



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 15-0688, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2015-7399

Location: 777 Sunnyvale-Saratoga Road (APN: 201-36-002)

Applicant / Owner: Ware Malcomb (applicant) / Mardit Properties, LP (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow an approximately 11,600 square foot new commercial building (grocery store) on an existing commercial site. The project replaces a portion (approx. 7,599 s.f.) of the Orchard Supply Hardware building and storage area.

Reason for Permit: A Special Development Permit is required for new retail uses greater than 10,000 s.f.

Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Issues: Vehicular circulation, architecture

Recommendation: Approve the Special Development Permit subject to recommended Conditions of Approval.

PROJECT DESCRIPTION

Zoning District: C-2/ECR

Existing Use: 46,659 s.f. retail hardware store (Orchard Supply Hardware), of which 7,599 of an existing pick-up building and outdoor storage yard is proposed to be demolished.

Proposed Use: New 11,600 s.f. retail grocery building (4,820 net new s.f.)

Previous Planning Projects related to Subject Application:

File Number	Description	Decision	Date
2015-7349	Miscellaneous Plan Permit for exterior tenant improvements (OSH) and restriping of parking lot.	Approved	5/4/2015

The above referenced Planning permit included interior and minor exterior tenant improvements to the OSH building, including changes to the parking/landscaping reconfiguration of the site. Some of the previously approved landscaping changes will be modified again with this permit.

Existing Deviations from Standard Zoning Requirements

The site provides 9% of landscaping where 20% is required. The project also does not meet 50%

shading requirements for the parking lot. See “Landscaping” section of this report for more details.

Use

The applicant describes the proposed use as a grocery retail business where customers would utilize the internet to pre-order their grocery and retail items. When placing an order, customers will have the option of scheduling a specific 15 minute to 2-hour pick-up window. Once an order is placed, customers either can drive into a designated pick-up area with eight parking stalls, where the purchased items will be delivered to their cars, or they can arrive on foot or bicycle and pick-up their items in the store. Hours of operation are proposed to be daily from 7 a.m. to 10 p.m. A total of 15 employees would work on-site at any given time.

Site Layout

An approximately 48,324 s.f. retail hardware and nursery building and 6,780 s.f. customer pick-up building is operated by Orchard Supply Hardware (OSH) on the site. A 5,000 s.f. outdoor storage area is also located adjacent to the existing pick-up building. The proposal would demolish the customer pick-up building and storage yard, which is located at the northeast portion of the site. The nursery/garden center use for OSH (western end) would remain (See Site and Architectural Plans in Attachment 5). The main OSH building and nursery area have been approved for interior and exterior improvements under a separate permit.

The proposed 11,600 s.f. grocery retail building would be located adjacent to the main OSH building in roughly the same location as the existing pick-up building. As a result of the demolition and new building, a total of approximately 4,820 s.f. would be added to the site. In addition to the new building, a carport covering eight spaces would be located between the new building and Sunnyvale-Saratoga Road. The carport is intended as a pick-up area for customers of the new retail use. A new trash enclosure attached to the building is planned along the north side of the building, which can be accessed by a drive aisle that runs along the north perimeter of the site.

The property maintains three vehicular driveways along Sunnyvale-Saratoga Road and two driveways off S. Mathilda Avenue. The parking and circulation at the eastern end of the site would be modified to accommodate the new grocery store pick-up area. A one way drive-aisle loop would be created for customers planning to park in the designated pick-up areas under a carport. A 10'6" clearance bar would be installed between the building and carport that prevents large trucks from entering this area. This drive aisle is not required for fire access. Although the cross-vehicular access to the drive aisle that extends along the north end of the site is maintained as part of the proposal, access would be cut off to the main parking lot of the site as part of this proposal. Staff has included Condition of Approval PS-3 to restore a cross-access point for vehicular traffic. This modification may require some reconfiguration of the looped drive-aisle to enable a connection to the adjacent lot to the north.

Parking

Parking for the site would be reconfigured over current conditions. The project reduces overall parking by approximately 37 spaces but still meets parking requirements with 252 spaces where 235 are required for the combined OSH and new retail building. The proposal would upgrade bicycle parking to meet the required number of Class I and Class II spaces. A total of 15 bicycle spaces are

required for the combined retail uses on site (75% of such spaces shall be secured Class I), as noted in the Conditions of Approval. The applicant has indicated that secured spaces will be provided inside the buildings and that three spaces will be in front of the new building.

