



# USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

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The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

**OR**

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 as ...

**PLEASE SEE THE ATTACHED LETTER**

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

City of Sunnyvale

## USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

**Property Address:** 975 W El Camino Real, Sunnyvale, CA 94087

**APN:** 165-01-038

**Applicant:** Auto Race Inc

**Proposed Use:** Used Car Dealership

### JUSTIFICATION

**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.**

The proposed used car dealership will not impair adjacent properties or orderly development of the area for the following reasons:

- 1. Continuation of Established Use:** The property has historically operated as a car dealership. Adjacent property owners and businesses are familiar with this use and have coexisted with it for decades. Returning the property to car dealership use maintains the established character and use pattern of the area with no greater impacts than the historical use.
- 2. No Physical Changes:** This is a Change of Use permit only. The existing 530 sq ft building will remain with only interior cosmetic updates. No additions, expansions, new structures, or changes to parking areas, landscaping, site access, or lighting are proposed. The general appearance of the property will remain substantially unchanged.
- 3. Low-Intensity Operations:** The dealership will have minimal impact with only 3 employees, a maximum of 2 customers at any given time, and operating hours of 9:30 AM to 7:00 PM. This is a sales-only operation with no repair work, body shop, or mechanical services that could generate noise, fumes, or other impacts.
- 4. Abundant Parking:** The property provides 70 parking spaces, which far exceeds the minimum requirement of approximately 9 spaces. This ensures no parking spillover onto adjacent properties or public streets.
- 5. Improved Property Maintenance:** The property has been vacant for several years. Returning it to active commercial use will eliminate blight, provide active oversight during business hours, and improve property maintenance and appearance—benefiting adjacent properties.
- 6. Corridor Consistency:** The property is located along El Camino Real, a commercial corridor with retail, restaurants, offices, and auto-related businesses. The proposed car

dealership is consistent with this commercial character and does not introduce incompatible uses.

## CONCLUSION

The proposed used car dealership satisfies the required finding. As a continuation of the historical use with no physical changes, low operational intensity, abundant parking, and consistency with the commercial corridor character, the project will have no adverse impacts on adjacent properties. By activating a vacant property, it will enhance the area and benefit neighbors through improved maintenance.

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**Prepared by:** Lenick Group, License #1107622 | **Date:** January 20, 2026