



Project Description

Date: October 30, 2019

Project: **Toyota Sunnyvale Recon Center**

Project Address: 928 W El Camino Real, Sunnyvale, CA 94087

APN #: 201-19-036

Project Description:

Removal of the existing 4,047 s.f. North shop building plus 399 s.f. mezzanine and 2,570 s.f. South auto body shops (7,016 s.f. total) to be replaced with a new one story 8,767 s.f. Vehicle Reconditioning Service Center with 2,231 s.f. mezzanine. 10,998 s.f. total area. Use to be Auto Service.



Review Criteria for Projects Greater than 35% Floor Area Ratio (FAR) – Policy 1.1.13

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The 22,525 s.f. lot (gross lot area) integrates an existing alley right-of-way and a new 15'-0" pedestrian realm, which decreases the lot area to 20,216 s.f. (net lot area).

The lot coverage is increased from 31.8% to 53.1% with this remodel/addition.

Existing: 22,525 s.f. lot area – 20' alley right-of-way = 20,825 s.f. net lot area

6,617 s.f. building coverage area / 20,825 s.f. = 31.8% lot coverage

Proposed: 22,525 s.f. lot area – alley right-of-way + new pedestrian realm = 20,216 s.f. net lot area

8,767 s.f. building coverage area / 20,216 s.f. = 43.4% lot coverage

Category I: Community Character

A. Transportation Capacity: The use of this remodel as the automobile reconditioning center for Toyota Sunnyvale will not impact transportation capacity as it will not draw customers nor increase employee count significantly on this currently developed site located on El Camino Real.

B. City Image / Community Character: The remodel will significantly improve and update the appearance of this building and site, carefully integrating with the current context of the site.

C. Building Safety + Function Upgrades: The building will be completely refurbished to meet current code and incorporate state-of-the art auto repair operations. The addition provides the needed enclosed space for the efficiency of this use by today's standards.

D. Impact on nearby Land Uses: The remodel/expansion will significantly improve the character of this area while remaining compatible with neighboring land uses.



Category II: Environmental: Traffic and Air Quality

- E. City-wide Roadway system effects: This remodel does not add any significant impact to current traffic and improves the existing driveway apron for safer access from El Camino Real.
- F. Air Quality Impacts: This remodel does not add any significant impact to current traffic, it is not a customer drawing use.
- G. On-Site Amenities: The remodel includes a nice Break Room to reduce mid-day vehicle trips.
- H. Mixed Uses: This site is too small to provide mixed uses, it is an enhancement of the current use.
- I. Transit Availability: This site is located not in close proximity to a station, but is on El Camino Real that has public transportation developments in the works as well as a bike lane.
- J. City Infrastructure impact: The site use and intensity are not changed significantly so the measurable impact will be negligible. The fire line backflow preventer is expected to be replaced improving that utility.
- K. Transit Demand Management Program: The remodel/addition will not have a significant impact, and is on El Camino Real that has public transportation developments in the works as well as a bike lane.

Category III: Site Design and Architecture

- L. Exemplary Architecture and Design: This project is a remodel /addition of high quality and durable materials accented with ACM and glass elements to make it unique and contemporary. New landscaping is provided throughout also contributing to its current look.
- M. City Image / Community Character: The remodel will significantly improve and update the appearance of this building and site, maintaining a low profile and carefully integrating with the current context of the site.
- N. Site Massing: The massing of the building is broken down with the metal awnings adding visible variation and architectural relief, to the building elevations in depth and heights.
- O. Reduction of Non-Point Source Pollution: The remodel integrates current storm water retention practices.
- P. Surface Parking Reduction: Parking is minimized to only what is needed.
- Q. Site Master Plan: This remodel /addition is a full buildout of this small site. The design is prepared to work with the future build-outs of neighboring sites.
- R. Effective FAR Calculation: The calculation is standard. The remodel/addition proposed is not out of scale with neighboring properties, and works well with the large open area of El Camino Real where positioned.



Category IV: Economic, Fiscal and Community Benefit

1. Economic Prosperity Program goals met: This project primarily offers retention of economic prosperity, allowing Toyota Sunnyvale to keep a current part of its business operation that it will be losing on a site that is no longer economically viable due to redevelopment of that site to a more intense use.
2. Significant Net Positive Impact: This remodel/addition allows Toyota Sunnyvale to retain this economically beneficial function in Sunnyvale and on a smaller site in a more compact building.
3. "Point of Sale" inclusion: This remodel/addition allows Toyota Sunnyvale to retain this economically beneficial function in Sunnyvale feeding product to the adjacent dealership most efficiently, likely increasing automobile sales overall.
4. Resident and/or Youth employment opportunities: Local job opportunities are retained moving from the abandoned site to this renovated state-of-the-art facility. New job opportunities will become available to Sunnyvale residents.
5. Anticipated Types and Numbers of Jobs: Local job opportunities are retained moving from the abandoned site to this renovated state-of-the-art facility. New job opportunities will become available to Sunnyvale residents.
6. Proposed jobs generate related Jobs + Services: Relocation of these jobs retains services in the area while allowing the abandoned site to rebuild with a more intense use generating increased economy in the area.
7. Single User or Shared Management: This remodel/addition is single user, part of a significant tax generating business, Toyota Sunnyvale, important to the city already.
8. Other Community Benefits: This remodel/addition is important to retaining a significant business in Sunnyvale, allowing them to consolidate their operations close to their existing main dealership at a time where property values are increasing at a rate making this difficult economically. Toyota Sunnyvale is not only important economically, but to residents throughout with its product and convenient services as well as a large supporter of community programs.