



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

February 29, 2012

File Number: 2012-7033

Permit Type: Use Permit

Location: 1288 Forgewood Ave. (near Old Mountain-Alviso Road) (APN: 104-32-012)

Applicant/Owner: Sunnyvale Auto Body Inc. / George and Joseph Yagmourian

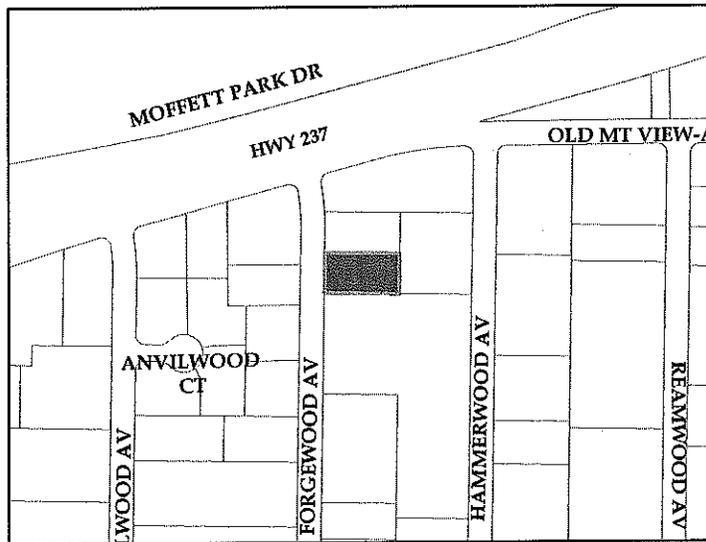
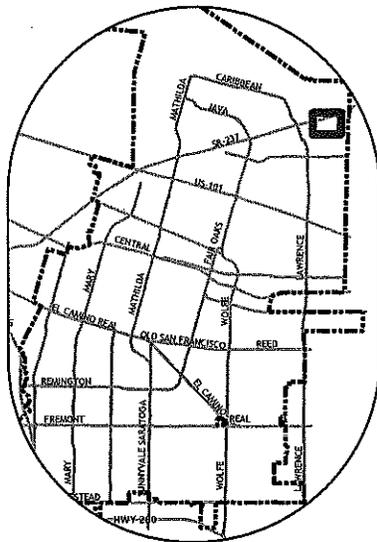
Staff Contact: Ryan Kuchenig, Associate Planner, (408) 730-7431

Project Description: To allow an auto body and repair shop within an industrial building

Reason for Permit: A Use Permit is required for vehicle repair facilities in the M-S Zoning District.

Issues: Parking, Compatibility

Recommendation: Approval with conditions.



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Industrial	Same
Zoning District:	M-S/POA	Same
Total Sq. Ft. on Site:	23,072	Same
Tenant Sq. Ft.:	9,181	Same
Parking:	18	51 (22 spaces inside the building)

Previous Planning Projects related to Subject Application	No
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements	No

Use Description: The proposed use (Sunnyvale Autobody, Inc.) is for an auto body and repair business. No other tenant would occupy the site. The business has been operating at 505 Almanor Avenue in Sunnyvale since 1945 and focus on automotive collision repair. The business has approximately 11 employees, and it is estimated that approximately 1-5 patrons are on-site at any given time.

The auto repair will vary from minor to major body panel work including welding and bonding. A paint booth is also planned to be installed. Subsequent review and permits by Building Safety and Hazard Materials Division staff will be required. The business does not plan to utilize the site for a tow service/storage facility. All repair would take place inside the building.

Hours of Operation: Monday to Friday 7:00am to 6:00pm, and Saturday to 9:00am to 1:00pm. The business is closed on Sundays.

Neighborhood Compatibility: The proposed use is situated within an industrial neighborhood. A similar auto repair facility (Active Auto Body) is located nearby at 1281 Forgewood Avenue. Other surrounding uses are predominantly light industrial/manufacturing and research and development office uses.

