



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0616, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow a 7,200-square foot billiard center with snack bar and beer sales and operating hours from 12:00 PM to 2:00 AM, installation of associated site improvements and a parking adjustment to the minimum parking ratio.

Location: 946 W. El Camino Real (APN: 201-19-028)

File #: 2019-7022

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

Applicant / Owner: Silicon Valley Billiards (applicant)/Sunnyvale Commercial Bldg LLC (owner)

Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.

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

BACKGROUND

This project was continued from the Zoning Administrator hearing of May 15, 2019.

The project is situated on a 0.54-acre site developed with a 7,200-square foot one-story commercial building and surface parking. The subject property is located east of the intersection at El Camino Real and Mary Avenue. Surrounding lands uses include retail, restaurants, offices, and auto repair and services to the west, north and east and single family homes to the south.

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

Description of Proposed Project

The applicant is requesting a Special Development Permit to allow for the operation of a pool billiard with snack bar and craft beer sales. The project consists of minor interior tenant improvements to allow for 27 regulation sized pool tables that accommodates one to five players per table; snack bar that offers prepared foods as well as beverages including craft beers; and small seating area with tables and chairs.

The applicant proposes to operate from Sunday to Monday between the hours of 12:00PM to 2:00AM. Employees will consist of one general manager, two employees managing the service counter, one food and drink server, and one custodial employee that monitors the floor, restrooms and parking lot. The applicant's project description letter is found in Attachment 6.

The applicant also proposes minor site and building improvements that are shown in the project plans provided in Attachment 5. In summary, the proposed modifications consist of the following:

- Repairing the existing parking lot paving and restriping at the rear parking lot,
- Updating the building façade with new paint and decorative elements,

- Installation of new exterior light fixtures and video surveillance system.

Previous Actions on the Site

A building permit was issued in 1960 for the construction of a one-story, multi-tenant commercial building. Previous uses included pool billiard, auto repair shop, and adult entertainment. In 2015, the tenant spaces were combined and the entire building was occupied by Aarons Furniture store, which subsequently closed in 2017. The building has remained vacant since then.

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions, which includes conversions of small structures from one use to another with only minor exterior modifications.

DISCUSSION

Site Layout and Access

The commercial building is sited on an interior lot that is nestled in between other commercial strip centers. The main vehicle access to the site is provided by a two-way driveway on El Camino Real. A secondary access is provided by a driveway/alleyway off Mary Avenue, which crosses multiple properties on the south side of the building. The building is centrally located on the property and is built with zero side yard setbacks. These two existing site conditions bifurcate the on-site parking into two separate parking lot areas. The front parking lot along the El Camino frontage contains 17 spaces. The rear parking lot along the alleyway provides another 21 spaces.

There is also an existing concrete masonry block trash enclosure with slatted chain link gates that is located at the southwest corner of the rear parking lot. Over the years, the existing trash enclosure has not been kept up with routine maintenance. Staff recommends that the trash enclosure be repainted to match the building and new slats be used on the enclosure gates (see Recommended Condition of Approval # BP-14 in Attachment 4).

No changes to the site layout or access are proposed; however, the applicant proposes to repair the cracked asphalt pavement and restripe the rear parking lot to comply with parking standards. The proposed site improvements are incorporated in the conditions of approval (see Recommended Condition of Approval #PF-1 in Attachment 4).

Development Standards

The project does not propose any changes to the building footprint. As such, the project maintains existing building setbacks, building square footage and floor area ratio, lot coverage and height. A summary of the project data is provided in Attachment 2.

Parking

The Sunnyvale Municipal Code (SMC) does not have a parking ratio for pool billiard; however, a parking adjustment to the parking requirements can be granted to allow flexibility in parking requirements to address unusual or specific use or locational characteristics pursuant to SMC 19.46.130. The applicant submitted a parking study prepared by Hexagon Traffic Consultants to determine the peak and non-peak parking demand (Attachment 7). The parking study was based on parking counts conducted at similar pool billiard locations. Based on the parking analysis, the peak

parking demand of 31-34 parking spaces occurs on Fridays and Saturdays between the hours of 9:00PM to 12:00AM. During non-peak hours, the parking demand is reduced to 20 spaces.

