



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

November 12, 2008

SUBJECT: **2008-1091 – Cheese Steak Shop** [Applicant] **Sunnyvale Civic Square LLC** [Owner]: The property is located at **832 West El Camino Real** (at Hollenbeck Ave.) in a C-2/ECR (Highway Business/ Precise Plan for El Camino Real) Zoning District.

Motion Special Development Permit to allow a new restaurant in an existing shopping center (approx. 20% restaurant use) (Civic Square).

REPORT IN BRIEF

Existing Site Conditions Shopping Center

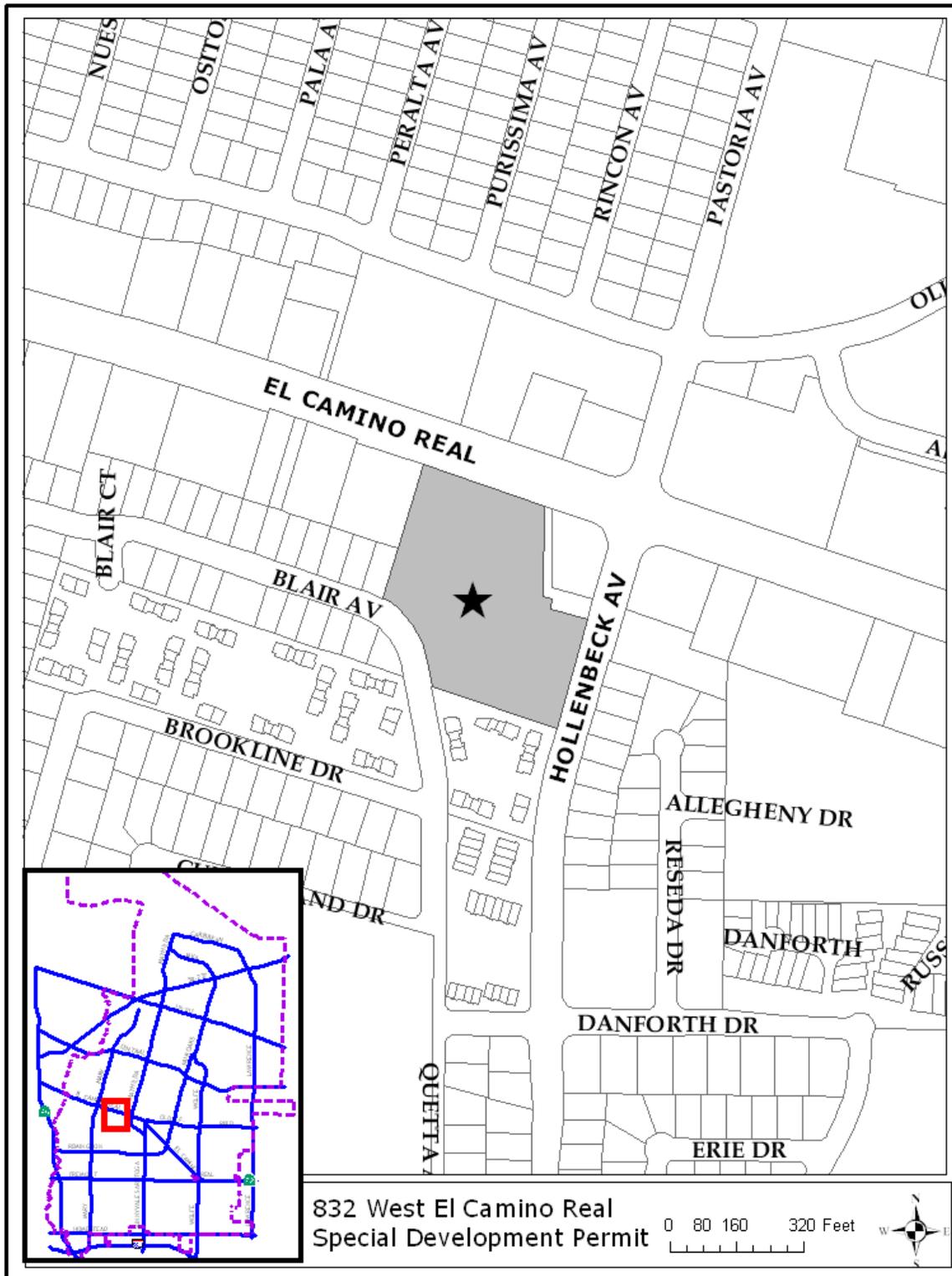
Surrounding Land Uses

North	Across El Camino Real, shopping center and fast food restaurant
South	Condominiums
East	Across Hollenbeck, car wash, small shopping center and triplex housing units
West	Apartments and hotel

Issues Parking
Intensity of restaurant use in existing shopping center

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Commercial General Business	Same	---
Zoning District	C-2 / PD	Same	---
Lot Size (s.f.)	184,259	Same	---
Gross Floor Area - site (s.f.)	54,734	Same	64,491 max.
Gross Floor Area - project (s.f.)	1,078	Same	64,491 max.
No. of Buildings	3	Same	---
No. of Stories	1	Same	8 max.
Parking			
• Total No. of Spaces	approx. 280*	Same	273 min. without new restaurant 280 min. with new restaurant
• No. of Standards	approx. 251**	Same	280 min.
• No. of Compacts / % of total	approx. 20/7%***	Same	10% max.
• No. of Accessible	9	Same	7 min.
• Bicycle Parking	0	0	1 rack min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

* The Civic Square Center site (806 W El Camino Real) has a shared parking agreement with the adjoining site located at 804 W. El Camino Real (Hollywood Video store location) wherein the subject site is required to provide the additional 10 parking spaces required by the Hollywood Video store. As a result, the total available parking at the site is reduced to 280 spaces. However, the subject property is currently undergoing a façade remodel and parking lot restriping. As a result, the total number of parking spaces will likely increase to a total of 306, with 296 available for the shopping center. This remains to be verified after the restriping is completed.