Site Plan: The 9,181 s.f. building is currently situated along the north boundary of the property with parking and driveway access along the opposite end. A fenced yard is situated behind the building. To enable increase parking for the site, certain modifications are planned that include new striping towards the rear of the site and the relocation of an existing trash enclosure. The enclosure would be shifted slightly north along the rear property line and repositioned to face the drive aisle.

Also proposed, is a new 6' tall security fence chain link composed of vinyl slats to be installed around a majority of the property as shown on the proposed site plan (See Attachment B). A gate would be located within the drive aisle towards the front of the site and would remain open during business hours.

Floor Plan: The floor plan will generally remain intact with modifications planned for the rear of the space to open up the area for more vehicle repair and paint booth area. The front of the building will be designated for lobby, office and bathroom area. To meet accessibility requirements some modifications are planned for the bathrooms. (Existing and proposed site and floor plans are included in Attachment B.)

Exterior Changes: No exterior changes are planned at this time. Any proposed roof equipment will be required to be screened on all four sides per Municipal Code requirements.

Landscaping: The site currently is currently deficient with approximately 2,251 s.f. square feet of landscaping. A majority of the landscaping is located in the front of the building along Forgewood Avenue. Due to minimal opportunity for increased landscaping because of needed parking area, the applicant has indicated that existing landscaping will be improved and maintained. Staff has included a Condition of Approval BP-8a to require the updating of the landscaping in the front planter bed. Additionally, existing trees along the southern edge of the parking lot that provide shading shall be replaced, as necessary, with 15 gallon Chinese Elms (See Condition of Approval #BP-8b).

Parking: Per Sunnyvale Municipal Code, 51 spaces are required based on the rate of one space per 180 s.f. Similar to other auto repair facilities, parking requirements can be met through utilizing area within the facility that can be accessed from the garage bay doors. With the added spaces and designated area within the building, the site meets the minimum requirement. The applicant does not expect more than 25 vehicles on site for repair at any time. The building will likely not be full of vehicles at any given time as shown on the provided floor plan and they would be moved from one area to another depending on the scope of work. During non-business hours all vehicles are brought inside the building or taken off-site. Condition of Approval AT-3 requires that vehicles remain inside during non-business hours.

Public Contact: A total of 14 notices were sent to surrounding property owners and tenants adjacent to subject site in addition to standard noticing practice. Staff did not receive any letters or comments from the public related to this application.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Use Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. (*Finding Met*)

Land Use and Transportation Element

Policy LT-4.3 - *Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.*

Policy LT-4.7 - *Support the location of convenient retail and commercial services (e.g., restaurants and hotels) in industrial areas to support businesses, their customers and their employees.*

Policy LT-7.1 - *Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.*

Sunnyvale Auto Body, which has operated within the City since 1947, provides a valuable service to the local population and would be relocating to a comparable industrial neighborhood. The proposed use is compatible and similar to nearby uses in the area.

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 the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Met*)

The project proposes modest improvements to the interior of the building in terms of handicap accessibility and site through modifications that would allow parking requirements to be met. As planned and conditioned, improvements to the existing landscaping will help improve the appearance of the property from the street and surrounding area. The proposed use is not expected to impact the surrounding neighborhood.

ALTERNATIVES:

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

RECOMMENDATION

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

Reviewed by:



Shaunn Mendrin
Senior Planner

Prepared By: Ryan M. Kuchenig, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
February 29, 2012**

Planning Application 2012-7033

1288 Forgewood Ave.

Use Permit to allow an auto body and repair use within an
existing industrial building.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

- GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. USE EXPIRATION:

The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION:

The 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 and is approved by the Director of Community Development. [SDR] (PLANNING)

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. BUILDING PERMITS:

Obtain any required building permits for tenant improvements including installation of tools and equipment prior to construction or installation activities. [SDR] [PLANNING]

BP-2. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-3. KNOX BOX:

A Knox box or similar key box shall be provided for use by the City's Department of Public Safety. Coordinate with Fire Prevention Services regarding approval and installation of the key box. [COA] [PUBLIC SAFETY].

