

Stevens Creek Subaru

3225 Stevens Creek Boulevard

File No.: PLN24-00392

PUBLIC HEARING

MAY 21, 2025

Conditional Use Permit to modify existing conditions of approval to allow solid waste and recycling to be collected from Cecil Avenue for the existing Subaru Dealership per conditions P6, P8, P9 and P20.

MODIFIED CONDITIONS

CONDITION P6

Pedestrian and roll-up doors opening onto Cecil Avenue shall remain closed during operation, shall be used for emergency ingress/egress, and to facilitate the collection of waste only and shall not be used as the primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service areas and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs, and to facilitate the collection of waste. Prior to approval for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that the signage will be posted on-site to inform employees and other users which doors are to remain closed during operations..

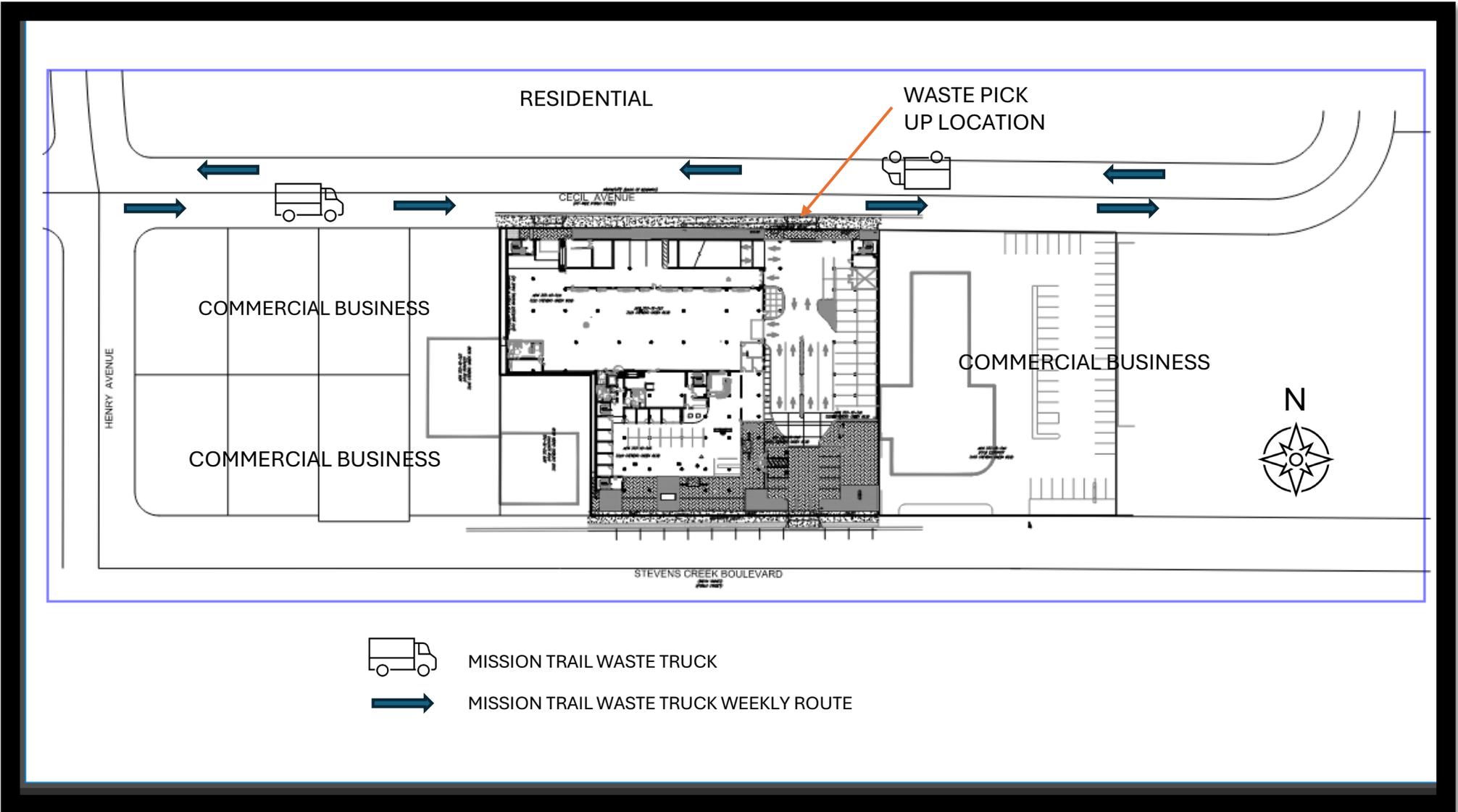
CONDITION 19

No loading, unloading, deliveries, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. and 5:00 p.m.

JUSTIFICATION FOR P6 AND P19 CONDITIONS

APPROVAL

1. Currently, Mission Trail already picks up waste weekly for businesses along Cecil Avenue, so no additional trucks, traffic, or routing will be necessary.
2. Mission Trail will not pick up waste along Stevens Creek Boulevard for life and safety reasons.
3. Stevens Creek Subaru customers drop cars off for service along Stevens Creek Boulevard every morning, creating a very congested situation in front of entrance.
4. Earlier this year, a fatal traffic accident occurred on Stevens Creek in front of the Subaru Dealership.



-  MISSION TRAIL WASTE TRUCK
-  MISSION TRAIL WASTE TRUCK WEEKLY ROUTE

SITE PLAN

NOT TO SCALE



DEVELOPMENT PROPOSAL
SIGN POSTED

EXISTING SLIDING GATE

STEVENS CREEK SUBARU –CECIL AVENUE VIEW

STEVENS CREEK SUBARU GOOD NEIGHBOR POLICY

STEVENS CREEK SUBARU is committed to adhering to the conditions of approval for items P6, P9, P19 and P20.

STEVENS CREEK SUBARU is committed to implementing strict in-house rules to assure that its employees park on site at all times.

STEVENS CREEK SUBARU is committed to enforcing the rule that the emergency exit door facing Cecil Avenue will only be used in case of emergency.

Thank you for your support



Fatal accident on Stevens Creek Boulevard –March 2025