



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0285, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow sale of general alcoholic beverage service at the existing restaurant within the hotel.

Location: 711 East El Camino Real (APN: 211-10-031)

File #: 2019-8014

Zoning: C-2/ECR

Applicant / Owner: Maple Tree Inn

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

Project Planner: Aastha Vashist, 408-730-7458, avashist@sunnyvale.ca.gov

BACKGROUND

The project site is located on the north side of El Camino Real between Fair Oaks Avenue and Wolfe Road. The existing hotel was constructed in 1985. A restaurant within the hotel and on-sale alcoholic beverage service have been included since then.

Description of Proposed Project

The applicant requests general alcoholic beverage service at the existing restaurant in Maple Tree Inn. The project does not include the addition of bar areas or any other interior or exterior building modification.

Currently, the hotel has a Type 70 license from the Department of Alcoholic Beverage Control (ABC), which allows for on-site sale of beer, wine and spirits, to hotel guests as a complimentary service. Maple Tree Inn requests a Special Development Permit for a Type 47 ABC license to authorize the sale of beer, wine and distilled spirits to guest and the public for consumption on the premises.

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

Previous Actions on the Site

Various sign permits and administrative permits for minor site modifications have been approved for the site over the years. In 1985, a Use Permit (File 1984-0326) for the hotel was approved by the Planning Commission. In 2007, a Special Development Permit (File 2007-0203) was approved by the Planning Commission authorizing the sale of beer, wine and spirits, to hotel guests as a complimentary service. Currently, there are no open Neighborhood Preservation cases on the property.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (CEQA Guidelines, Section 15301, Existing Facilities) relieves this

project from the California Environmental Quality Act (CEQA) provisions. The project proposes no changes to the existing building and site and involves negligible expansion of the existing use.

DISCUSSION

The site is located on the north side of El Camino Real between Fair Oaks Avenue and Wolfe Road. The site has one three-story building with 177 hotel rooms. There is one driveway with access on to El Camino Real. Surface parking lots provide 163 on-site parking spaces.

Proposed Use: The proposed Type 47 license would allow the sale of beer, wine and spirits to hotel guests and the public for on-site consumption. Currently, beer and wine are served only as a complimentary service to the hotel guests. The hours of operation for beverage service are daily from 5 p.m. to 11 p.m. The hotel has a total of 47 employees of which two employees are dedicated to food and beverage services.

NEIGHBORHOOD IMPACTS/COMPATIBILITY:

The sale of alcohol will occur within the restaurant and no changes are proposed to the hours of operation. Although the services will be open to the public, the applicant anticipates that the offered service will mostly be used by the hotel guests. The conditions of approval (Attachment 3) provide guidance to the applicant and grant the City the right to modify or revoke the permit if the business operations begin to have negative impacts to the area. The Department of Safety reviewed the proposed application and found no concerns as well. Therefore, the sale of alcohol at the restaurant is not likely to have any negative impact on the site or surrounding uses. Staff is able to make the required findings (Attachment 3) of the Special Development Permit.

PUBLIC CONTACT

520 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. Staff has not received any letters or calls from the public.

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: Aastha Vashist, Associate Planner
Approved by: Jay Lee, Senior 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