BP-4. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-5. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-6. RECYCLING AND SOLID WASTE CONTAINERS:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-7. ROOF EQUIPMENT

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-8. LANDSCAPING

The following improvements shall be included on the site plan for the building permit plans for interior tenant improvements:

- a) Update landscaping within planter beds in front of building.
- b) Install one 15 gallon Chinese Pistache tree in the large landscape bed on the right of the driveway.
- c) Replace the first and third parking lot trees on the southern property line with 15 gallon Chinese Elm. The remaining parking lot trees shall be replaced with similar trees as necessary. Alternative trees may be proposed subject to review and approval by the Director of Community Development. [COA] [PLANNING]

BP-9. WATER POLLUTION CONTROL

Obtain necessary approval from the Water Pollution Control Plant for sewer connections. A waste water management plan is required to be submitted for approval. All operations on-site must comply with the city's best management practices for waste water management. [SDR] [PLANNING]

BP-10. BEST MANAGEMENT PRACTICES:

The site shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- b) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

- ii) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 7:00 a.m. to 8:00 p.m. daily.

AT-2. OUTDOOR REPAIR:

All vehicle repair and service activities shall occur within the interior of the building. No unenclosed or outdoor repair is permitted. [COA] [PLANNING]

AT-3 VEHICLE STORAGE:

All vehicles associated with the approved use shall be stored within the interior of the building during non-business hours. [COA] [PLANNING]

AT-4 RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. No unenclosed storage is permitted on the site. Bins shall be stored with their lids closed, and shall be kept within enclosures at all times with enclosure doors closed. Recycling and solid waste bins shall not be stored within the interior of the building. A pull-out fee may be required by Specialty Services for their monthly garbage & recycling bill. [COA] [PLANNING]

AT-6 LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-7 NOISE:

The approved use shall comply with the requirements of the City's noise ordinance at all times. [SDR] [PLANNING]

AT-8 OUTDOOR DISPLAY:

Outdoor display of merchandise is not permitted at any time unless a separate permit for outdoor display is approved by the Director of Community Development. [COA] [PLANNING]

AT-9: EXTERIOR EQUIPMENT:

Any exterior equipment and/or supplies of any kind shall be maintained within approved enclosure areas. Unenclosed storage is not permitted. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]

AT-10: LANDSCAPE MAINTENANCE:

All landscaping shall be maintained in accordance with approved landscape plans and in a neat, clean, and healthful condition. 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. [COA] [PLANNING]

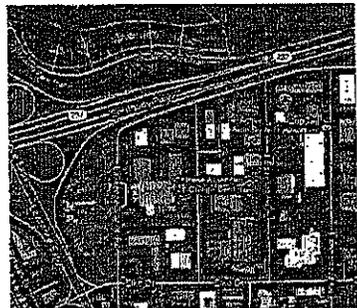
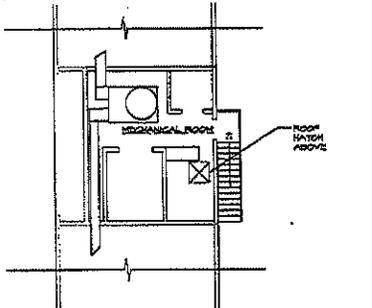
AT-11 SIGNS:

Any proposed signage shall require separate approval by the City prior to installation. [COA] [PLANNING]

AT-12: PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
- b) Maintain all parking lot striping and marking.
- c) Require signs to direct vehicles to additional parking spaces on-site, as needed.
- d) To ensure parking on-site, the proposed gate shall remain open during business hours [COA] [PLANNING]



ADDRESS: 1266 FORGEWOOD AVENUE
 SUNNYVALE, CA 94086
 APN: 10428-019
 ZONING DISTRICT: M8
 LOT AREA (SQ. FEET): 4,575 ± ± JEFF. ACRES
 TYPE OF CONSTRUCTION: 3R REINFORCED
 PROPOSED OCCUPANCY GROUP: JM
 (1) BUILDING AREA: 8,154 ± SQ. FEET
 (2) BUILDING HEIGHT: 19'-0" MAX.
 FRONT SETBACK: 20'-0"
 SIDE SETBACK: COMEDED TOTAL 10'-0"
 REAR SETBACK: 0'-0"