** Under the new restriping plan there are 267 standard parking spaces.

*** Under the new restriping plan there are 30 compact spaces/10% of total.

ANALYSIS**Description of Proposed Project**

The applicant has proposed a 1,078 sq. ft. restaurant in an existing one-story building as a change of use from retail. No exterior changes are proposed.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2007-0385	Special Development Permit for landscape and façade improvements	Admin Hearing /Approved	6/5/07
2004-0699	Special Development Permit to allow a 3,000 sq. ft. restaurant and juice bar (15% total restaurant use)	Admin. Hearing /Approved	9/29/04
1991-0306	Special Development Permit to allow Bakery and restaurant	Planning Commission /Approved	9/11/01
1987-0225	Special Development Permit to allow Re-establish restaurant use	Planning Commission /Approved	7/27/87
1973-0174	Use permit to allow a cocktail lounge	Planning Commission / Approved	11/12/73
1966-0502	Re-Zone from R3 to C2	City Council / Approved	1/4/66
1966-0140	Variance for off-street parking (only 295 parking spaces required)	Planning Commission / Approved	3/14/66

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 facilities.

Special Development Permit

Detailed Description of Use: The property is currently used as a shopping center with a mix of restaurants and retail stores. The proposed project would change the use of this tenant space from an upholstery shop/retail use to a Cheese Steak Shop restaurant. The current total restaurant use at the site is approximately 16.5 % of the total floor area. Adding this restaurant will bring the new total restaurant use to 20% of the total floor area.

The proposed Cheese Steak Shop would operate from 10:00AM to 7:00PM and serve Philadelphia style cheese steak sandwiches to mostly take-out customers with some dine-in. They are proposing to have enough dine-in tables to seat 10 customers. The tables and chairs would be fixed.

Design Policy or Guideline (Use)	Comments
<p>Land Use & Transportation Element. N1.10.1. Locate commercial uses where traffic can be accommodated, especially during peak periods (e.g. lunch time and commute times).</p>	<p>The site location allows for easy accessibility from El Camino Real, a major regional corridor.</p>
<p>Land Use & Transportation Element. N1.11. Recognize El Camino Real as a primary retail corridor with a mix of uses.</p>	<p>The proposed project would add to the mix of retail and restaurant uses in the existing shopping center.</p>

Site Layout: As previously discussed, the subject property shopping center is made up of three separate buildings. The main L-shaped building is located at the rear of the property and includes several retail stores and restaurants such as Michaels, Popeye’s, a thrift store and a barber shop. The second detached building situated at the far right corner of the property is occupied by a Vietnamese restaurant. The third building is the Wolf’s Camera store with a drive-up window located in the central parking lot area close to El Camino Real (see Attachment C, Site and Architectural Plans).

Parking is provided around all buildings on site although the main parking area is at the center of the lot with direct access from both El Camino Real and Hollenbeck Avenue. There is a connecting walkway between the shopping center and the residential properties at the back (along Blair Avenue).

Architecture: In 2007, the subject property owner received approval to remodel the center’s façade, add more landscaping, and restripe their parking lot. The design changes included a new tower feature, triangular gables along the store fronts, brick veneers on columns, repainting with new colors, and

various other improvements. The proposed project will not affect the exterior of the building as only minor interior improvements are being proposed.

Landscaping: The subject property has just improved and added to the landscaping as part of the façade remodel project. The current proposed project will not impact the landscaping as no exterior work is being proposed.

Parking/Circulation: The Civic Square Shopping Center includes a variety of uses; including general retail, personal service, and restaurants. Access to the site is from two driveways off El Camino Real and two driveways off Hollenbeck Avenue. The shopping center is designed with the buildings set far back from the street with a large parking area in the front.

The parking area comprises at least 290 parking spaces, 10 of which are dedicated to the adjacent property (currently Hollywood Video). The bulk of the shopping center's 280 parking spaces are located in front of the L-shaped building. There are at least 20 compact parking spaces and 9 handicapped accessible spaces. The subject property's parking lot is currently undergoing a restriping as part of their façade remodel and landscaping plan. The property owner states that when the restriping is completed there will be at least 306 parking spaces total, with 10 for Hollywood Video and 296 for the shopping center, of which 30 are compact spaces and 9 are handicapped accessible (Attachment F, October 11, 2008 site plan). Those numbers may possibly change by the time they are done, so the property owner has agreed to provide Staff with a final parking plan that will be verified and approved by the Community Development Director, stamped and signed by both City Staff and the property owner.

The parking requirement for this shopping center is determined by each individual use (SMC 19.46.050). The proposed Cheese Steak Shop restaurant use will have 100% fixed seating, which requires 1 parking space per 2 seats and 1 space per 400 sq. ft. for all other areas. This means the proposed 1,078 sq. ft. restaurant with 10 fixed seats is required to provide a minimum of 7 parking spaces. Including the proposed use, the shopping center is required to provide a minimum of 280 parking spaces. Based on information provided by the property owner from a previously approved planning application, 280 parking spaces is the total available (Attachment E, July 2, 2007 site plan), so should this project approved, the shopping center will have used all of their available parking. This would mean that any future new uses will need to be of equal or less intense of a use than that which they are replacing. However, the property owner has provided a tentative new parking plan that shows all of the shopping center's uses, their individual parking requirements, and the estimated number of spaces that the parking lot restriping will provide (Attachment D). Under this new parking plan, there are a total of 306 parking spaces, 296 of which are for the shopping center. Based upon this

information, the site would have 16 standard parking spaces in excess of the requirement.

Compliance with Development Standards/Guidelines:

- Precise Plan for El Camino Real: The Precise Plan was adopted by Council in January 2007 to maintain and increase the vibrancy and vitality of El Camino Real as it extends through Sunnyvale. Restaurants are one of the “permitted and encouraged” uses under the Precise Plan.

Expected Impact on the Surroundings: The impact on the surroundings is expected to be a minor increase in traffic. There is also expected to be a moderate increase in the generation of solid waste from the restaurant use. The applicant will be required to submit a solid waste plan for approval by the Community Development Director.

Fiscal Impact

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

Public Contact

No comments or concerns were received from the neighboring property owners or the general public.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 47 notices mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

Conclusion

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

Conditions of Approval: Recommended 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:

Erin Haley

Project Planner

Reviewed by:

Andrew Miner

Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Proposed Civic Square Parking Plan table
- E. Approved Civic Square Landscape and Parking Plan from permit file # 2007-0385, dated July 2, 2007.
- F. Tentative Site Parking Layout, dated October 11, 2008.

Recommended Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project provides an appropriate use in an accessible setting.
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 as the proposed use is appropriate to the site. The site provides adequate parking based on the requirements for all of the individual uses in the shopping center, plus the proposed restaurant use.

