



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0378, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow full alcoholic beverage service at an existing restaurant.

Location: 151 E El Camino Real (APN: 211-01-036)

File #: 2019-7074

Zoning: C-2/ECR (Highway Business Zoning District/El Camino Real Precise Plan Combining District)

Applicant / Owner: West India Company LLC (applicant) / Arn K. Youngman Trustee (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Kelly Cha, 408-730-7408, kcha@sunnyvale.ca.gov

BACKGROUND

Description of Proposed Project

The proposed project is to allow full alcoholic beverage service at an existing restaurant. The existing restaurant currently has beer and wine service.

The alcohol beverages will be served during the existing restaurant's business hours, which are as follows:

- Monday to Thursday: 11:30 a.m. to 2:30 p.m. and 5:30 p.m. to 10:30 p.m.
- Friday: 11:30 a.m. to 3:00 p.m. and 5:30 p.m. to midnight
- Saturday: 12:00 p.m. to midnight
- Sunday: 12:00 p.m. to 10:30 p.m.

See Attachment 1 for a map of the vicinity and mailing area for notices.

Previous Actions on the Site

Other than permanent and temporary sign permit applications, the following Planning Permits have been approved for the subject property and related to the requested permit:

- Miscellaneous Plan Permit (2015-8004): Outdoor dining at an existing restaurant (24 seats with 6 tables)
- Special Development Permit (1995-0046): A restaurant in a commercial building

Several Neighborhood Preservation cases have been filed against the property related to junk and debris and illegal temporary signs. The cases were remedied and closed. Currently, there are no open Neighborhood Preservation cases on the property.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (Existing Facilities) relieves this project from the California Environmental Quality Act (CEQA) provisions.

DISCUSSION

The existing restaurant requests for expansion of its alcoholic beverage service from beer and wine to full alcoholic beverage service. No changes to the interior space, outdoor dining area, and its exterior building are requested as part of this application. Approval of Special Development Permit is required for a restaurant that have on sale general alcoholic beverage service in C-2/ECR zoning district.

It is not uncommon to have full alcoholic beverage sale and service with food establishments like restaurants, especially along an active corridor like El Camino Real. Therefore, staff finds that the requested service expansion meets the required Special Development Permit findings, as the use complies with the General Plan and the El Camino Real Precise Plan goals and policies that encourage retention of existing local businesses and increases tax base for the City. See Attachment 2 for required Special Development Permit findings.

NEIGHBORHOOD IMPACTS/COMPATIBILITY:

The existing restaurant is located within a shopping center along the City's main commercial corridor, El Camino Real. The shopping center includes multiple tenants, and they range from a grocery store to regional retail stores to local restaurants. The existing restaurant is surrounded by shopping centers and their parking lots, and a multi-family use in the shopping center's northwest corner. The restaurant, however, is located further from the residential use, and no issues have been reported related to the existing beer and wine service. The Department of Public Safety reviewed the proposed application and found no concerns as well. Therefore, the neighborhood impact from the requested full alcoholic beverage service would be minimal.

PUBLIC CONTACT

290 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.

ALTERNATIVES

1. Approve the Special Development Permit with recommended Conditions in Attachment 2.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 2.

Prepared by: Kelly Cha, Associate Planner

Approved by: Noren Caliva-Lepe, Acting Principal Planner

ATTACHMENTS

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