The site contains 37 parking spaces and would provide the minimum parking spaces to accommodate the peak and non-peak parking demand. However, staff is concerned with the parking distribution. Most of the parking spaces are located behind the building, where access is problematic. The Mary Avenue driveway access is located three parcels away, and requires vehicles to cross multiple properties to get to the back parking lot. The site also lacks wayfinding to properly direct vehicles.

During the non-peak times, staff finds that the front parking lot is sufficient to accommodate patrons, while the back parking lot should be used for employees who are more familiar with site. During peak times, the use of the rear parking is needed to meet the parking demand and requires proper management. Therefore, staff recommends the following to ensure parking is adequately managed on-site during the peak and non-peak times (see Recommended Condition of Approval # GC-9, BP-10 and AT-10 in Attachment 4):

- Require all employee to park in the back parking lot at all times.
- Valet parking must be provided during the peak hours of Friday and Saturdays between 9:00 PM to 1:00PM, and during special events when the demand for parking is increased.
- The business operator must monitor the front and back parking lot every 30 minutes to ensure parking is managed in accordance with the Parking Management Plan (Attachment 8) and the area is safe and maintained during business hours between the hours of 6:00 PM to closing.
- A six and twelve-month compliance review is required to ensure proper management of on-site parking spaces, reduced impacts on neighbors, and compliance with conditions of approval.

Implementation of these conditions will help the project comply with parking requirements, efficiently utilize existing parking spaces, and enable the business operator to control parking more effectively compared to patrons self-parking in wrong areas.

NEIGHBORHOOD IMPACTS/COMPATIBILITY:

The applicant held two neighborhood community meetings. The first was held on April 3, 2019 between the hours of 6:30PM to 7:30PM at the De Anza Park Building and the second meeting was held on April 25, 2019 at 5:00PM to 6:30PM at City Hall's Garden Conference room. Approximately 10 people from the neighborhood attended the meeting.

The residents shared their experience and problems with the previous uses. Many of the residents' backyards abut up against the rear parking lot. The former adult entertainment uses generated issues with noise, people loitering in the rear parking lot, and property damage from cars that hit the fence when leaving. The residents echoed similar concerns because of the proposed late night operations and parking lot activity.

To further address the residents' concerns, the applicant proposes the following (see Recommended Condition of Approval #AT-10 to AT-12 in Attachment 4):

1. Close the back door after 10:00PM.
2. Install “No Loitering” and “Smoke free” signs to discourage these activities.
3. Provide additional lighting and video surveillance cameras in the rear parking lot to ensure safe and adequate lighting to discourage loitering, drink and any unwanted illegal activity. Staff will review lighting plan to prevent light spillover onto adjacent properties.
4. On-site manager or disturbance coordinator will be available to address any concerns or complaints during business hours. Staff recommends as a condition that the contact information for the Manager or Disturbance Coordinator be posted in a prominent location and a complaint log shall be maintained and made available to the City upon request.

As conditioned, staff finds that the potential impacts to neighbors is reduced. The rear parking lot will be managed in a controlled environment. The conditions will reduce unwanted activity in close proximity to residents such as noisy patrons, people loitering, smoking and drinking in the parking lot, and reduce potential for hazards and accidents because cars entering and existing will be performed by a valet attendant. The required six and twelve-month compliance reviews also allow staff to work with the applicant to ensure all conditions of approval are met and that neighborhood impacts are reduced.

PUBLIC CONTACT

81 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. Two comment letters were received from the public by staff.

ALTERNATIVES

1. Approve the Special Development Permit with recommended Conditions in Attachment 4.
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 4.

Prepared by: Cindy Hom, Associate Planner
Approved by: Noren Caliva-Lepe, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Project Data Table
3. Recommended Findings
4. Standard Requirements and Recommended Conditions of Approval
5. Project Plans
6. Project Description
7. Parking Study
8. Parking Management Plan
9. Comment Letters