



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

March 25, 2009

SUBJECT: **2009-0107 – David Elliott** [Applicant] **Sunnyvale Civic Sq LLC** [Owner]: The property is located at **806 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 (Adamson's French Dip) with beer and wine service in an existing shopping center (Civic Square Center).

REPORT IN BRIEF

Existing Site Conditions Vacant building within existing shopping center (Civic Square Center)

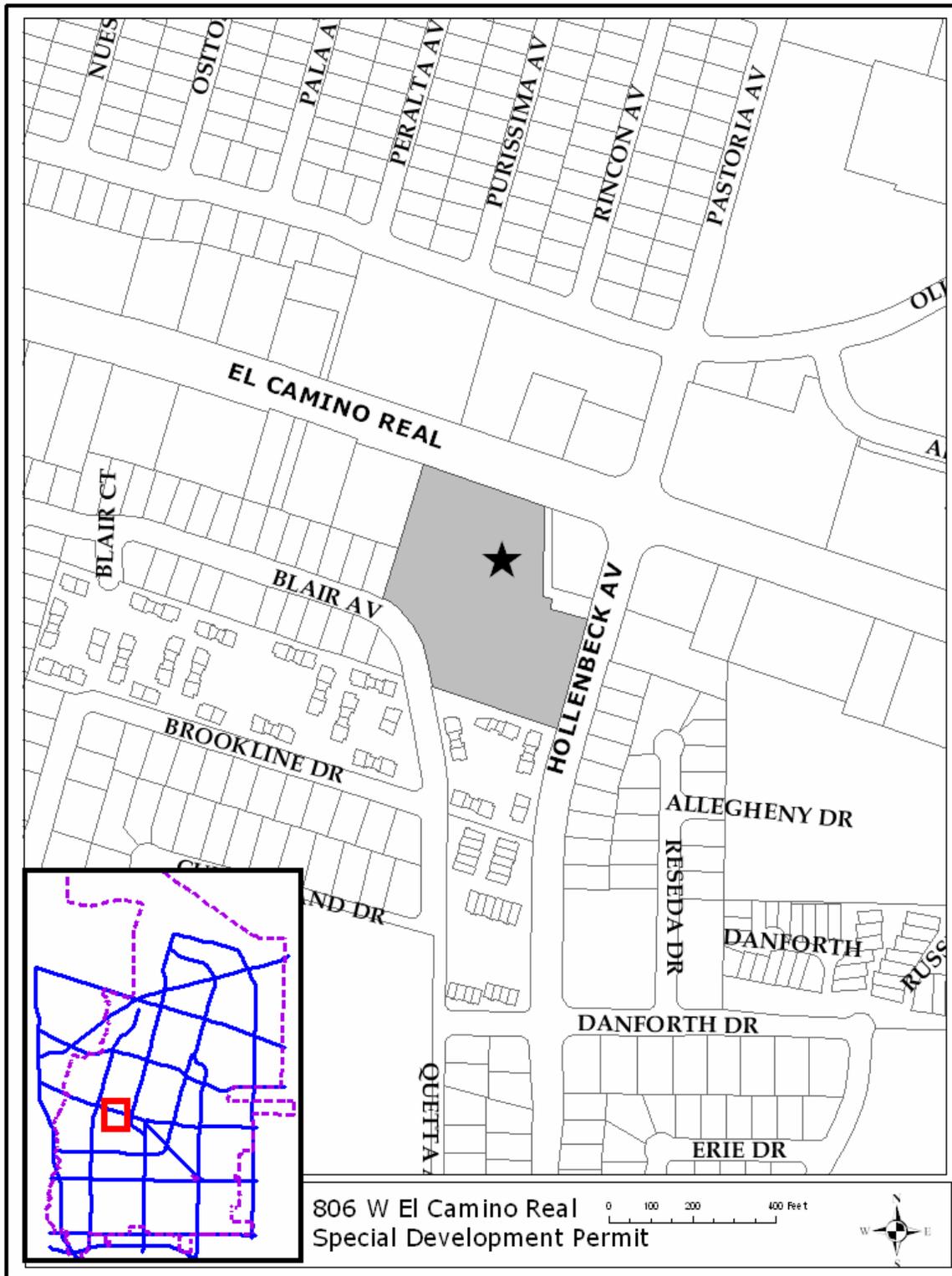
Surrounding Land Uses

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

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.)	816	Same	64,491 max.
No. of Buildings	3	Same	---
No. of Stories	1	Same	8 max.
Parking (<i>shared with Men's Warehouse @ 804 W. El Camino Real</i>)			
• Total No. of Spaces	306	Same	244
• No. of Standards	267	Same	267 min. (based on 306 spaces at site)
• No. of Compacts / % of total	30/10%	Same	10% max.
• No. of Accessible	9	Same	8 min. (based on 306 spaces at site)
• Bicycle Parking	0	0	1 rack min.

ANALYSIS**Description of Proposed Project**

The applicant has proposed an 816 sq. ft. restaurant within a vacant detached building of an existing shopping center (Civic Square Shopping Center). The proposal includes exterior modifications to the building including repainting the façade and increased storefront windows on most elevations. A trash enclosure is also being constructed behind the building.

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
2008-1091	Special Development Permit to allow a restaurant	Admin Hearing /Approved	1/12/09
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 proposal would enable an additional restaurant within a shopping center. The tenant space was previously occupied by a retail camera store. Adding this restaurant will bring the new total restaurant use for the shopping center to approximately 19% of the total floor area.

The proposed restaurant (Adamson's French Dip) would operate seven days a week between 10:30 a.m. and 9:00 p.m. The restaurant is described as a casual service restaurant that provides take-out and counter service. Within the 816 s.f. building, the restaurant will have dine-in tables for eight fixed seats.

Site Layout: The shopping center is located at the southwest corner of El Camino Real and Hollenbeck Avenue and is made up of three 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. A second detached building situated at the far right corner of the property is occupied by a Vietnamese restaurant. The proposed restaurant would occupy a small detached building, formerly occupied by Wolf's Camera, which is located in the central parking lot area positioned closer to El Camino Real (see Attachment C, Site and Architectural Plans). A previously expired use included a drive-up window at the building. This use is not proposed in conjunction with this permit; however, any future proposal for a drive-up window would require review by the Planning Commission.

