



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0698, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

USE PERMIT: To allow automobile service stations and vehicle repair facility within an existing 20,400 square foot industrial building.

Location: 1225 Elko Drive (APNs: 104-31-072)

File #: 2019-7296

Zoning: M-S (Industrial and Service)

Applicant / Owner: Lyft Inc. (applicant) / 1225 Elko Dr LLC (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Shila Behzadiaria, 408-730-7456, sbehzadiaria@sunnyvale.ca.gov

BACKGROUND

The project site is approximately 1.4 acres in size and is located within an industrial park to the south of Highway 237 and to the north of Tasman drive. The site is currently developed with a one-story 20,400 square feet building, with surface parking and landscaping.

See Attachment 1 for a map of the vicinity and mailing area.

Description of Proposed Project

The applicant proposes to utilize the existing building for an auto repair facility as well as an office space to provide services and support to drivers of the Lyft ridesharing company. The applicant notes that all the repair work will be conducted indoors. As part of the Use Permit, the applicant is required to upgrade the existing landscaping and the solid waste enclosure on site.

Previous Actions on the Site

The existing building was built in 1967. The previous tenant had occupied the property since 1993 and was using it for office, research and development, marketing, light manufacturing, and storage. The building has been vacant for more than three years.

Multiple staff level permits were granted to allow various modifications to the architecture, landscaping and parking. There are no other previous planning applications or active Neighborhood Preservation complaints for the subject property.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (CEQA Guidelines, Section 15301. Existing Facilities) relieves this project from the California Environmental Quality Act (CEQA) provisions.

DISCUSSION

Proposed Use

The building interior will have three main areas: Lyft Hub, Vehicle Repair, and Vehicle Collision that each are described in here.

Lyft Hub - In this area Lyft staff provides driver support and does onboarding for new drivers including entering them into the system and inspecting their vehicles to ensure the vehicle meets the company standards. The Hub also provides a comfortable spot for drivers to take a break or relax while waiting for services, which includes tables and chairs.

Vehicle Repair - This area is designated for minor auto repairs and regular maintenance services such as tire inspection and oil change.

Vehicle Collision - This area is designated for more intense auto body service, collision repairs, welding, and auto painting.

Approximately twenty-five employees are expected to work on this site. Hours of operation will be 9:00 am to 5:00 pm. The facility also offers car wash to their drivers using a waterless wash system, for when a vehicle has been serviced. Staff will be using rinse free wash & wax liquid and there will be no water usage required. The facility staff will wash cloth rags with non-hazardous cleaning solution using a conventional washer and dryer. All of the services will be conducted inside the building. Staff recommends Condition of Approval AT-10, which requires a separate Use Permit to be obtained for any future intensification of use, including building exterior repair or car wash.

Development Standards

Site Layout and Architecture

The site is located on the corner of Hammerwood Avenue and Elko Drive. The existing building is located at the southwest corner of the property. There are two driveways along the Hammerwood Avenue frontage that are split by two rows of diagonal parking: one driveway is for entering vehicles and the other one is for exiting. There is an additional driveway on Elko Drive that is for exiting vehicles only.

The applicant is proposing to replace an existing glass door with a roll-up door on the right (east) side elevation. The roll-up door will allow the vehicles to access the building for auto repair. No other architectural modification is proposed.

The interior of the building includes a lobby, office, restrooms, storage area and a large open area, which will be utilized for auto repair activity and will include seven bays as noted in Attachment 5.

Landscaping

Several trees had been removed and replaced through previous tenant improvement applications. The project site does not conform with the landscape area requirement for parking lot. The applicant is proposing to convert some of the existing parking spaces to landscaping islands and add a new landscaping strip along the rear (north) property line. Together a total of 2,920 square feet of

landscaping will be added to meet the minimum 20% parking lot landscaping requirement, which will comprise of groundcover as well as 5-gallon shrubberies along the landscaping strip and 24 inch-box trees in the proposed landscaping islands. This project is exempt from shading requirements, since the parking surfaces was paved prior to January 1, 2002.

Parking

The site will be served by 55 parking spaces, of which 41 spaces will be available for parking for employees and customers (Lyft drivers) and 14 spaces will be reserved for fleet vehicles. Lyft offers these vehicles to drivers who do not own a personal vehicle or would not prefer to use their personal vehicle for ridesharing.

As per SMC 19.46.100 (a), auto service use requires 2.5 parking spaces per 1,000 square feet of retail or office plus 3 parking spaces for every bay. The proposal includes 4,236 square feet of office spaces and 7 bays. This requirement translates to 32 required parking spaces. Therefore, the 41 available spaces comply with the minimum parking requirement. Staff recommends Condition of Approval AT-7 to limit storage of outdoor fleet vehicles to 14, to ensure that adequate spaces are available on-site.

NEIGHBORHOOD IMPACTS/COMPATIBILITY:

The proposed auto repair use will occur inside the building and the fleet vehicles will be stored in the side yard and will be screened by trees and landscaping from the street view. The neighborhood contains a mix of industrial uses, such as warehouses, research and development offices, and light manufacturing. Staff believes that the project as conditioned is compatible with existing uses in the neighborhood and will not have any detrimental impact on this industrial neighborhood.

PUBLIC CONTACT

31 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 received one phone call inquiring about the operation of the proposed use. No letters were received from the public by staff.

ALTERNATIVES

1. Approve the Use Permit with recommended Conditions in Attachment 3.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit with recommended Conditions in Attachment 3.

Prepared by: Shila Behzadiaria, Associate Planner

Approved by: Noren Caliva-Lepe, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Standard Requirements and Recommended Conditions of Approval

5. Site and Architectural Plans
6. Use Permit Justification Form