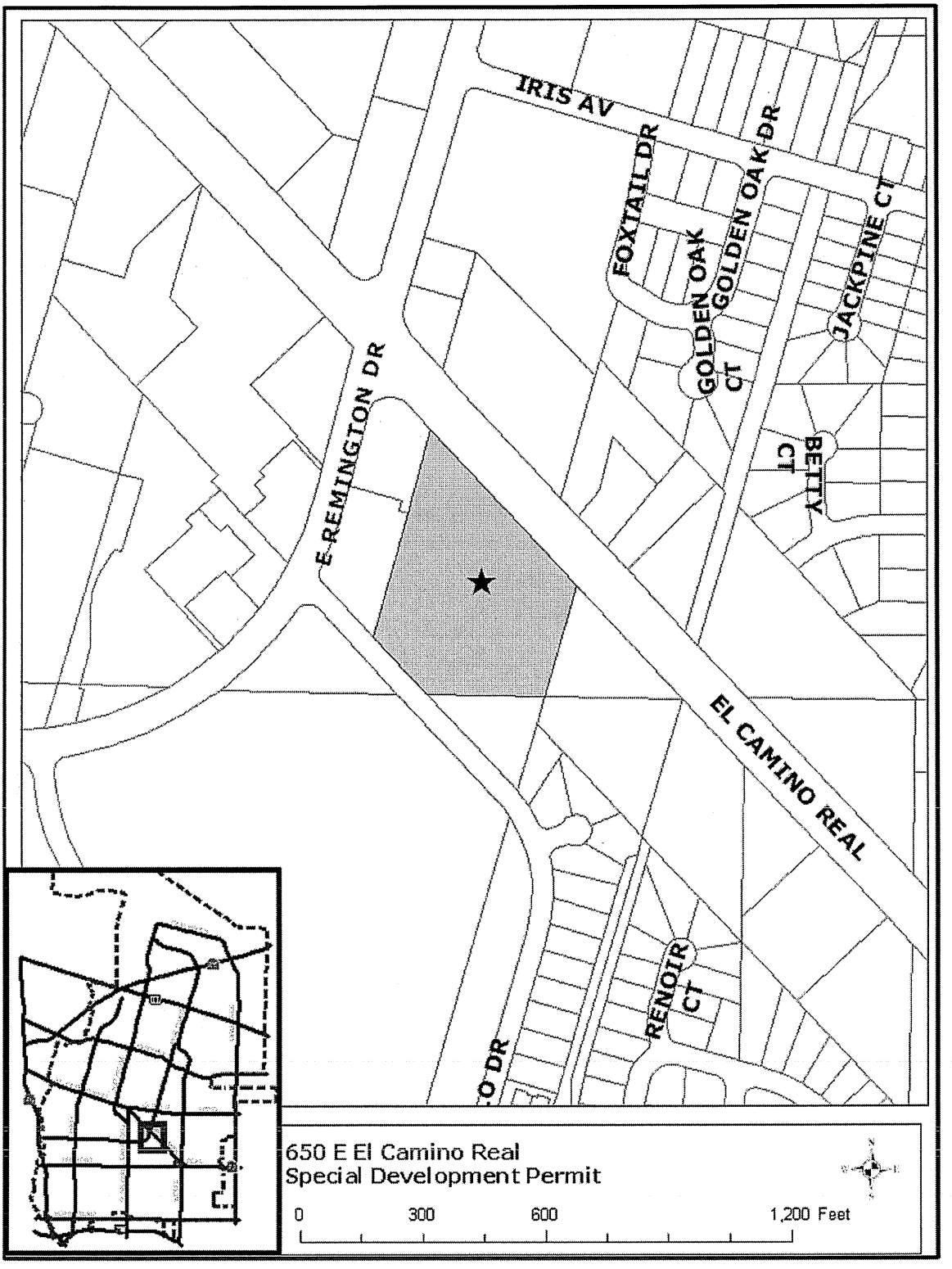
CITY OF SUNNYVALE
REPORT
Administrative Hearing

March 2, 2006

SUBJECT:	**2006-0078 – Sunnyvale Ford** [Applicant] **Ken Imus** [Owner]: Application on a 4.5-acre site located at **650 East El Camino Real** (near E Remington Dr) in a C-2/PD (Highway Business/Planned Development)
Motion	**Special Development Permit** to allow an outdoor auto repair facility.