Landscaping

The site does not meet the 20% requirement for total landscaping or the 50% parking lot shading requirement. The proposal would primarily increase landscaping in front of the new building; however, three new landscape islands are also proposed within the parking area in front of the existing OSH building. Overall, landscaping for the site is increased from approximately 20,463 s.f. to 26,983 s.f., which is an increase from 9% to 12% of the entire site. Tree shading of the parking lot is increased from approximately 10% to 22%. In the area of the new building landscaping is increased to 17% and shading to 50%. No tree removals are proposed with this project.

A pedestrian walkway that lies in front of the buildings on the site and the main corner entrance of the building connects to the public sidewalk along Sunnyvale-Saratoga Road. The landscape buffer adjacent to Sunnyvale-Saratoga Road would be widened as it extends southward.

Architecture

The proposed commercial building utilizes modern architectural design with a combination of projecting walls composed of wood siding and recessed façades of grey plaster finish. A random pattern of bright green panels are interspersed within the siding to break up the façade. Green canvas awnings over the corner entrance are also provided. Storefront windows are located at the corner of the building and at a portion of the east elevation. Some minor improvements have been added to the façade since earlier designs, including a location for a future display window along the south elevation and possible additional locations. Staff is recommending Condition of Approval PS-1a to either include additional windows along the recessed portions of the south and east elevations or incorporate alternative design elements through a combination of material variation or color. Proposed landscaping in front of the building along the south side also helps soften the view of the building.

Staff has worked with the applicant to provide more detail to the carport structure, due to its prominent location in front of the building facing the street. The carport which shelters the pick-up/loading spaces for patrons is designed with a steel “butterfly roof” structure that angles upward from the middle. The structure incorporates a combination of translucent yellow and green panels that are visible underneath the canopy. A roofed pedestrian walkway runs across the drive aisle from the carport to the new building. Coupled with increased landscaping along the street frontage, staff finds that this unique carport design adds adequate visual interest from the street.

Green Building

Green building standards require non-residential construction that exceeds 5,000 s.f. to attain LEED Silver level design intent. The proposal indicates compliance by indicating that 50 LEED points will be achieved where a minimum of 50 are required. Conditions of Approval require the final building permit plans to demonstrate compliance.

Stormwater Management

The Municipal Regional Permit for stormwater discharge requires all treatment be achieved through Low Impact Development (LID) measures such as infiltration, harvesting/use, and bio-filtration and

limits the use of mechanical treatment. A preliminary Stormwater Management Plan (SWMP) has been provided, which demonstrates compliance through site design, source controls and bio-retention. A third-party certification of a final SWMP is required prior to issuance of building permits.

Neighborhood Impacts / Compatibility

The project is expected to have minimal negative impact on the neighborhood. Short-term impacts related to noise are expected during demolition and construction. Based on a net increase of approximately 4,820 s.f. of retail space, additional vehicular traffic to the site is expected to be minimal. An existing outdoor storage building used for customers of OSH for pick-up of large material is being demolished. The proposed building would replace this use with a more aesthetically desirable and likely a less operationally disruptive use in terms of noise. The proposed customer pick-up area of the new business is located at the northeastern portion site, and situated away from the closest residential uses. The project also improves the visual aesthetics through increased landscaping and improved architectural design for the site.

Public Contact: A total of 655 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. Staff has received inquiries regarding the planned construction duration. If approved, the applicant has indicated that construction would start in mid-August and take approximately four months to complete. Sunnyvale Municipal Code limits construction hours to Monday through Friday between 7 a.m. and 6 p.m., and Saturdays from 8 a.m. to 5 p.m. No construction activity can occur on Sunday or federal holidays when city offices are closed. No letters were received by staff regarding the project.

Environmental Determination: A Categorical Exemption Class 1 (building additions less than 10,000 s.f.) relieves this project from CEQA provisions. The project results in an addition of 4,820 net new floor area for the site.

FINDINGS

In order to approve the Special Development Permit the findings must be made regarding consistency with the General Plan and impacts to surrounding uses. Staff was able to make the findings as the proposed use is compatible with the existing zoning and surrounding uses, and will enhance the overall condition of the site. Recommended Findings are located in Attachment 3.

ALTERNATIVES

1. Approve the Special Development Permit with recommended Conditions in Attachment 4.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 4.

Prepared by: Ryan Kuchenig, Senior Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Public Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Project Rendering