PROPOSED TO: SUNNYVALE AUTO BODY, INC.
 161 ALVARADO AVENUE
 SUNNYVALE, CA 94086
 (916) 244-1212
 CONTACT: ROBERT GIBSON

PROPOSED USE: AUTO BODY REPAIR
 EXISTING USE: UNOCCUPIED WOOD SHOP
 FLOOD ZONE: X0
 EXISTING PARKING: 14 STD. STALLS
 2 HC
 TOTAL 16 STD. STALLS
 PROPOSED PARKING: 41 STD. STALLS
 2 HC
 ACCENT
 TOTAL 43 STALLS
 (INCLUDES FRONT WORK BAYS & VARIOUS PARKING STALLS)

- A1.0 EXISTING SITE AND FIRST FLOOR PLAN, EXISTING MECHANICAL ROOM, VICINITY MAP, EXISTING MECHANICAL ROOM
- A2.0 PROPOSED SITE PLAN AND FLOOR PLAN, EXISTING ROOF PLAN
- A3.0 EXISTING EXTERIOR ELEVATIONS
- A4.0 PHOTO SURVEY

REVISION	BY

ELLEN HARTOG
 ARCHITECT
 1000 FORTY-NINTH AVENUE
 SUITE 100
 SUNNYVALE, CA 94089
 (415) 353-1111



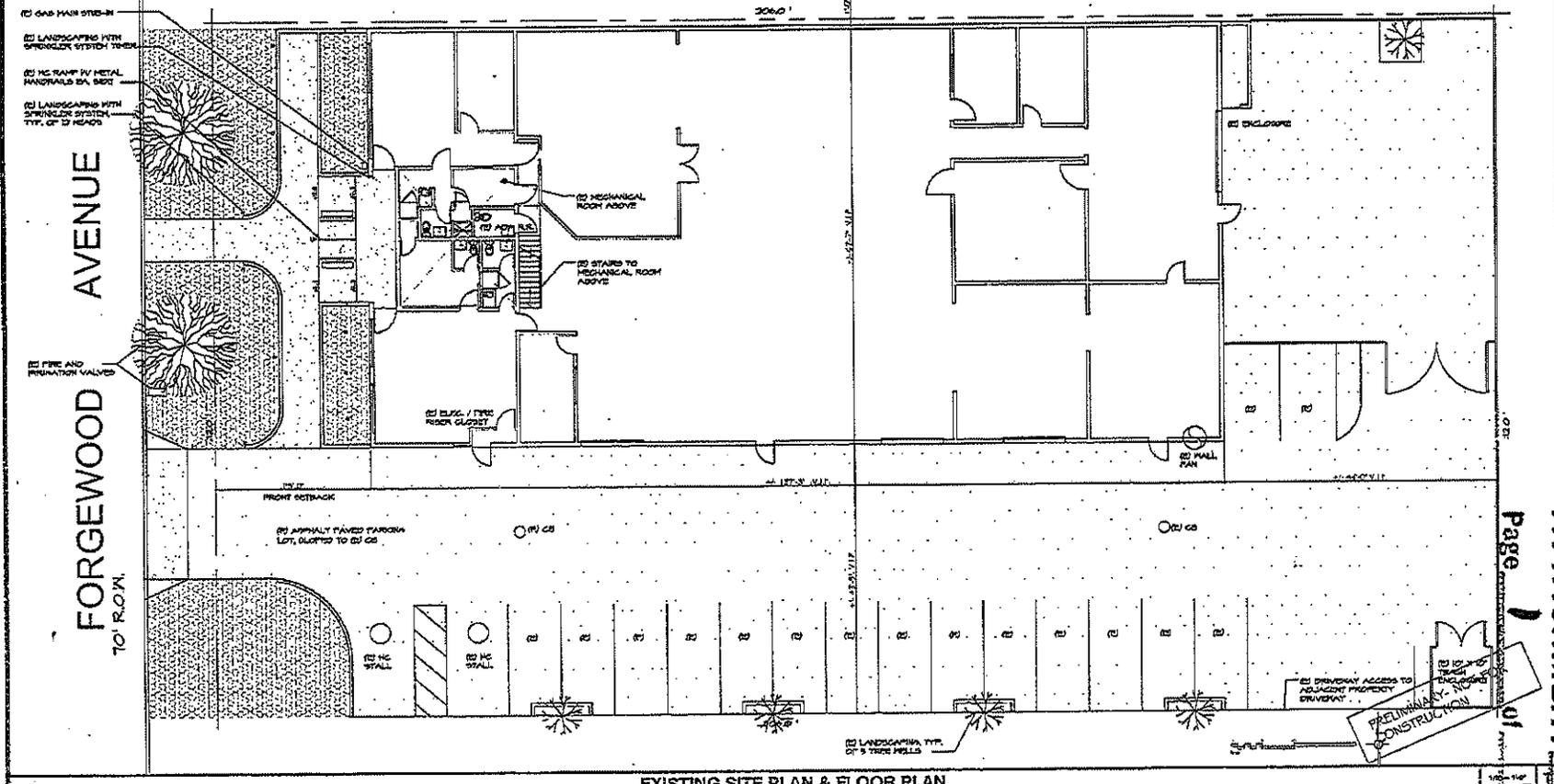
SUNNYVALE AUTO BODY SHOP
 1266 FORGEWOOD AVENUE
 SUNNYVALE, CA

