restaurants, offices and retail businesses. The parking lot has 214 parking spaces and has access to an additional 59 parking spaces located on the adjacent property at 500 Lawrence Expressway, through a parking agreement, for a total of 273 parking spaces. The proposed recreation and enrichment use (4 parking spaces for 1,000 square feet) is expected to generate the need for 5 parking spaces which is similar to the office use parking rate (2 to 4/1,000 square feet) that was existing at this location prior to the proposed use. Sunnyvale's parking standards for shopping centers (SMC 19.26.110) require a minimum of 177 parking spaces (4/1000 square feet) and a maximum of 221 (5/1000 square feet) for the 44,130 square foot shopping center. The shopping center includes a restaurant (St. John's Bar and Grill) that generates a high parking demand (approximately 74 parking spaces) during peak business hours, which may have contributed to the need for additional parking spaces located next door. The proposed use is not expected to exacerbate the peak hour parking needs at the shopping, and no additional parking spaces are required.

Neighborhood Impacts / Compatibility

There are minimal neighborhood impacts that are anticipated, as the proposed use complies with the parking requirements and does not generate any noise impacts. The proposed entertainment use further adds to the vitality of the commercial center that also consists of various retail establishments, offices and restaurants.

Public Contact: 24 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

Environmental Determination: A Categorical Exemption Class 1, Section 15301 (Existing Facilities) (d) (I) relieves this project from CEQA provisions. The project is exempt from further environmental

review because the project entails minor building modifications to an existing commercial development that is limited to interior tenant improvements to allow for a 1,201 square foot recreational and enrichment facility.

ALTERNATIVES

1. Approve the Use Permit with recommended Findings (Attachment 2) and Conditions of Approval (Attachment 3).
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit subject to the recommended Findings (Attachment 2) and Conditions of Approval (Attachment 3).

Prepared by: Cindy Hom, Assistant Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Recommended Findings
3. Recommended Conditions of Approval
4. Site and Architectural Plans
5. Letter from the Applicant