

RECOMMENDED FINDINGS

Special Development Permit

General Plan Goals and Policies that relate to this project are:

Land Use and Transportation Chapter

Goal LT-4: An attractive community for residents and businesses in combination with the City's community design sub-element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

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.

Policy LT-12.9: Consider the importance of tax generation (retail, hotel, auto, and business-to-business uses) to support the fiscal health of the community and to fund municipal services.

Precise Plan for El Camino Real

3.4.1 Land Use – Encourage a mixture of regional and community serving retail uses in accordance with the vision.

b. The following uses are discouraged but not prohibited:

1. Auto repair (except as accessory to another permitted use)

Citywide Design Guidelines

CDG BD-3.1: Maintain diversity and individuality in style but be compatible with the character of the neighborhood.

CDG BD-3.4: "Corporate architecture" and generic designs are not recommended. Design each project specifically with respect to its own surrounding environment.

In order to approve the Special Development Permit, the Planning Commission must make one of the following two findings:

- 1. The proposed use attains the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the City of Sunnyvale; or,**

The proposed project will demolish the existing 7,016-square foot auto repair and body shop buildings, including a 399-square foot mezzanine, and construct a new 10,998-square foot auto repair shop building with a 2,231-square foot mezzanine for the Toyota Pre-Owned Vehicle Reconditioning Service Center. The neighborhood has a mix of auto repair, auto dealership, commercial retail, restaurants, medical and office use, single-family homes, and apartments. The project would upgrade the existing buildings to a modern facility. No environmental impacts were identified and as conditioned, potential incompatibility with surrounding uses is expected to be less than significant.

The project will enhance the character of the site and surrounding neighborhood with a new building and on-site and off-site improvements including a 15-foot pedestrian realm on El Camino Real with widened sidewalks and landscaping. The proposed building is 30 feet in height with a rear setback of 93 feet 5 ½ inches, increasing the setback away from the single-family residences by approximately 65 feet compared to the existing building. Deviations from lot coverage, minimum landscape and parking have been requested. The deviations are justified in that the design meets the Precise Plan for El Camino Real and Citywide Design Guidelines which support buildings of compatible scale and size with the neighborhood. The building will support a significant business in Sunnyvale to expand business opportunities locally. Although the landscaping is slightly under the minimum requirement of 20%, the project increases the existing deficiency by 11.8%, adds much needed trees on the site, and creates a pedestrian realm on the El Camino Real frontage. The parking deficiency can be justified in that the vehicles to be refurbished at the project site will be sold at the two Sunnyvale Toyota dealerships on El Camino Real in close proximity to the project site and will not require long-term parking of vehicles onsite. No customers are expected to park on the site. The project can be accommodated without significant demands on the existing infrastructure and roadway system. The site is located within an area that is well-served by existing VTA bus lines and roadways. **(Finding met)**

- 2. Ensure 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 project is desirable in that the project's design and architecture conforms with the policies and principles of the Citywide Design Guidelines. The proposed project uses architecture and high quality site design. Although the landscaping is slightly deficient of the minimum requirements, the project increases landscaping by 11.8% and adds 14 new trees. The new building is compatible with the surrounding commercial

buildings, and at 30 feet in height are comparable to the immediately adjacent residential developments which are one- and two-stories. There will be minimal impacts to adjacent neighbors because the project provides substantial setbacks from adjacent residential uses. The project provides refurbishing services for pre-owned vehicles for sales at Sunnyvale Toyota dealerships on El Camino Real. There will be no customer visits to the site and only Toyota employees will be onsite. (**Finding met**)