Recommended Conditions of Approval - Special Development 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. Execute a Special Development Permit document prior to issuance of the building permit.
- B. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- C. 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.
- D. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- E. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- F. 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 and is approved by the Director of Community Development.
- G. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Commission or City Council) .

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain all other necessary permits.

3. PARKING

- A. Specify customer and employee parking areas on plans. All such areas shall be clearly marked. Employees shall be required to park on the site in the rear of the buildings.
- B. Specify compact parking spaces on Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.
- C. Submit a revised parking and circulation plan to the Director of Community Development for review and approval prior to issuance of a Building Permit.

4. RECYCLING AND SOLID WASTE

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. Solid waste and recycling enclosures shall match the design, materials and color of the main building.
- D. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.

5. SIGNS

- A. All existing/new signs shall be in conformance with Sunnyvale Municipal Code and the Civic Square Shopping Center Master Sign Program.

6. MISCELLANEOUS

- A. Hours of operation shall be 10:00AM to 7:00PM.
- B. Maximum seating shall be for 10 customers.
- C. All tables and chairs shall be fixed and bolted to the floor.
- D. There shall be no outside seating allowed as part of this application.

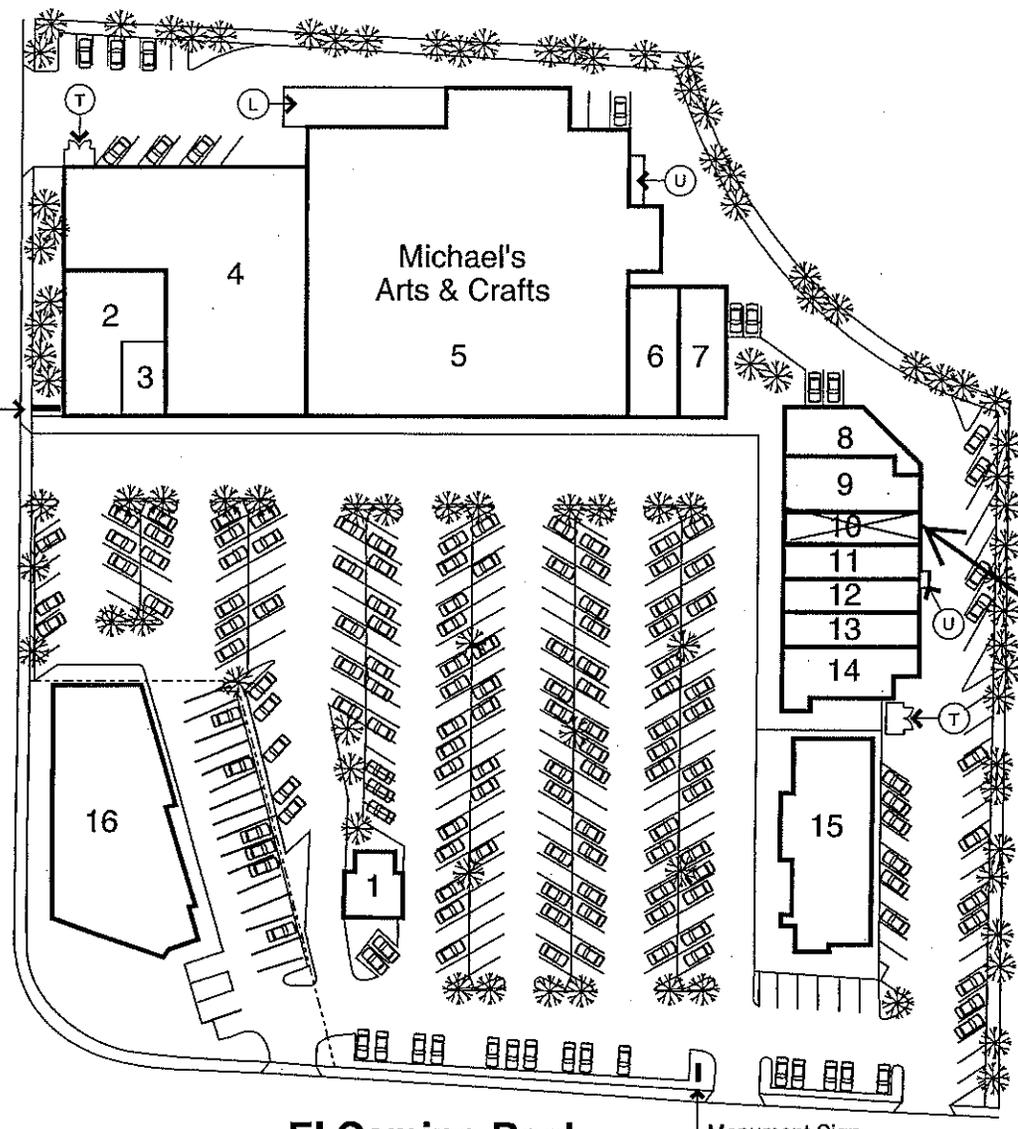
Civic Square Shopping Center
806 - 844 West El Camino Real
Sunnyvale, California

1. 816 Square Feet
2. Popeye's Chicken & Biscuits
3. Civic Square Barber Shop
4. Salvation Army Thrift Shop
5. Michael's Arts & Crafts
6. Blue Water Divers
7. Sister's Bake Shop
8. Bay Fish & Chips Restaurant
9. Blue Max Lounge
10. 1,078 Square Feet
11. Image International Beauty Shop
12. Infinity Travel
13. House of Humor
14. Peter Cassara Clothiers
15. Pho Nam Restaurant
16. Men's Wearhouse

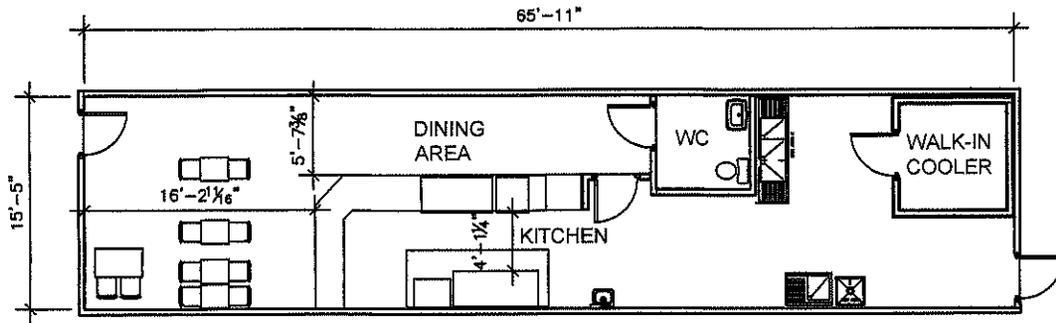
DEMISED PREMISES
832 W. El Camino Real
Sunnyvale, CA 94087
±1,078 square feet



