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File #: 20-0354, Version: 1

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### REPORT TO THE ZONING ADMINISTRATOR

#### SUBJECT

##### **Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT** to allow a 1,470-square foot first floor and 1,640 square foot second floor addition to an existing auto dealership building, resulting in 35,461 square feet gross floor area with 30.6% lot coverage.

**Location:** 898 West El Camino Real (APN: 201-19-034)

**File #:** 2019-7248

**Zoning:** C-2/ECR (Highway Business with El Camino Real Precise Plan combining district)

**Applicant / Owner:** Price-Simms Inc dba Toyota Sunnyvale (Applicant)/ Price-Simms RE LLC (Owner)

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

**Project Planner:** Aastha Vashist, Associate Planner, [avashist@sunnyvale.ca.gov](mailto:avashist@sunnyvale.ca.gov) <mailto:avashist@sunnyvale.ca.gov>, (408)-730-7458

#### BACKGROUND

The 3.5-acre lot is currently occupied by a Toyota auto dealership facility including a 32,491 square-foot two-story building, a one-story service building, a carwash building and a standalone showroom building. The project site is located south of West El Camino Real between Mary Avenue and Hollenbeck Avenue.

#### Description of Proposed Project

The proposed project includes a first and second floor addition to the existing two-story auto dealership building to expand the showroom. The project also proposes minor site improvements including landscaping improvements and a new trash enclosure.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

#### Previous Actions on the Site

Various sign permits and administrative permits for minor site modifications have been approved for the site over the years. New and used auto sales was permitted on the site through a Use Permit in 1965 (1965-0086). In 2001, a Use Permit (File 2001-0025) for the construction of a new building was approved and the property was rezoned with the El Camino Real Precise Plan combining district (Project 2001-0026). In 2005, a Special Development Permit (File 2005-0623) was approved by the Planning Commission to allow the conversion of an existing building to a carwash facility. Currently, there are no open Neighborhood Preservation cases on the 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. The project proposes an addition of less than 10,000 square feet (3,110 square feet) in an area where all public facilities and services are available to allow for maximum development permissible by the General Plan. Additionally, the site is not located in an environmentally sensitive area.

## **DISCUSSION**

### **Proposed Use**

The proposal includes modifications and improvements to the auto dealership facility including a 3,110 square-foot two-story addition to the auto dealership building, a free standing internally illuminated portal, landscaping improvements and a new trash enclosure. The dealership building is occupied by showroom and service bays on first floor level, office space on the mezzanine level, and office and inventory storage areas on the second-floor level. The project will expand the existing showroom area on the first-floor and the office area on the second-floor level. This use and redevelopment are encouraged in the El Camino Real Precise Plan (ECR). Therefore, staff believes that the proposed use conforms with the Precise Plan.

### **Site Layout and Architecture**

The auto showroom building includes two floors and a mezzanine level. The addition will extend towards the front of the property, bringing the entire building façade closer to the street, which is recommended by the Precise Plan Design Guidelines. The project will have no impact on the existing site circulation. Vehicles will continue to access the service area within the building through the driveway along the building front. The area between the building façade and public right of way will be landscaped and used for display of cars.

The applicant proposes exterior façade improvements including replacement of cement plaster with silver colored aluminum siding on the first-floor façade. The second-floor façade will be setback from the front façade and will be finished with light grey stucco to match the existing facade. The 31'-8" high internally illuminated portal is proposed between the building façade and street with an intent to create an architectural entry feature for the facility. The portal will be finished with white translucent glazing and aluminum trims. Staff believes that the proposed improvements are consistent with the architectural style of the existing building and will enhance the existing streetscape. See Attachment 5 for architectural and site plans.

### **Development Standards**

The proposed project complies with all applicable development standards, as set forth in the Sunnyvale Municipal Code, such as overall setbacks, height, parking and lot coverage.