REPORT IN BRIEF

Existing Site Conditions	Automobile dealership including indoor auto repair
Surrounding Land Uses	
North	Commercial and residential condominiums (across El Camino Real)
South	Sunnyvale Community Center (across Michelangelo)
East	Auto dealership and single family residential
West	Commercial (fast food and medical office)
Issues	Compatibility with surrounding uses
Environmental Status	A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.
Staff Recommendation	Approve with conditions


IRIS AV
FOXTAIL DR
GOLDEN OAK DR
GOLDEN OAK CT
JACKPINE CT
BETTY CT
E REMINGTON DR
EL CAMINO REAL
RENOIR CT
650 E El Camino Real
Special Development Permit
0
300
600
1,200 Feet

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	General Business/El Camino Real Precise Plan	Same	General Business/El Camino Real Precise Plan
Zoning District	C2/PD Highway Business/Planed Development	Same	C2/PD Highway Business/Planed Development
Lot Size (s.f.)	195,149	Same	No min.
Gross Floor Area (s.f.)	43,648	Same	No max.
Lot Coverage (%)	22.3%	Same	35% max.
Floor Area Ratio (FAR)	25%	Same	No max.
Building Height (ft.)	20 ft	Same	75 max.
No. of Stories	2	Same	8 max.
Setbacks Facing Property			
Front	70	Same	70 min.
Left Side	174	Same	No min.
Right Side	0	Same	No min.
Rear	160	Same	No min.
Landscaping (sq. ft.)			
Total Landscaping	3,500	5,140 as conditioned	39,029 min.
Frontage Width (ft.)	10	Same	15 ft. min.
Buffer (ft.) Adj. Residential	0	Same	10 ft. min.
Parking			
Total Spaces	519	513	242 min.

ANALYSIS

Description of Proposed Project

The applicant proposes to install an automobile lift and operate an exterior auto repair stall at an existing auto dealership. The proposed repair area would be located adjacent to the existing auto repair department near the center of the site on the southeast corner of the building. The applicant has stated that the lift is need to service larger trucks and truck fleets that make up a new and growing part of the business.

When lowered, only the 88-inch posts of the lift are visible. When raised, an 8 foot truck would be approximately 14 feet high. The site of the lift is proposed to be approximately 272 feet back from El Camino Real. Based on current usage of the site, there would be many cars stored between El Camino Real and the lift. The lift would be located approximately 160 feet from Michelangelo Drive. The site is separated from Michelangelo Drive by a 6-foot block wall.

The new lift would operate the same hours as standard auto service at the existing dealership.

Background

Previous Actions on the Site: There are no significant Planning related applications related to this site. In recent years the dealership completed minor building façade and frontage landscape improvements.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor alterations to existing private facilities.

Special Development Permit

Site Layout: The site plan is established. The applicant proposes to install a truck lift on the exterior of the existing building. The lift would be in the southeast corner of the auto service building which is located towards the rear of the site. The proposed lift and existing auto repair building are located approximately 220 feet from the adjacent properties to the east.

The following Guidelines were considered in analysis of the project site design.

Citywide Design Guidelines	Comments
Service areas shall be designed and located for maximum function and minimum impact on adjacent uses.	The proposed truck lift is located for maximum function adjacent to the existing auto repair service facility while maintaining a setback of over 200 feet from adjacent residential uses.
Fully screen all service facilities from the public street and adjoining properties.	The proposed truck lift is fully screened from three sides of the property. It is minimally visible since it would be located over 250 feet from El Camino Real and is screened by other display cars from the street. Additional landscape screening and buffer area is required by Condition of Approval for the residential property adjacent to the east.

Architecture: There are no architectural changes proposed with this application. The proposed use would not have an effect on the existing architecture.

Lighting: There are no plans for exterior lighting indicated on the plans submitted for review. Staff has included conditions of approval for lighting in case the applicant decides to include lighting in the Building Permit plans.

Landscaping: There are no landscape changes proposed with this application. Staff is recommending, as a condition of approval, that a 10 foot wide landscape buffer and irrigation be installed along the eastern property line where the dealership is adjacent to a residential property. The applicant should meet with the adjacent property owner to determine the species and scale of tree and shrub that is adequate to provide a comfortable screening buffer. The final plan is required to be approved by the Director of Community Development prior to issuance of Building Permits.

Parking/Circulation: There are no parking modifications requested as part of this application. The site is adequately parked even though a condition of approval requires that some parking may need to be removed or re-striped to accommodate new landscaping.