DATE	BY	REVISION
APRIL 10, 2009	ELH	PRELIMINARY CONSTRUCTION

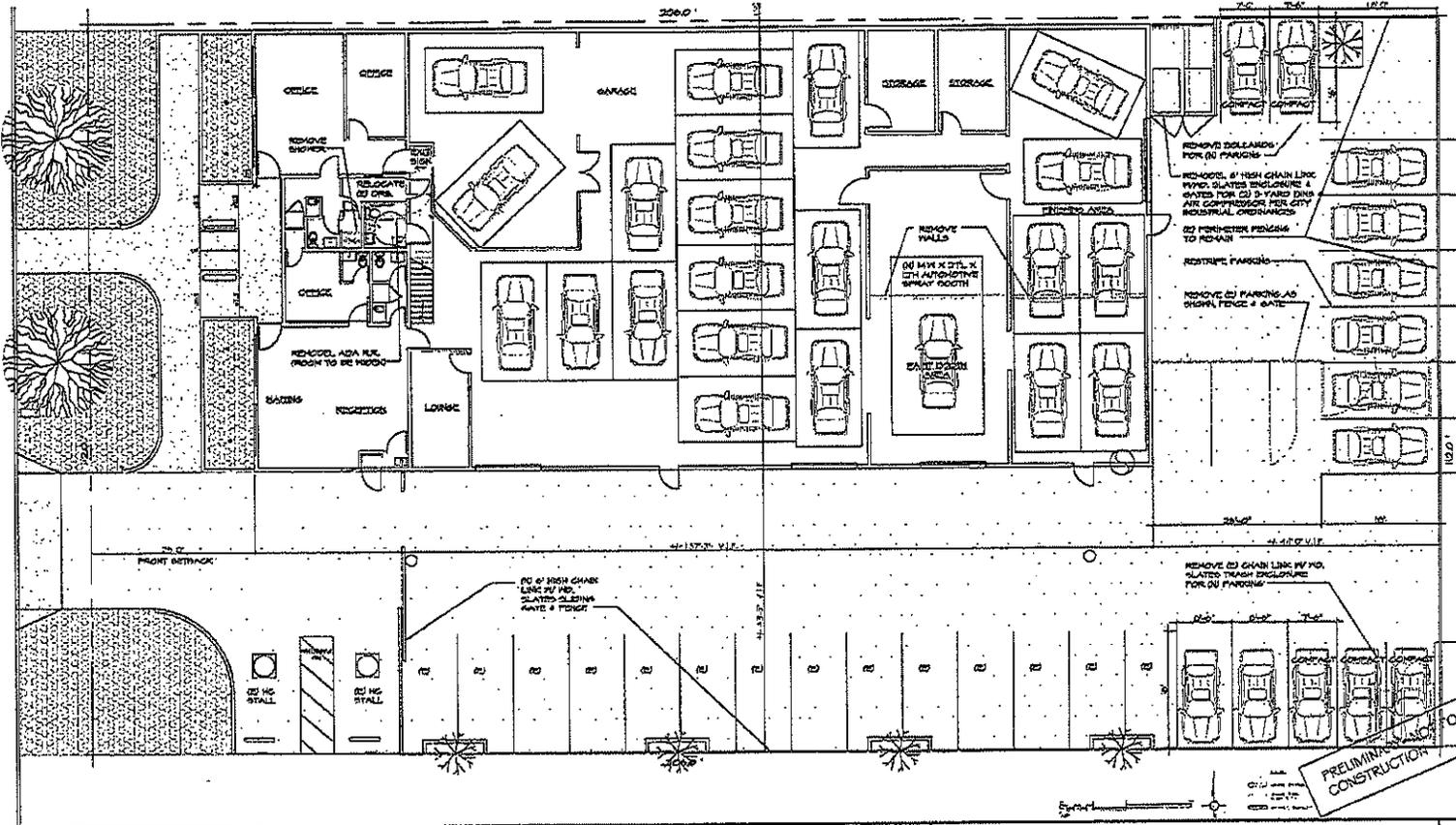
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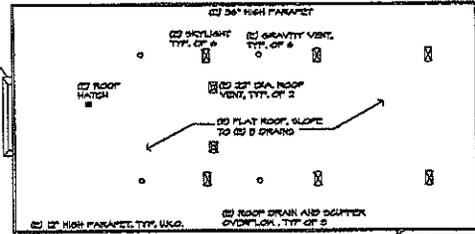
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FORGEWOOD AVENUE
70' R.O.W.