Parking is provided throughout the site with the main parking area located 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 rear of the site (along Blair Avenue).

The modifications to the site include adding a new trash enclosure that would be devoted entirely to the new restaurant use. The enclosure is located directly behind the building (if facing El Camino Real). The enclosure replaces area that was previously used for storage and will not cause a loss to parking or landscaping.

Architecture: In 2007, the subject property owner received approval to remodel the center's façade, add more landscaping, and re-stripe the parking lot. The design changes included various architectural features (tower and gable elements), incorporation of brick materials and façade repainting. The subject building has been unoccupied for a considerable time and the condition had deteriorated. As part of the overall renovation of the site, the building was repainted and utilizes similar colors (crimson red and yellow) which are found elsewhere in the shopping center.

The proposed project will include some relatively minor façade improvements. The applicant is proposing to repaint portions of the building. For the roof, the applicant is proposing a beige color. Shades of brown will be utilized along each of the main exterior walls of the building, which are currently an off-white color that matches the shopping center. Portions of the base along each elevation will be replaced with glass along most elevations. The applicant has proposed

to utilize an opaque glass along the eastern elevation (facing Men's Warehouse). Staff recommends that the glass remain translucent facing the dining area, similar to the north (front) and west elevations. Staff finds that an opaque glass would detract from the overall appearance of the building (See Condition of Approval #4B). The rear portion of the building with the lower roof line will remain as currently constructed with a block wall but will be repainted. A rendering of the front elevation is provided in Attachment E. Although the colors will be different from the rest of the center, the architectural theme still remains. Additional colors have been provided by the applicant for specific detailing and for further flexibility. Staff will continue to work with the applicant regarding the preferred color palette. Condition of Approval #3B requires that final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit. Staff finds that the new colors and more prominent storefront glass feature are compatible and are a significant improvement over the present condition of the building.