Compliance with Development Standards/Guidelines: As conditioned, the project will comply with all development standards except landscaping. The

site is existing and is significantly below current code requirements for landscaping. Since the proposed addition of an exterior truck lift is a minor modification to the site, staff does not believe the addition of landscaping is necessary except to buffer the new use from an adjacent residence.

Precise Plan for El Camino Real: The Precise Plan for El Camino Real indicates the project area is in a block occupied by new car sales. The project site is not located within an opportunity area of the plan.

Expected Impact on the Surroundings: There is minimal impact expected to surrounding properties. Most properties adjacent to the site are commercial. There is one residential property adjacent to the site that shares 164 feet of the east property line. Staff expects minimal impact to this property. It is located over 220 feet away from the proposed truck lift area. Although the applicant will make use of OSHA approved pneumatic tools, no noise will be allowed that exceeds the City's code standards for noise at the property line.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
• Published in the *Sun* newspaper • Posted on the site • Thirteen notices were mailed to property owners and residents adjacent to the project site	• Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library	• Posted on the City's official notice bulletin board • City of Sunnyvale's Website • Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit . Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit with attached conditions.

2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Alternative 1.

Prepared by:

Gerri Caruso
Project Planner

Attachments:

A. Recommended Findings
B. Recommended Conditions of Approval
C. Site and Architectural Plans
D. Letter from the Applicant

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Action Statement C1.1.3

> Require appropriate buffers, edges and transition areas between dissimilar neighborhoods and land uses.

Land Use Element Policy C4.1

> Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. (Finding made) The project allows an important commercial use to expand its services to the community and region. As conditioned, appropriate buffers and setbacks will be maintained between the proposed project and the adjacent residential use.

2. The proposed use ensures 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 (Finding made) The proposed truck lift is located a significant distance away from adjacent properties and El Camino Real. It is visually screened on three sides by either an existing building of fence or wall. Additional landscape screening on the east property line is required by Condition of Approval.

Recommended Conditions of Approval - Special Development Permit /Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.

B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building Permit for this project. Building Permit plans shall be accompanied by an annotated set of the conditions of approval indicating how the project complies with each condition.

C. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.

D. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date. The extension request shall be considered for approval by the Director of Community Development.

2. EXTERIOR EQUIPMENT

A. Any modification or expansion of unenclosed uses shall require approval from the Director of Community Development.

B. Noise from auto maintenance equipment shall not exceed City noise standards.

3. LANDSCAPING

A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed along the property line

with the adjacent residence on Michelangelo Drive prior to issuance of a Building Permit. The landscape plan shall include a ten foot wide irrigated buffer with evergreen screening shrubs and trees that will screen the project when in use and elevated to its maximum height.

B. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.

C. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.

4. LIGHTING

A. Prior to issuance of a Building Permit submit an exterior lighting plan for the lift area, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:

B. Sodium vapor (of illumination with an equivalent energy savings).

C. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.