### **Lighting**

The proposed free-standing portal is internally illuminated. The Citywide Design Guidelines recommend shielding light sources to prevent any glare or direct illumination on public streets or adjacent properties. Based on the photometric study provided by the applicant, the light portal would result in some overspill onto the sidewalk and El Camino Real. A field study was conducted by the applicants on October 29<sup>th</sup>, 2019 at eleven different locations along El Camino Real corridor to evaluate the current lighting levels (See Attachment 6). The findings revealed the average lighting

levels at the sidewalk (12.3 Fc) and street (4.5 Fc) were significantly higher than the maximum lighting levels anticipated along the project site (2.7 Fc and 1.6 Fc, respectively). Considering the existing light levels along the El Camino Real corridor, staff does not find the project to generate glare to the adjacent properties or public right of way. The portal is finished with white translucent glazing that further helps in preventing direct glare. Staff further recommends a condition (AT-1 (b), Attachment 4) requiring light to be turned off by 10 p.m. Note that a separate Sign Permit is required for any signage modifications, subject to review and approval of the Director of Community Development Department.

### Parking

The site currently has 155 parking spaces for customers, employees and service use, and 177 parking spaces for display and inventory. An additional 19 parking spaces are proposed as part of this application. Based on staff's calculations, a total of 159 parking spaces are required for the site, where 174 are provided. Therefore, the site has more than enough parking spaces to meet the City's requirement.

Use	Parking Requirement	Area	Min. Required Parking	Proposed Parking
Auto Sales	4/1,000 SF	7,525 SF	31	31
Auto Service Uses	2.5 for retail or office space plus 3 per service bay	37 bays and 6,750 SF office space	128	143
			<b>159</b>	<b>174</b>

The Public Works Department has concerns about the existing vehicle queuing for the service area from the driveway along El Camino Real. The proposed project would not modify the existing service area. Staff recommends a condition (Condition BP-19, Attachment 4) requiring a Parking Management Plan to be submitted prior to issuance of Building permits including information about how the vehicle queue will be managed on site.

### Landscaping

A 15-foot landscaped setback is maintained from the inside edge of street sidewalk. The applicant proposes landscaping improvements including planting three 24" box Crape Myrtle trees and shrubs and installing decorative pervious pavers. The project site is legally non-confirming with less than 20 percent (14.4 percent) landscaped area on site. The project would result in an additional 210 square foot landscaped area resulting in a total of 14.7 percent landscaped area on site. No changes are proposed to the location of the existing display pad and art. Relocation of the existing art will require review and approval by the Art Commission.

### Trash Enclosure

The site currently does not have a trash enclosure. Per SMC 19.38.030 all non-residential uses should provide recycling and solid waste enclosures for the storage of recyclable materials and solid waste. The applicant has worked with the staff to finalize the layout, size, and material for a new trash enclosure. The trash enclosure will be located at the south-east side of the building and accessible to

trash pickup vehicles. The enclosure will be composed of CMU with a metal roof and gate. See Condition BP-5, Attachment 4 for the recommended conditions of approval.

**NEIGHBORHOOD IMPACTS/COMPATIBILITY:**

Auto uses have been operating at the site since 1965. The proposed addition will involve a minor expansion of the existing use that is compatible with and encouraged in the El Camino Real Precise Plan. The improvements will enhance the existing facility and streetscape. As conditioned, staff finds no adverse impact of the project to the surrounding neighborhood.

**PUBLIC CONTACT**

292 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 not received any letters or calls from the public.

**ALTERNATIVES**

1. Approve the Special Development Permit with recommended Conditions in Attachment 2.
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 2.

Prepared by: Aastha Vashist, Associate Planner

Approved by: Jay Lee, Senior Planner

**ATTACHMENTS**

1. Vicinity and Noticing Maps
2. Project Data Table
3. Recommended Findings
4. Standard Requirements and Recommended Conditions of Approval
5. Site and Architectural Plans
6. Lighting Study by the Applicant
7. Special Development Permit Justification Form by the Applicant