Signs indicated on the proposed plans are not approved and are required separate review in conformance with the approved Master Sign Program as noted in Condition of Approval #7A.

Landscaping: The subject property underwent modifications to the landscaping as part of a recent permit. No modifications are being proposed that would result in a loss to the amount of landscaping at the site.

Parking/Circulation: The redesigned parking layout, associated with a recent permit for renovation of the center, enables a total of 306 spaces. Ten of these 306 spaces are intended for the neighboring Men's Warehouse business (on a separate property). The site provides 30 compact spaces and nine handicap accessible spaces. A majority of the parking is located in front of the main building, or around the subject tenant space. Additional spaces are located behind the main building.

For shopping centers greater than 50,000 s.f., a rate of one space per 225 s.f. is required, per S.M.C. 19.46.050. According to this rate, a total of 244 spaces would be required. The subject site provides 306 spaces; therefore, exceeds the required parking. Similar to the most recent restaurant and due to the high percentage of restaurant uses at the site, an analysis was required to determine the parking rate based on the individual uses (S.M.C. 19.46.060). The proposed restaurant use will have 100% fixed seating, which requires one parking space per two seats and one space per 400 sq. ft. for all other areas. Therefore, the proposed 816 s.f. restaurant with 8 fixed seats is required to provide a minimum of five parking spaces. The new restaurant, in addition to the existing uses in the shopping center, plus the neighboring business, is would need to provide a minimum of 291 parking spaces. Based on the

information provided by the applicant, the property will have a surplus of 15 spaces. Attachment G includes a parking plan table, detailing the allocation of spaces for the individual uses. Per Condition of Approval #8B, a Miscellaneous Plan Permit is required for expansion of seating for the proposed use. A revised parking analysis would be required indicating that the site maintains enough parking capacity for the expansion.

Compliance with Development Standards/Guidelines: The proposed restaurant complies with all applicable development standards. Recent Special Development Permit approvals included upgrades to the site, including parking and landscaping. No further improvements are recommended at this time.

- 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 proposed restaurant use will have minimal impact to the surrounding area. A minor increase in traffic is expected for the new restaurant. The additional solid waste enclosure located adjacent to the building will accommodate the restaurant and help minimize impacts to surrounding uses. Conditions of Approval ensure that future expansion will be reviewed for conformance to code requirements as well as possible impacts to surrounding uses.

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 • 67 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 and General Plan Goals 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: Approve the Special Development Permit with the attached conditions.

Prepared by:

Ryan M. Kuchenig

Project Planner

Reviewed by:

Steve Lynch

Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Project Description provided by the Applicant
- E. Rendering of Proposed Façade Modification (El Camino Elevation)
- F. Site Photos
- G. Parking Plan Table Provided by the Applicant

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

N1.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

N1.10.1. *Locate commercial uses where traffic can be accommodated, especially during peak periods (e.g. lunch time and commute times).*

Land Use & Transportation Element.

N1.11. *Recognize El Camino Real as a primary retail corridor with a mix of uses.*

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

Staff finds that project meets the purposes of the General Plan, as well as all applicable zoning standards. The new use is compatible to adjacent land uses and will provide an additional commercial use in a newly renovated shopping center.

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 Met)*

Staff finds that the proposed use ensures the general appearance of the shopping center and will not impair neighboring adjacent properties. The proposed use includes small façade improvements that help improve the overall appearance of the building and will help revitalize the shopping center. The site provides ample parking for the proposed use and Conditions of Approval ensure adequate review for any future expansion of the proposed restaurant.

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. 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.
- B. 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.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- E. The Special Development 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.
- F. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Administrative Hearing Officer.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain all other necessary permits.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.

- B. The windows along the east elevation, facing the Men's Warehouse, shall be translucent, similar to the front (north) elevation and west elevations, and retain visibility into the dining area of the restaurant.