PROPOSED SITE AND FLOOR PLAN



EXISTING ROOF PLAN

1/8" = 1' 2

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FORGEWOOD AVENUE
1200 FORGEWOOD AVENUE
SUNNYVALE, CA



SUNNYVALE AUTO BODY SHOP
1200 FORGEWOOD AVENUE
SUNNYVALE, CA

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PRELIMINARY CONSTRUCTION

DATE	DESCRIPTION

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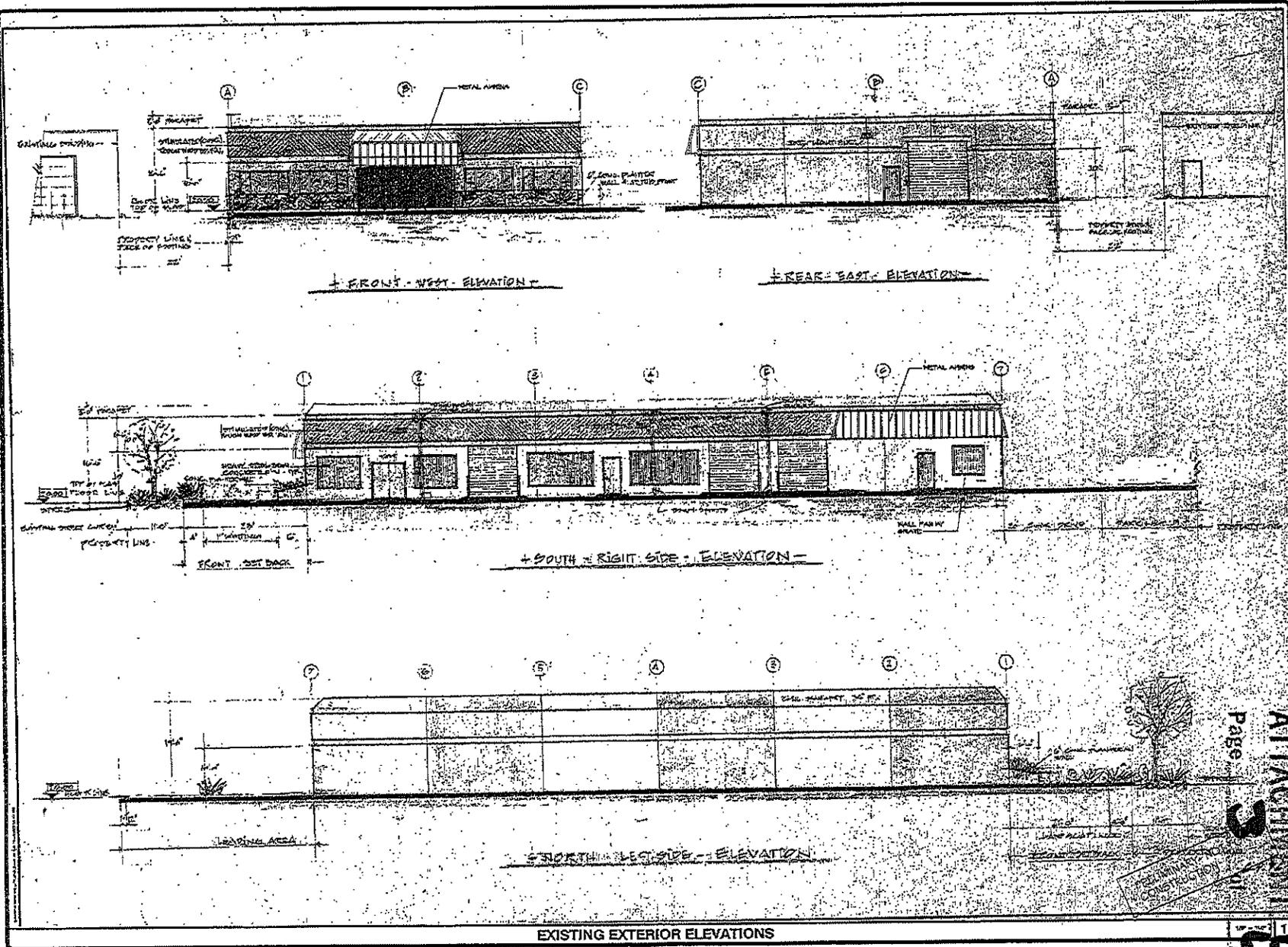
ELLEN HARTOG
 ARCHITECT
 12000 BIRCH BLVD
 PALM JARVIS, CA 94386
 TEL: 415/321-1111
 FAX: 415/321-1112

SUNNYVALE AUTO BODY SHOP
 1288 FORGEWOOD AVENUE
 SUNNYVALE, CA



DATE	DESCRIPTION

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EXISTING EXTERIOR ELEVATIONS

