1027-1035 West El Camino Real
PLNG-2023-0234

Jeffrey Cucinotta, Senior Planner
Planning Commission, September 9, 2024

Special Development Permit Overview

- Demolish two existing used auto sales buildings (+/- 3,060 sq. ft.)

- Construct two buildings:

  - **<u>Senior Living Mixed-Use Building</u>**
    - Six stories
    - 12,232 sq. ft. commercial/retail
    - 113 independent living units
    - 36 assisted living accommodations
  - **<u>Convalescent Hospital Building</u>**
    - Three stories
    - 72,000 sq. ft. of floor area
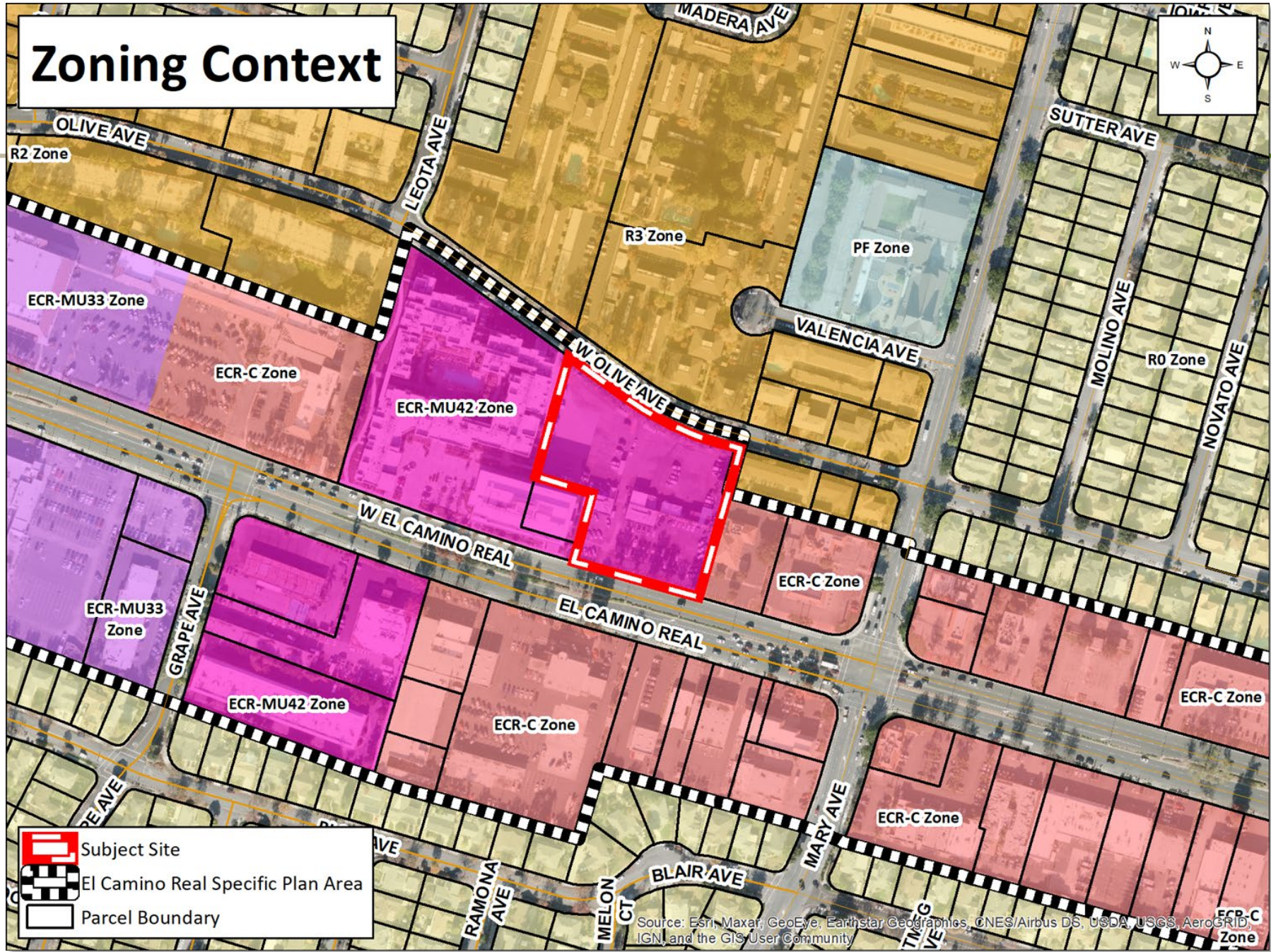   - 52-bed capacity