4. EXTERIOR EQUIPMENT

- A. Any exterior roof equipment shall be screened and/or incorporated into the building design.

5. PARKING

Commercial Use:

- A. A Parking Management Plan must be submitted to the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:
 - 1. Employee parking locations shall be away from the building, in parking spaces that are the least used.
 - 2. Specify the location and term of short-term parking.
 - 3. Employees shall be required to park on the site.
- B. The parking lot shall be maintained as follows:
 - 1. Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 - 2. Maintain all parking lot striping and marking.
 - 3. Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
 - 4. Require signs to direct vehicles to additional parking spaces on-site, as needed.

6. RECYCLING AND SOLID WASTE

- A. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- B. The required solid waste and recycling enclosure shall:
 - 1. Match the design, materials and color of the main building.
 - 2. Be of masonry construction
- C. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.
- D. If within five feet of the building, the solid waste and recycling enclosure shall have fire sprinklers.

7. SIGNS

- A. All existing/new signs shall be in conformance with Sunnyvale Municipal Code.

8. MISCELLANEOUS

- A. Hours of operation shall be 10:00AM to 9:00PM.
- B. The maximum seating shall be eight. Expansion of the number of fixed seating may be considered through a separate Miscellaneous Plan Permit.
- 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.

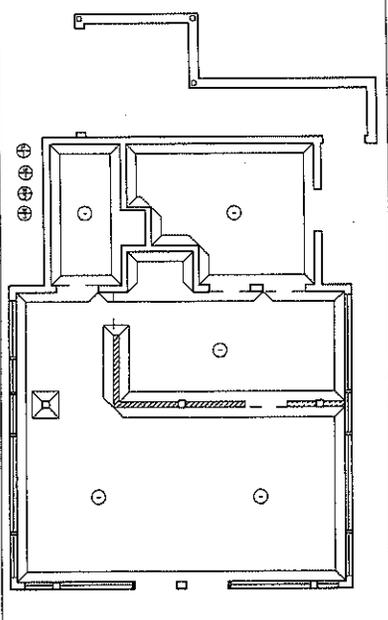
Floor Finish Schedule

SYMBOL	DESCRIPTION	USE	SUPPLY	NOTES
①				
②				
③				

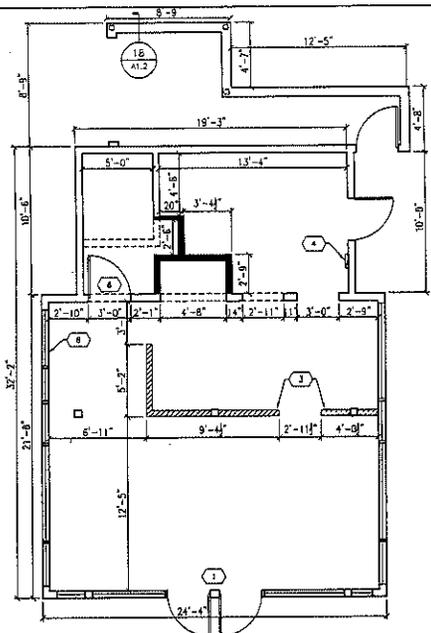
Wall Finish Schedule

NOTE: All walls to be supported by Metal Framing.

SYMBOL	DESCRIPTION	USE	SUPPLY	NOTES
①				
②				
③				
④				
⑤				



Floor & Wall Finish Plan 1/4"=1'-0" 15

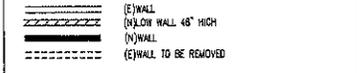


Construction Plan 1/4"=1'-0" 7

Notes

- (E) ENTRY DOOR
- (N) LOW WALL
- (N) ELECTRIC PANEL LOCATION
- (N) DOOR: 3'-0" x 8'-0"
- (E) WINDOW: SEE EXTERIOR ELEVATIONS/SHEET A3.1
- (N) WINDOW: SEE EXTERIOR ELEVATIONS/SHEET A3.1