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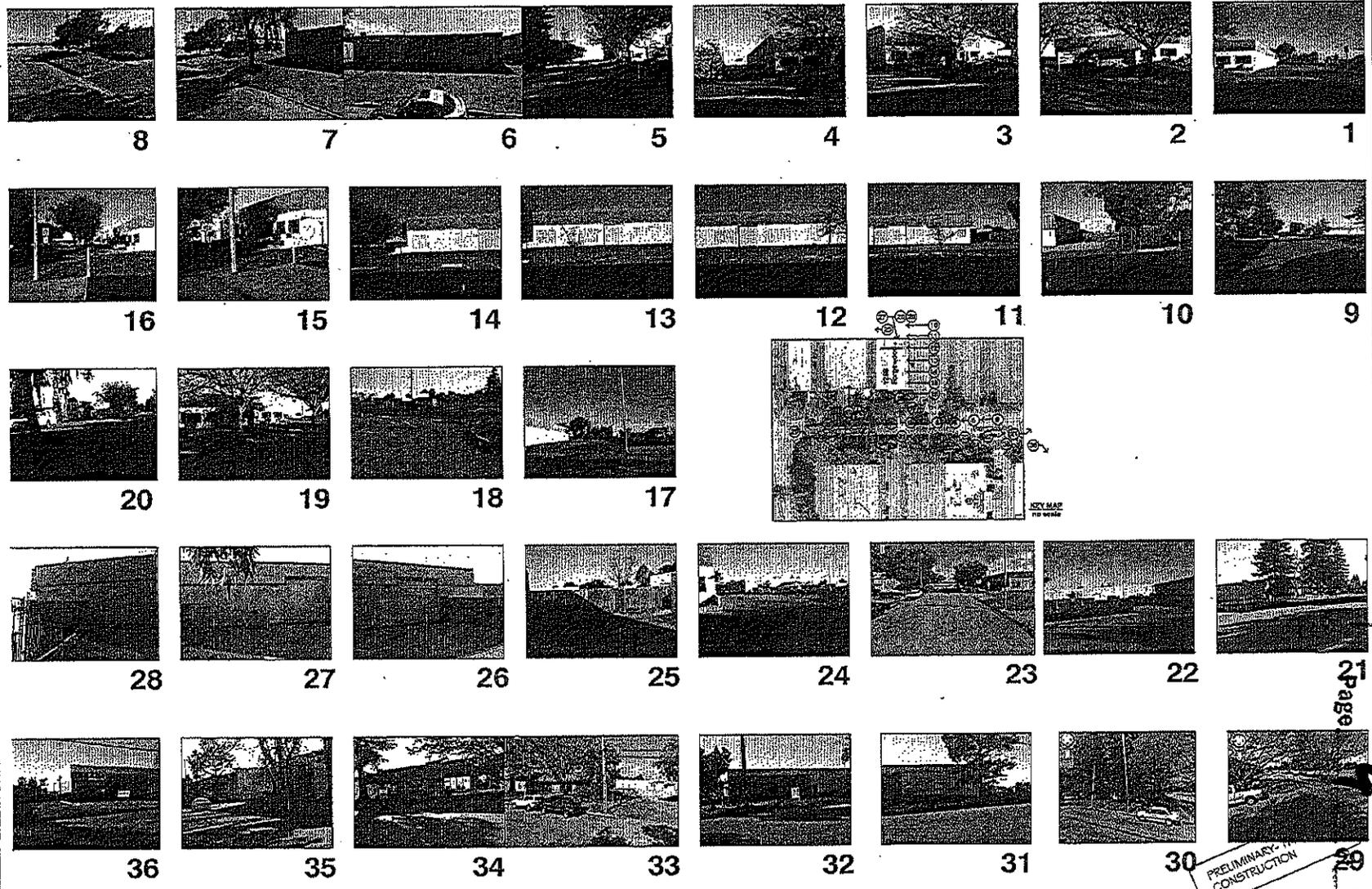
ELLEN HARTOG
 A. S. C. S. K. X. T. M. C. D. V.
 188 VICTORIA BLVD
 PALO ALTO, CA 94306
 (415) 941-1111



1288 FORGEWOOD AVENUE
 SUNNYVALE, CA
 SUNNYSIDE AUTO BODY SHOP

DATE	DESCRIPTION

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PRELIMINARY - IN CONSTRUCTION

Change of Use information:

Project Description Letter:

- Sunnyvale Auto Body is an automotive collision repair shop and has been operating in Sunnyvale since 1945.
- Our current hours of operation: 7:00am to 6:00pm Monday through Friday and Saturdays 9:00am to 1:00pm.
- We currently employ 11 employees.
- During business hours we may have 1 to 5 patrons on premise at any given time.

List of Tenants:

- Sunnyvale Auto Body will be the sole tenant at 1288 Forgewood Ave.