333 W. El Camino Real, Suite
Sunnyvale, CA 94087-19
Phone (408) 331-2300
Fax (408) 331-2301



- Property Line
- (T) Trash Enclosure
 - (L) Loading Dock
 - (U) Utility Closet



CHEESE STEAK SHOP
 632 WEST EL CAMINO REAL
 SUNNYVALE, CALIFORNIA 94087
 EDWAT IMPROVEMENTS

SHEET TITLE



REVISIONS

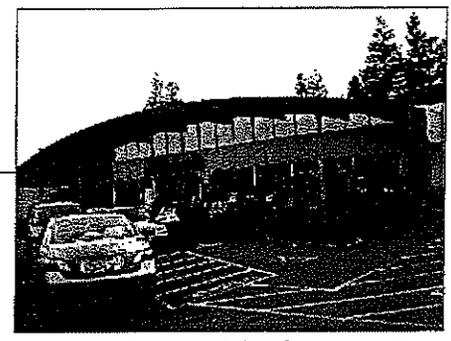
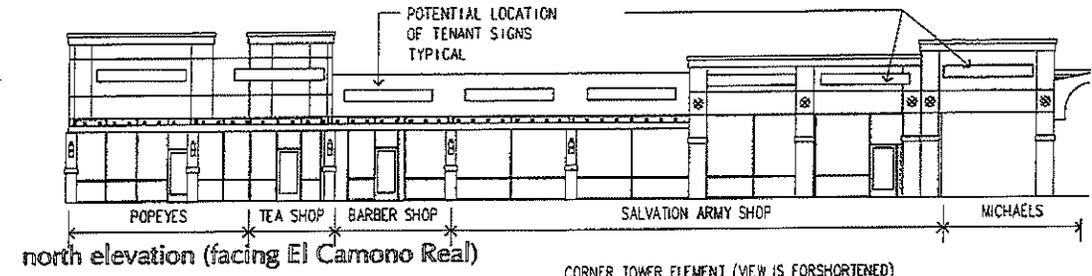
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SOMA
 CONSULTING INC.

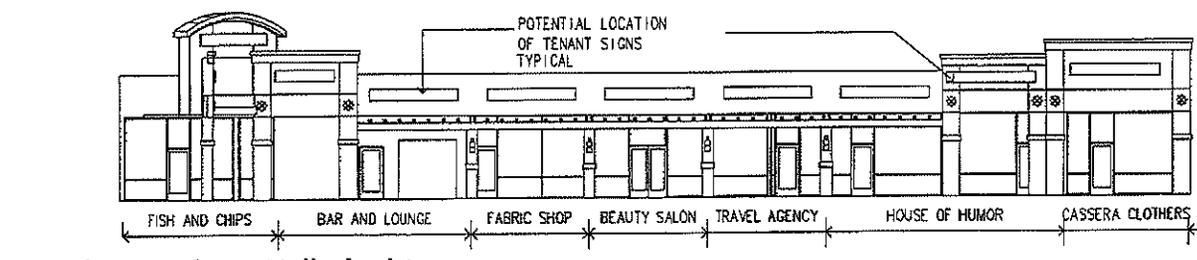
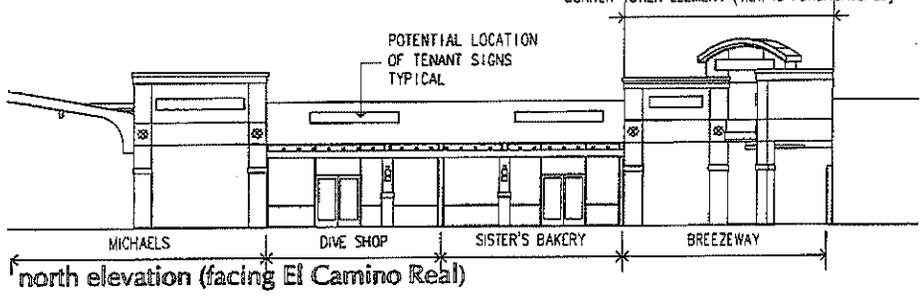
2355 W. Winston Ave
 Hayward, CA 94545
 (510) 781-0500
 soma@somacconsulting.net
 www.somacconsulting.net

DESIGNER	DATE
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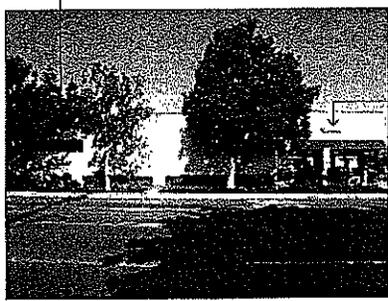
A-1



existing sign at Michaels to remain



east elevation (facing Hollenbeck)



EAST SIGNAGE FOR LARGE TENANT WITH FRONTAGE ON HOLLENBECK

EAST SIGNAGE FOR END-CAP TENANT

east elevation at Hollenbeck

notes

1. SEE TEXT OF SIGN PROGRAM FOR ALLOWABLE SIGN CONFIGURATION AND AREA.
2. THIS ELEVATION SHOWS ILLUSTRATES TYPICAL LOCATIONS FOR SIGNAGE. NOT ALL LOCATIONS WILL BE USED.
3. TENANT NAMES SHOWN BELOW TENANT SPACE ARE CURRENT AS OF JUNE 2008. TENANT NAMES, FRONTAGE WIDTH, ETC ARE SUBJECT TO CHANGE.
4. TENANT SIGNS WILL BE RACEWAY MOUNTED ON THE FACE OF THE METAL MANSARD ROOF OR THE FACE OF PARAPET WALLS.
5. SIGNAGE FOR THE ANCHOR TENANT (MICHAELS) IS EXISTING TO REMAIN.

wayne rensch
arch

111 W Saint John St. #
San Jose, CA 95113
(408) 288 8033
fax 999 6637

1. This shop is part of a new development in the area.
2. This shop is not yet used for development in the area.
3. These signs and graphics should be reviewed and approved by the City of San Jose, CA.
4. Copyright © Wayne Rensch, Architect 1998

Civic Square Plaza

Facade Remodel

El Camino Real at Hollenbeck Sunnyvale, CA

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1/8" = 1'-0"

Exhibit B

signage

A1.0

NEW EXTERIOR REMODEL PROPOSED RETAIL SPACE FOR LEASE

Civic Square Shopping Center

806-844 W. El Camino Real • Sunnyvale, CA 94087



PROPERTY PROFILE

Location: South side of West El Camino Real @ Hollenbeck Avenue, Sunnyvale, CA

Available: **806 W. El Camino Real: 816 Square Feet**
Freestanding Pad Building with Drive Thru (former Wolf Camera – space 1 on site plan). Available Now.