Wall Legend



Planning Architecture Interiors
17500 Cunha Lane
Salinas, CA 93907
Tel. 831/665-1419
Fax 831/665-5245
delliott@willcom.net

David J. Elliott & Associates

TENANT IMPROVEMENT

ADAMSON'S FRENCH DIP

806 El Camino Real
Sunnyvale, CA

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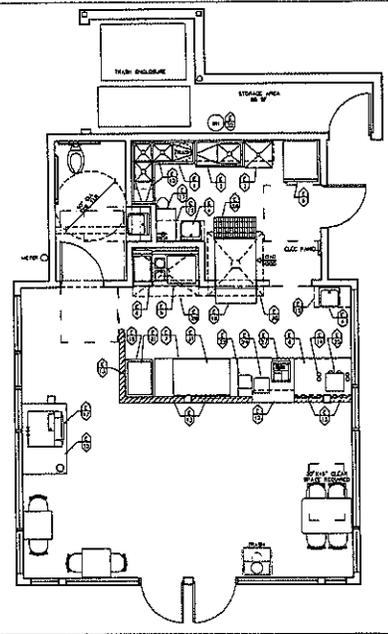
Revisions

No.	Description	Date
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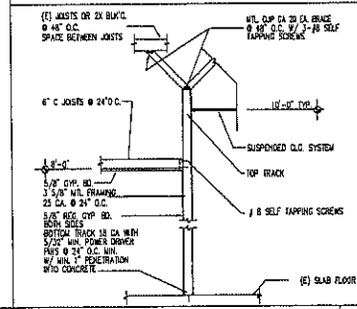
Equipment Schedule

NO.	DESCRIPTION	MODEL	SIZE LxWxH	ELECTRICAL	BTU/HR	GAS	REMARKS
1	3 COMPARTMENT SINK	SPYRUS (NOID)	34"X24"X4"				GC
2	VEGETABLE SINK	ADVANCE TABCO	3'-0"X1'-11"X10"				EXISTING
3	MOP SINK	ADVANCE TABCO	3'-0"X1'-11"X23"				GC
4	HAND SINK (2)	ADVANCE TABCO	17-1/4"X10"X14"X10"				GC
5	36" RANGE W/24" GRIDDLE	W/24" GRIDDLE	36"X28-7/8"X35-1/2"	180/80/0			GC
6	ELECTRIC Fryer	CECA WARE EFS-40	15-1/2"X31"X44-1/2"	208/80.5/1			GC
7	UNDERCOUNTER REFRIGERATOR	FRIG	60-1/2"X30-1/8"X36"	115/80/0			GC
8	UNDERCOUNTER FREEZER	FRIG	48-3/4"X30-1/8"X36" W/LGSS	115/80/0			GC
9	REACH-IN GLASS DOOR REFRIGERATOR	FRIG	28"X34-7/8"X38-1/4"	115/80/0			GC
10	ICE MACHINE	FRIG	22"X34"X58-1/2"	115/80/0			GC
11	WORKTOP REFRIGERATOR	BASIN BLESSNO	32"X30"	115/80/0			EXISTING
12	WALL MOUNTED SHELVES	INTER-METRO	DOUBLE SHELVES, LENGTH VARIES				GC
13	SNEEZE GUARDS	FRIG	I.B.D.				GC
14	CUP DISPENSERS	FRIG	I.B.D.				GC
15	S/S TOP BEVERAGE COUNTER	FRIG	I.B.D.				GC
16	S/S TOP CUSTOMER COUNTER	FRIG	I.B.D.				GC
17	B VALVE SODA DISPENSER	FRIG	24"X17"X10"	115/80/0			VENDOR PROVIDED
18	WOOD-FIRED OVEN	FRIG	35"X13"X27"		75000	1/2"	EXISTING
19	COOK & HOLD OVEN	FRIG	22-5/8"X23"X28-7/8"	208/80/0			EXISTING
20	WARMER	FRIG	21-3/4"X13-3/4"X28"	120/80/0			EXISTING
21	SLICER	FRIG	38"X13"X27-1/2"	120/80/0			EXISTING
22	COFFEE BREWER	FRIG	10-3/4"X7"X13"X16-1/2"	110/110V			EXISTING
23	COOKIE OVEN	GRS SPUNKMEYER	28-1/4"X28-1/2"X28-1/2"	120/80/0			EXISTING
24	COOKIE DISPLAY	GRS SPUNKMEYER					EXISTING
25	MILKSHAKE MACHINE		(2) 18"X28"				EXISTING
26	WIRE SHELVING						EXISTING
27	POS						EXISTING
28	STORAGE UNITS	INTER-METRO	(1) 17"X24", (1) 18"X24"				
29	HOOD 1	CAPITWEARE	I.B.D.				
30	HOOD 2	CAPITWEARE	I.B.D.				
31	CUTTING BOARD		4'x4'				EXISTING
32	WATER HEATER						
33							
34							
35							