Neighborhood Context

Subject Site (1027-1035 W ECR)

Zoning Context

Legend:
- Subject Site
- El Camino Real Specific Plan Area
- Parcel Boundary

Zones shown: R2 Zone, R3 Zone, PF Zone, R0 Zone, ECR-MU33 Zone, ECR-C Zone, ECR-MU42 Zone

Streets: OLIVE AVE, MADERA AVE, LEOTA AVE, SUTTER AVE, VALENCIA AVE, MOLINO AVE, NOVATO AVE, W OLIVE AVE, W EL CAMINO REAL, EL CAMINO REAL, GRAPE AVE, RAMONA AVE, MELON CT, MARY AVE, BLAIR AVE

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
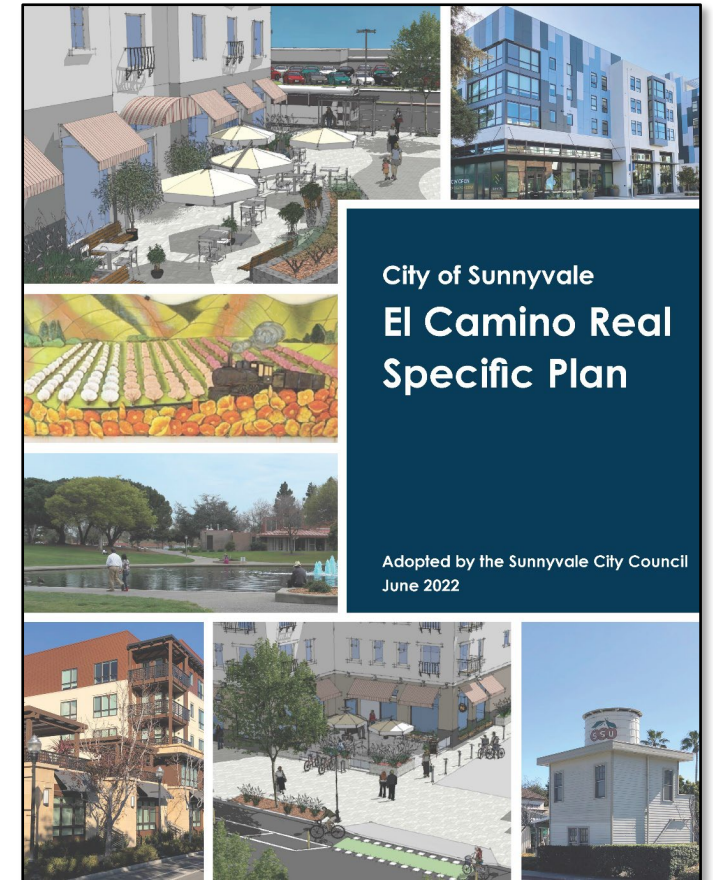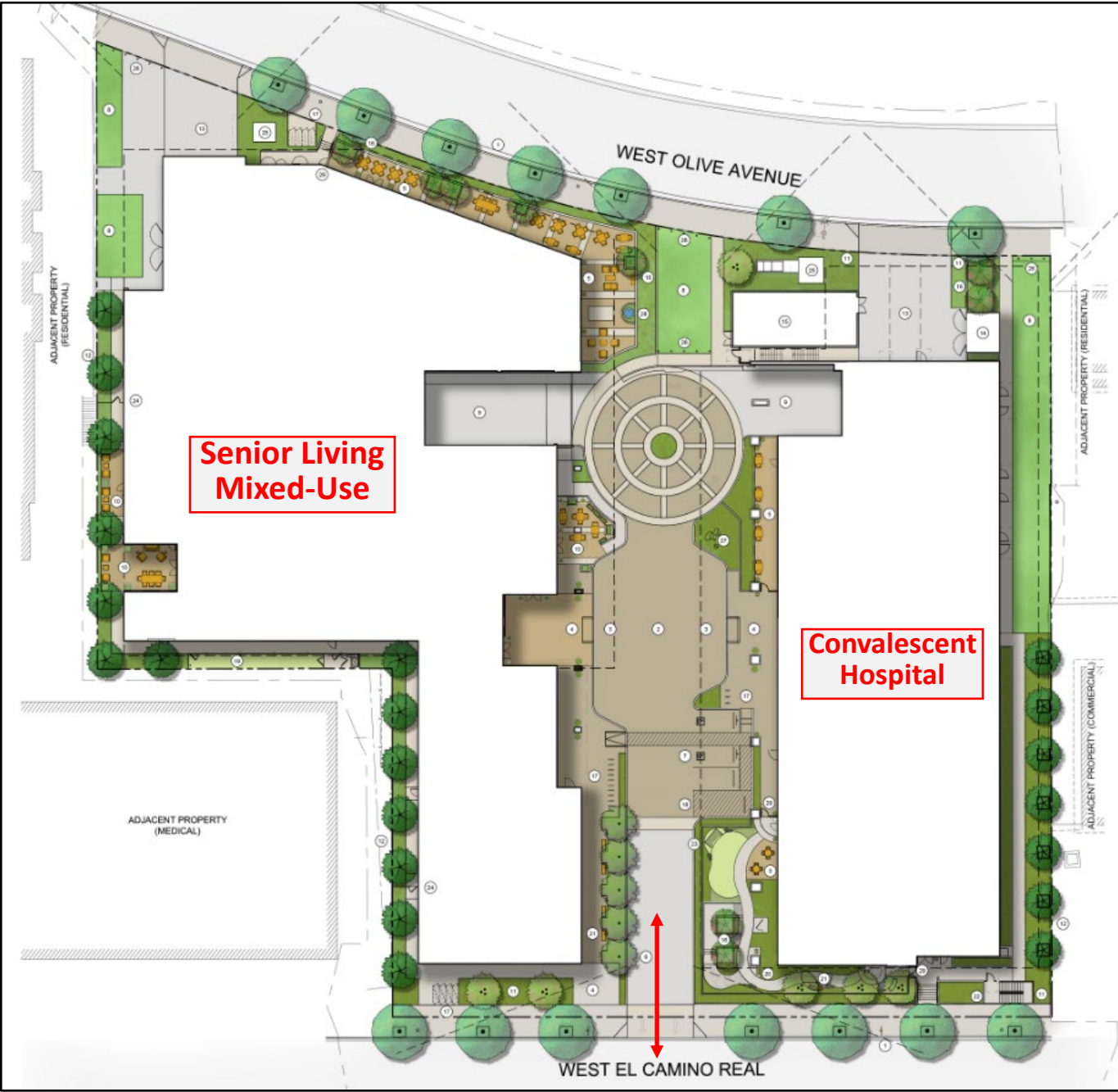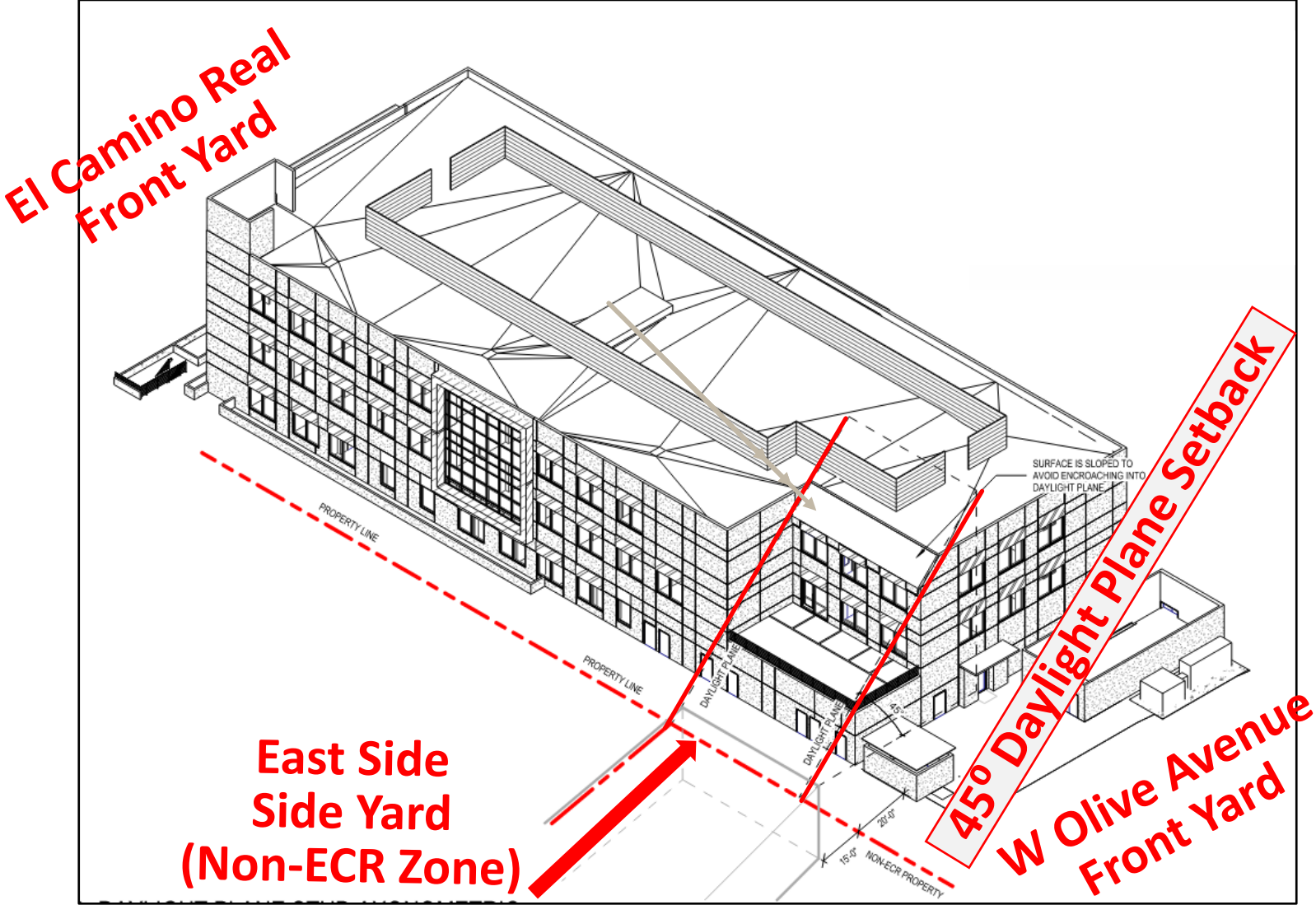
Background