812 W. El Camino Real: 10,470 Square Feet
± 67' wide by ± 121' deep, irregular (space 4 on attached site plan) Floor plan attached. Available Now.

832 W. El Camino Real: 1,078 Square Feet
(space 10 on site plan). Available October 1, 2008. Please do not disturb occupant or its employees.

Co- Tenants: Michael's Arts & Craft, Men's Wearhouse, House of Humor, Pho Nam Restaurant, Blue Water Divers and Popeye's Chicken & Biscuit.

Comments:

- Exterior Remodel Elevations Proposed. Approved by City of Sunnyvale. To start late 2008; early 2009. See attached colored elevations.

- Great Location
- Across from Sunnyvale City Hall

For additional information, contact Exclusive Agent:

MARK BIAGINI

(408) 331-2300 Ext. 23 • Fax (408) 331-2301

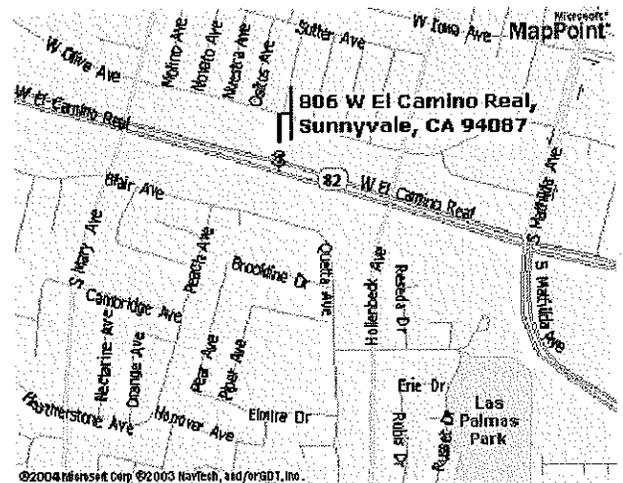
Email: mark@biaginiproperties.com

333 W. El Camino Real, Suite 240 • Sunnyvale, CA 94087-1969

DEMOGRAPHICS

2008	1-mile	3-mile	5-mile
Population	27,560	197,153	403,116
Average Household Inc	\$142,871	\$147,709	\$149,770

Full complete demographic report available upon request.



TRAFFIC COUNTS (24-hour ADT)

W. El Camino Real	47,500
Hollenbeck Avenue	10,997

Biagini
PROPERTIES, INC.

