

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

GOAL LT-11 – Supportive Economic Development Environment – Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal and land use constraints.

- POLICY LT-11.1: Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.
- POLICY LT-11.2: Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.
- POLICY LT- 11.3: Promote business opportunities and business retention in Sunnyvale.

El Camino Real Specific Plan

GUIDING PRINCIPLES 4 - Create a supportive environment for small and local businesses.

- A diverse range of shopping and dining options on pedestrian-oriented streets will be within walking distance of surrounding residences. Auto-dealerships and other regional drawing businesses will be supported alongside small businesses and residences. Retail uses will be maintained and enhanced, especially outside of the four nodes.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. [Finding met]

The Project is consistent with and will further Goal LT-11 and related policies listed above. Auto Race is currently located and operated in Sunnyvale at 680 W. El Camino Real. This project creates new opportunities for their growth into a larger lot that can increase their vehicle inventory, while retaining their connection to Sunnyvale. The subject property has been without a long-term tenant for approximately six years. Auto Race would be an appropriate fit for this property as auto sales had been operated there in the past and thus would reinstate a familiar use to the site. As described in the El Camino Real Specific Plan (ECRSP), auto dealerships will continue to be supported and encouraged in the West Segment in which this site is located, further reinforcing the fit of this use at this site.

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]

Significant changes to the exterior of the building are not proposed. Site modifications will restore portions of the lot that have fallen into poor condition. The proposed use will not generate additional traffic or parking requirements beyond what was required by previous uses of the site. Therefore, no spillover parking or other negative traffic-related consequences to the adjacent residential neighborhood are anticipated.