- **General Plan**: El Camino Real Specific Plan (ECRSP)

- **ECRSP**: Effective as of September 2022

- **Zoning**: ECR-MU42 (El Camino Real Mixed-Use)

City of Sunnyvale
El Camino Real Specific Plan

Adopted by the Sunnyvale City Council
June 2022

Proposed Site Plan

Senior Living Mixed-Use

Convalescent Hospital

WEST OLIVE AVENUE

WEST EL CAMINO REAL

ADJACENT PROPERTY (RESIDENTIAL)

ADJACENT PROPERTY (RESIDENTIAL)

ADJACENT PROPERTY (COMMERCIAL)

ADJACENT PROPERTY (MEDICAL)

N

Daylight Plane

Architectural Elevations:
Senior Living Mixed-Use Building

South Elevation (El Camino Real)

North Elevation (W Olive Avenue)

Architectural Elevations:
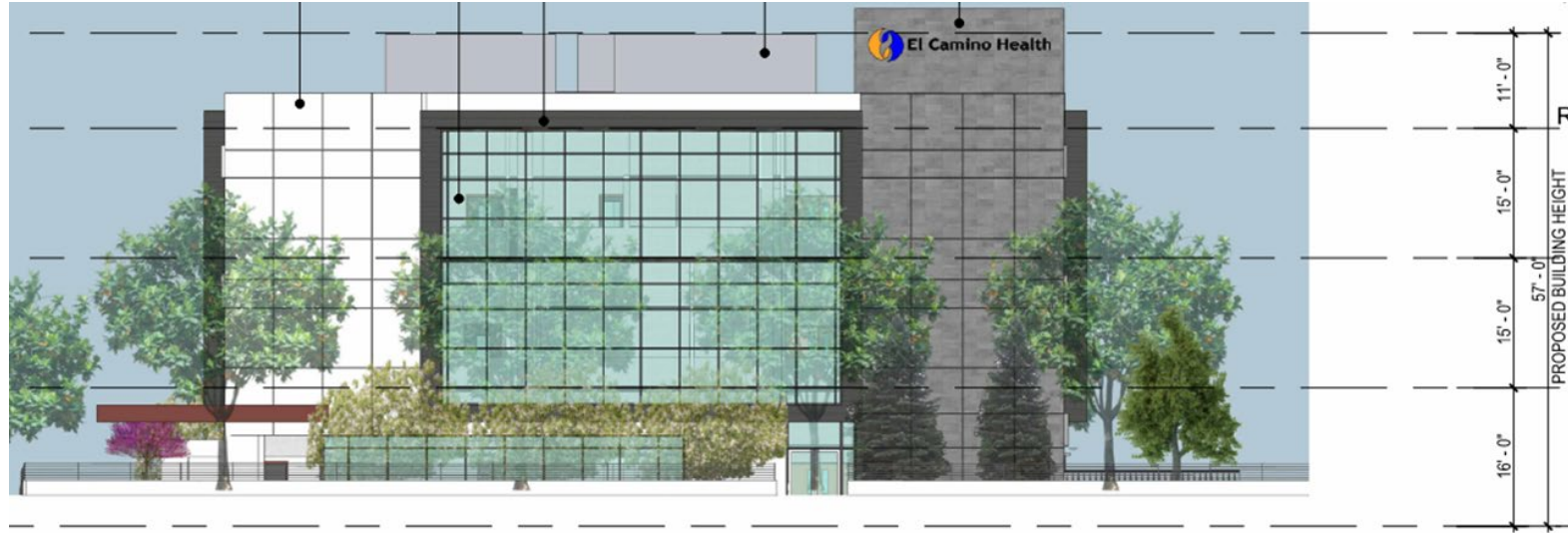# Senior Living Mixed-Use Building

East Elevation

West Elevation

Architectural Elevations:
Convalescent Hospital Building

**South Elevation
(El Camino Real)**

**North Elevation
(W Olive Avenue)**

Architectural Elevations: Convalescent Hospital Building

East Elevation

West Elevation

Rendering from El Camino Real

Additional Renderings

North View from West Olive Avenue

Southeast View from El Camino Real

Requested SDP Deviations and Parking Adjustment

	Code Standard (Minimum Required)	Proposed
Ground Floor Commercial Area (SDP Deviation)	20,000 sq. ft.	12,232 sq. ft.
Parking Ratio for Commercial Uses (Parking Adjustment)	59 spaces	49 spaces

Staff Recommendation

Alternatives
1. Approve SDP and CEQA determination per recommended Findings and COAs.
2. Approve SDP and CEQA determination with modifications.
3. Do not make findings and direct staff where changes should be made.

Staff Recommendation
Alternative 1: Approve SDP and CEQA consistency determination per the recommended findings and conditions of approval.

Questions