www.biaginiproperties.com

CIVIC SQUARE SHOPPING CENTER
806-844 W. El Camino Real • Sunnyvale, CA 94087

ATTACHMENT C
Page 6 of 11

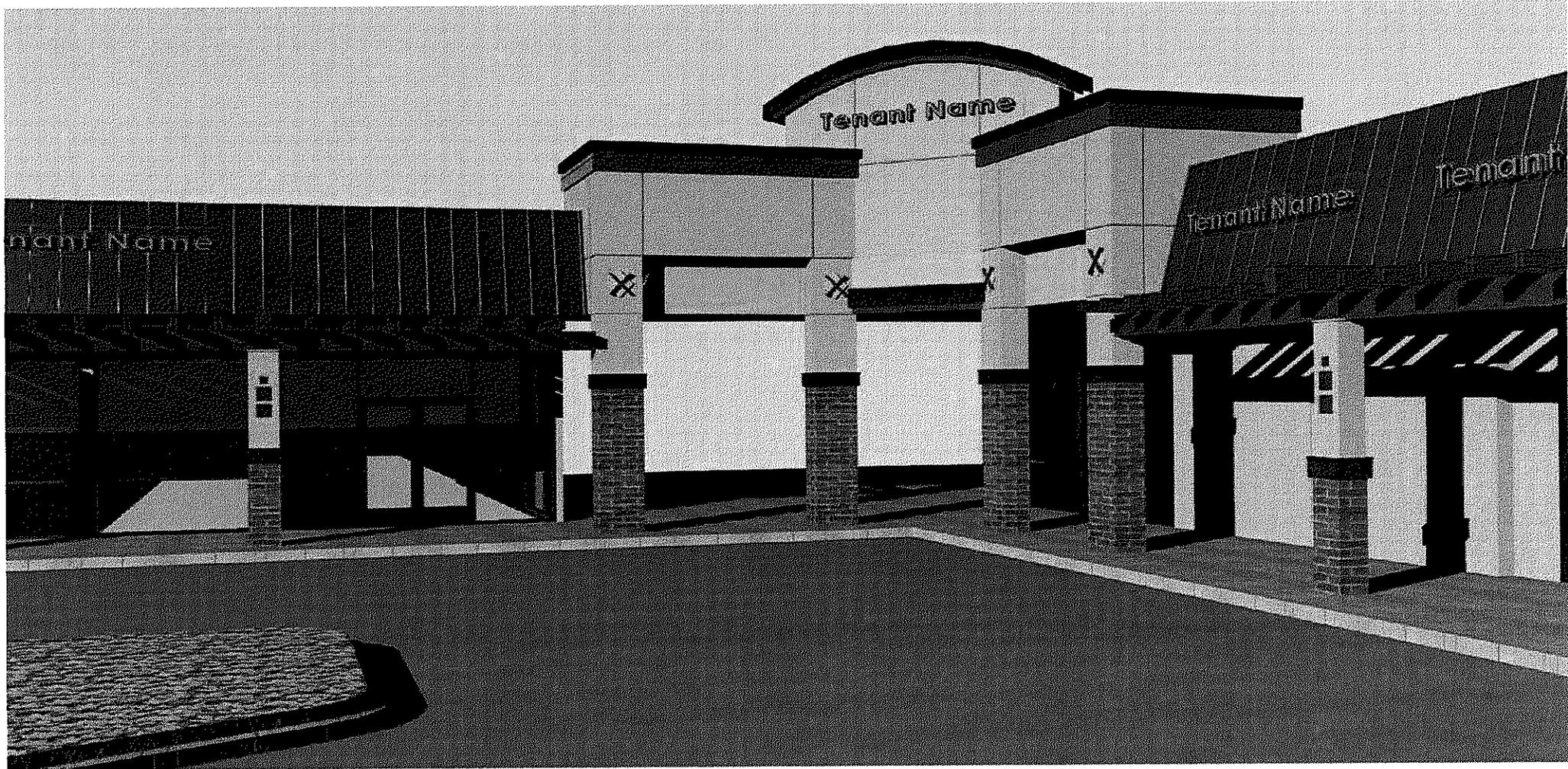


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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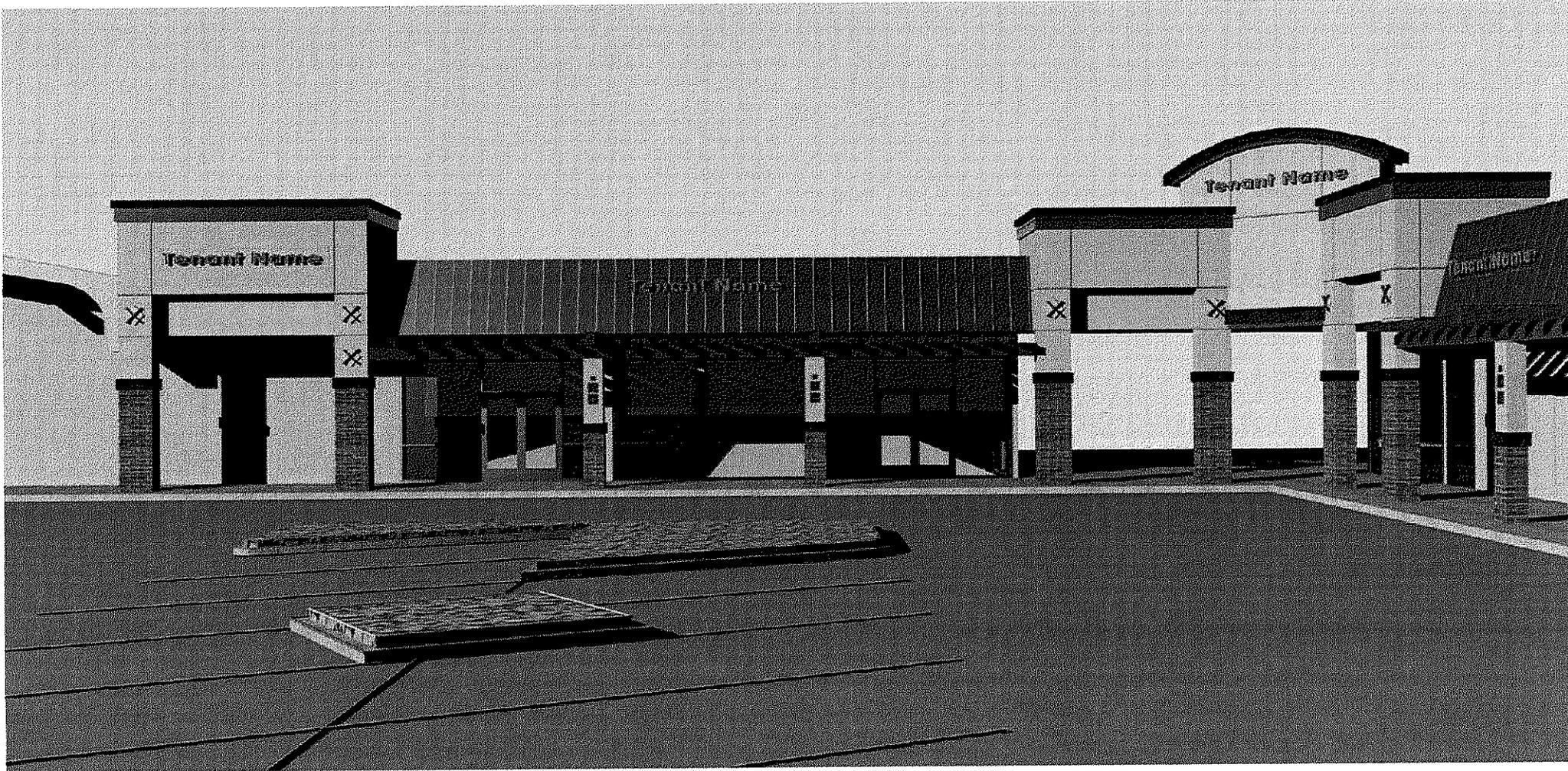


