



# FACT SHEET: Nick's Trailer Court

**DATE:** April 2011

**PROJECT PLANNER:** Mariya Hodge  
mhodge@ci.sunnyvale.ca.us  
408-730-7659

## **PARCEL DATA:**

- Address: 1008 East El Camino Real
- APN: 313-03-011
- 79,279 sq. ft. (1.82 acres)
- Zoning: C-2/ECR (Highway Business/Precise Plan for El Camino Real)
- General Plan Designation: Commercial General Business

## **HISTORY:**

- The site has been occupied by a trailer court since 1959. Prior uses are unknown.

## **GOAL:**

- Redevelopment consistent with the Precise Plan for El Camino Real ("Precise Plan").

## **PERMITTED USES:**

- Permitted and conditionally permitted uses are listed in SMC 19.20.030 (C-2 Zoning Districts). The preferred use for the site is commercial.
- The Precise Plan discourages residential uses, except as part of mixed-use projects in nodes. This property is not in a node; however, staff may be able to support a mixed-use project with a residential component based on the site's history of residential use, provided all relevant standards and requirements can be met.

## **ISSUES:**

- Prior to conversion or closure of the trailer court, a Conversion Impact Report (CIR) must be prepared for review and approval by the City Council. See the Mobile Home Park Conversion Ordinance (SMC 19.72) for details.
- The Precise Plan calls for a minimum 2-acre site area for mixed-use projects, and discourages mid-block mixed-use. For a mixed-use proposal, combining the site with additional properties to the west is strongly encouraged to meet the 2-acre requirement, extend redevelopment to the corner, and provide enhanced access/circulation.

## **DEVELOPMENT PROCESS/REQUIREMENTS:**

- A Special Development Permit (SDP) would be required for any redevelopment project. Planning Commission and City Council approval are needed due the CIR requirement noted above. Estimated processing times range from 9 to 18 months depending upon the time needed for CIR preparation and environmental review.
- Phase I and Phase II site assessments would be required for any redevelopment proposal to determine the level of environmental review (Negative Declaration, Mitigated Negative Declaration, or EIR). A traffic study would likely be required as part of any review.

**City of Sunnyvale Fact Sheet: Nick’s Trailer Court**

- Key zoning standards are located in the table below.

**GENERAL DEVELOPMENT STANDARDS: PRECISE PLAN FOR EL CAMINO REAL**

<i>Front Setback Minimum</i>	15 ft.
<i>Side Setback Minimum</i>	20 ft. where adjacent to residential
<i>Rear Setback Minimum</i>	20 ft. where adjacent to residential
<i>Lot Coverage Maximum</i>	35%
<i>Floor Area Ratio Maximum</i>	No max.
<i>Commercial Space Minimum</i>	25% of lot area as commercial floor area
<i>Height Limit</i>	30 ft. for any portion of a building within 75 ft. of a single-family residential district; 55 ft. elsewhere
<i>Minimum Lot Area</i>	1 acre for commercial; 2 acres for a mixed-use project.
<i>Parking</i>	1 space per 180 sq. ft. for retail uses; Refer to SMC 19.46.050 for residential and other commercial use parking requirements.
<i>Landscaping</i>	20-foot landscaped buffer including an 8 ft. minimum solid decorative masonry wall adjacent to residential sites;  Minimum 20% of site landscaped;  Minimum 20% of parking lot landscaped, with 50% tree shading within 15 years of planting;  Widened sidewalk area (refer to southeast corner of Sunnyvale-Saratoga Road and El Camino Real along the El Camino frontage for an example);  Additional parkway strip;  Useable open space is required for residential uses based on the density proposed.
<i>Other Requirements</i>	ECR Combining District – see SMC 19.26.160 Commercial Uses - see SMC 19.20.030 Parking and Circulation - see SMC 19.46 Landscaping - see SMC 19.37 Art in Private Development - see SMC 19.52.030 Below Market Rate Housing - see SMC 19.66 Required Facilities - see SMC 19.38 Design Guidelines – see Precise Plan pp. 31-57

**\*\*\*Development standards for mixed-use projects along El Camino Real are determined based on the project’s specific characteristics. There are no minimum density standards for residential projects on El Camino Real.**

**The Precise Plan for El Camino Real and Zoning Code (SMC Title 19) are available at [www.SunnyvalePlanning.com](http://www.SunnyvalePlanning.com)**