D. Provide photocells for on/off control of all security and area lights.

E. All exterior security lights shall be equipped with vandal resistant covers.

F. Wall packs shall not extend above the roof of the building.

G. Lights shall have shields to prevent glare onto adjacent residential properties.

ATTACHMENT C
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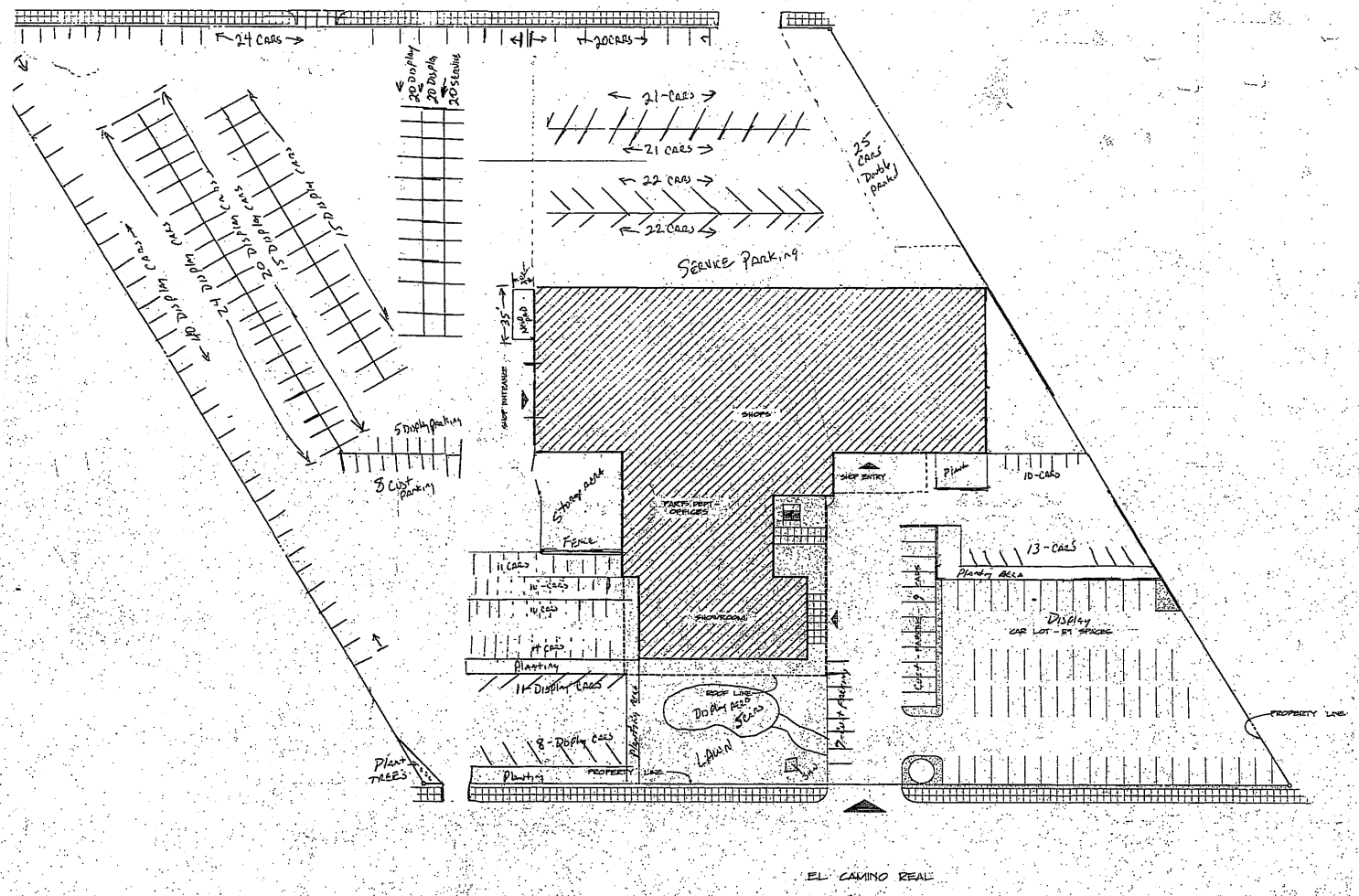

PLOT PLAN
SCALE 1/32"=1'-0"

HOLIDAY FORD — SUNNYVALE — CALIFORNIA

GARLAND & HILLES A.I.A. ARCHITECTS — HOLLIS LOGUE JR. M.A. ASSOCIATE ARCHITECT

1/32" = 1' SCALE PLOT PLAN

A.A.R.E.H. 50 1965
REVISED: APRIL 23, 1965

SUNNYVALE Ford
www.FordAutoDirect.com

Outside service hoist

This hoist is to be used to service larger vehicles (commercial trucks and vans)
Our customer base has changed and more small fleets and businesses are requesting service of these vehicles.

This would require a concrete pad 20' x 35' be installed near the south (rear) corner of the building, loss of (3 parking spaces)

The hoist is a 4 post surface mounted hoist 257" long and 144" wide and posts stand 88" tall, it has a lifting capacity of 27,000lbs, the average truck is approximately 8' tall and if lifted to the maximum height the top of the vehicle would be approximately 14'- 15' up

The hoist is electric little on no noise, employees when working on the lift will use osha approved pneumatic tools in witch the sound can hardly be heard near the property line.

The building wall next to the hoist is 20' tall, the property south of 650e Elcamino Real is another car dealership (Nissan), the rear of the property is backs up to Michelangelo street and across that is park/community center with a 6 ½ ft block wall, north of the property is in/out burger, and professional offices completely concealed from the building, and to the front of the property is Elcamino Real this distance and positioning of the building should have very low visibility when fully up and no visibility when down do to the grade of the property (Elcamino Real is lower).

SUNNYVALE FORD
650 E. El Camino Real • Sunnyvale, CA 94087-2916 • Phone (408) 522-0200