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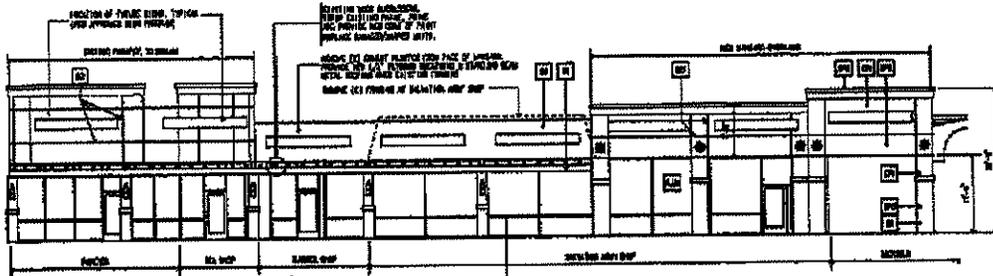
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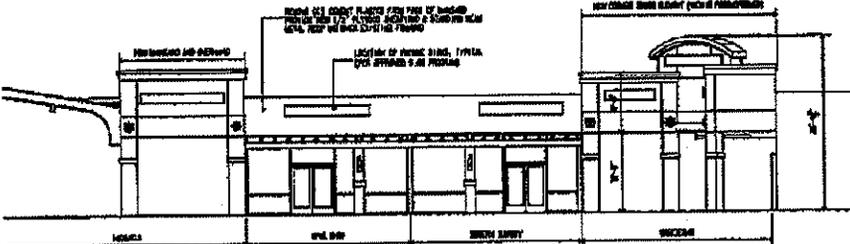
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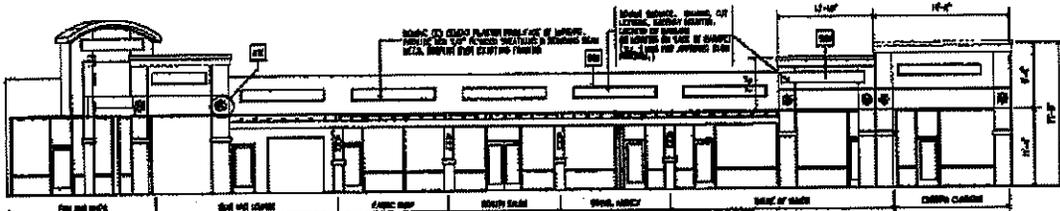
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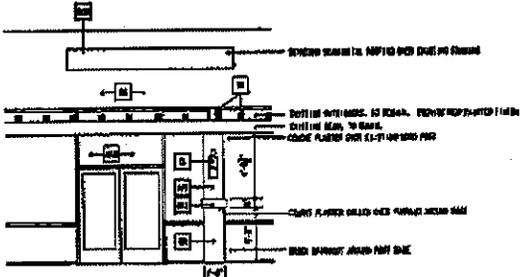
west elevation (facing michael's)



west elevation (facing michael's)



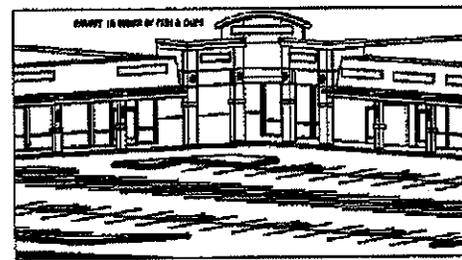
north elevation



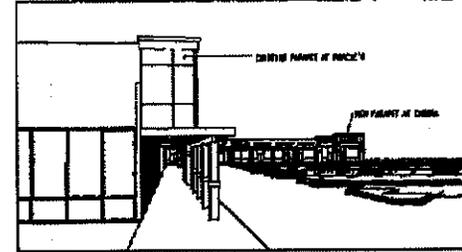
typical post details

exterior finish schedule

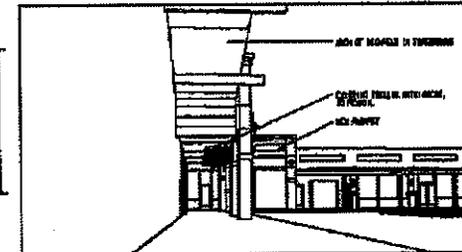
KEY	SYMBOL	FINISH	NOTE
(1)	SMOOTH PLASTER	TYPE 1	OVER EXISTING CONCRETE
(2)	SMOOTH PLASTER	TYPE 2	OVER EXISTING CONCRETE
(3)	SMOOTH PLASTER	TYPE 3	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(4)	SMOOTH PLASTER	TYPE 4	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(5)	SMOOTH PLASTER	TYPE 5	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(6)	SMOOTH PLASTER	TYPE 6	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(7)	SMOOTH PLASTER	TYPE 7	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(8)	SMOOTH PLASTER	TYPE 8	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(9)	SMOOTH PLASTER	TYPE 9	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(10)	SMOOTH PLASTER	TYPE 10	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(11)	SMOOTH PLASTER	TYPE 11	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(12)	SMOOTH PLASTER	TYPE 12	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(13)	SMOOTH PLASTER	TYPE 13	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(14)	SMOOTH PLASTER	TYPE 14	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(15)	SMOOTH PLASTER	TYPE 15	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(16)	SMOOTH PLASTER	TYPE 16	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(17)	SMOOTH PLASTER	TYPE 17	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(18)	SMOOTH PLASTER	TYPE 18	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(19)	SMOOTH PLASTER	TYPE 19	OVER EXISTING CONCRETE (EXCEPT CORNERS)
(20)	SMOOTH PLASTER	TYPE 20	OVER EXISTING CONCRETE (EXCEPT CORNERS)



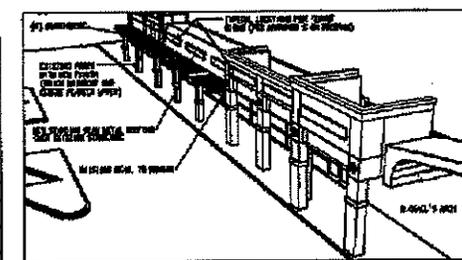
corner near bakery and fish-n-chips shop



arcade from hollenbeck.



arcade, looking towards fish-n-chips shop



isometric over salvation army shop

wayne renschow
 ARCHITECT

131 W. Saint John St. #230
 San Jose, CA 95113
 (408) 288-8033
 fax 988-8837

1. All work to be done in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits and licenses.
 3. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 4. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

Chic Square Plaza

Facade Remodel

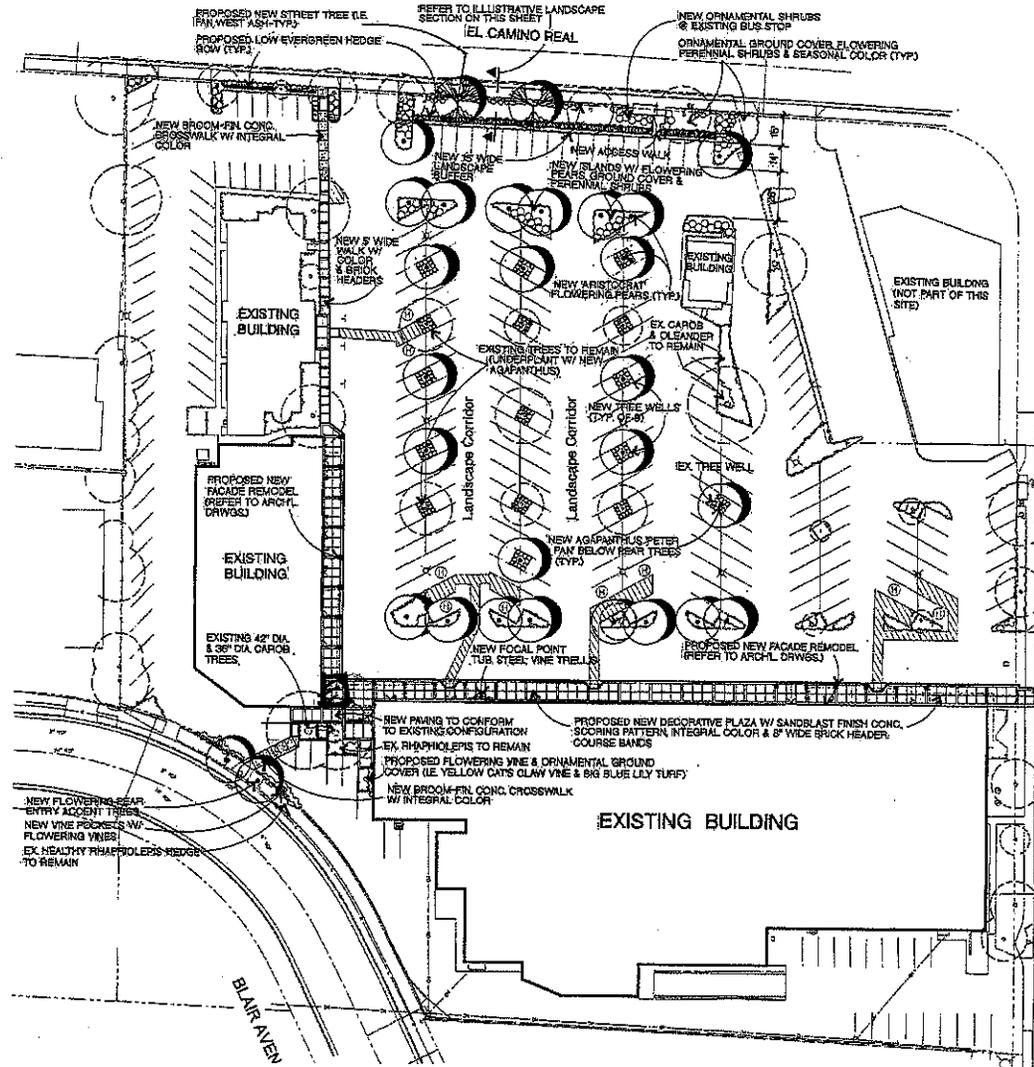
El Camino Real at Hollenbeck Sunnyvale, CA

1.0 elevations

1.1 A1.0

CIVIC SQUARE PARKING PLAN
 October 14, 2008

Unit	Civic Square Shopping Center Store Name	Sq.Ft.	type of use	parking ratio	factor	required # stalls	parking # stalls provided	surplus
806	Wolf Camera & Video #1354	816	retail	1 per 225	0.004444444	3.6		
808	Popeyes Chicken	2,000	restaurant without fixed seating.	1 per 110	0.009090909	18.2		
	1000 sq. ft. retail food	1,000	retail food	1 per 110	0.009090909	9.1		
810	Civic Square Barber Shop	450	retail	1 per 225	0.004444444	2.0		
812	Salvation Army	10,470	retail	1 per 225	0.004444444	46.5		
816	Michaels Crafts #8698	23,757	retail	1 per 225	0.004444444	105.6		
820	Blue Water Divers	1,500	retail	1 per 225	0.004444444	6.7		
824	Sisters Bake Shop	1,535	retail	1 per 225	0.004444444	6.8		
826	Bay Fish & Chips	1,145	restaurant without fixed seating	1 per 110	0.009090909	10.4		
828	Blue Max Lounge	1,700	nightclub & bar (night use)	1 per 225	0.004444444	7.6		
832	Cheese Steak Shop	1,078	retail food with fixed seating					
	12 fixed seats		200 sf. - 1 per 2 fixed seats	12	0.5	6.0		
	980 sq.ft. other area		980 sf. - other	1 per 400	0.0025	2.5		
834	Image of International Beauty Salon	1,078	retail	1 per 225	0.004444444	4.8		
836	Infinity Travel Agency	1,078	retail	1 per 225	0.004444444	4.8		
840-842	House of Humor	2,927	retail	1 per 225	0.004444444	13.0		
844	Pho Nam Vietnamese Restaurant	4,200	restaurant with fixed seating					
	60 fixed seats		3,000 sf. - 1 per 2 fixed seats	60	0.5	30.0		
	1,000 sq.ft. other area		1,200 sf. - other	1 per 400	0.0025	3.0		
TOTAL SPACES: (15 units)		54,734				<u>280.5</u>	<u>306</u>	<u>25.5</u>
Hollywood Video/Mens Warehouse						10		10
TOTAL SPACES:						<u>290.5</u>	<u>306</u>	<u>15.5</u>

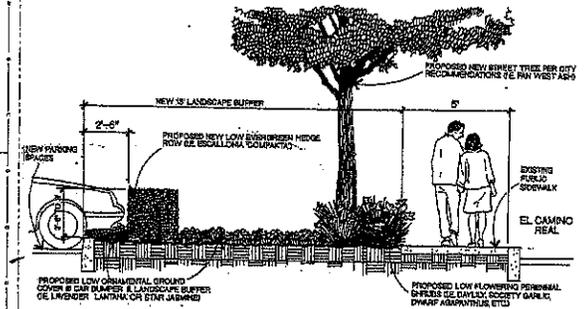


PARKING TABULATIONS

HANDICAP	9
COMPACT	20
REGULAR	251

PARKING SPACES 280*

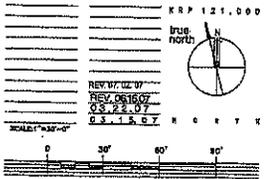
*A SHARED PARKING AGREEMENT WITH THE HOLLYWOOD VIDEO SITE IS IN PLACE PROVIDING 10 REGULAR PARKING SPACES IN ADDITION TO THE 280 SPACES AT CIVIC SQUARE SHOWN ABOVE.



ILLUSTRATIVE LANDSCAPE SECTION @ EL CAMINO REAL
 SCALE: 3/8" = 1'-0"



CIVIC SQUARE SHOPPING CTR. REMODEL
 SUNNYVALE, CALIFORNIA
 CALAF HOLDINGS
PRELIMINARY MASTER LANDSCAPE PLAN



L1