Equipment Schedule 13

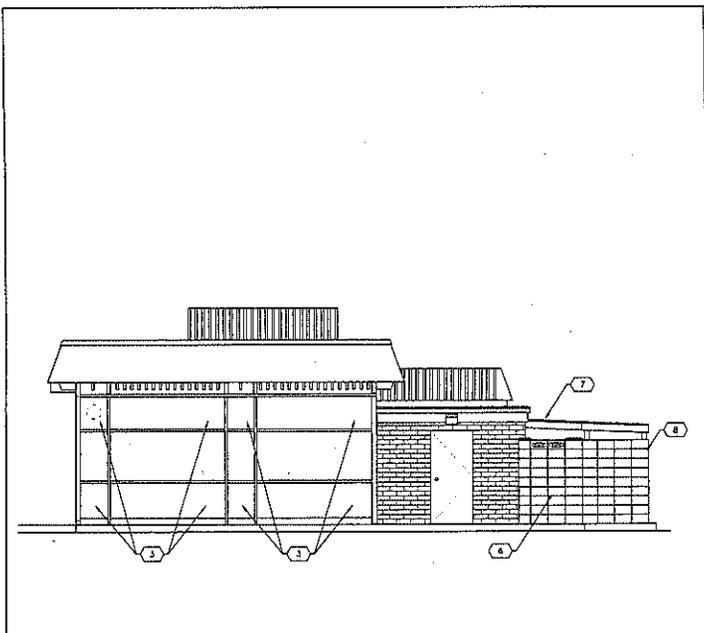


Equipment Plan 1/4"=1'-0" 5

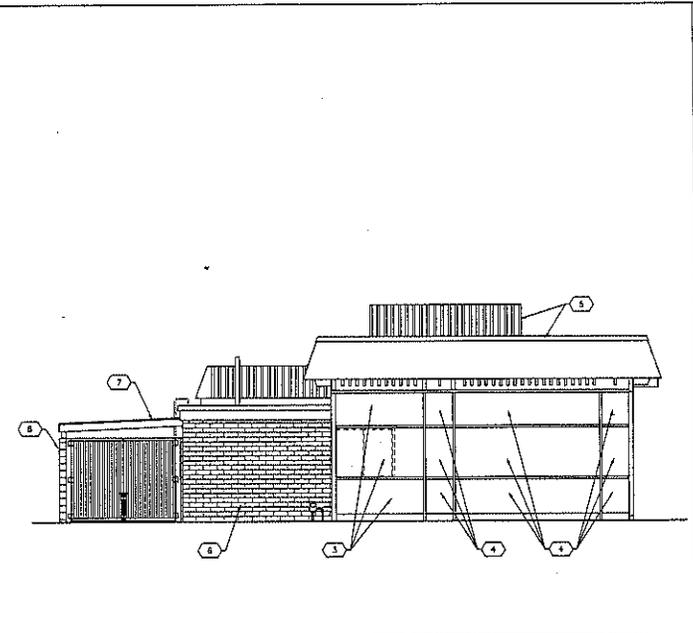


Non Bearing Wall Types 1

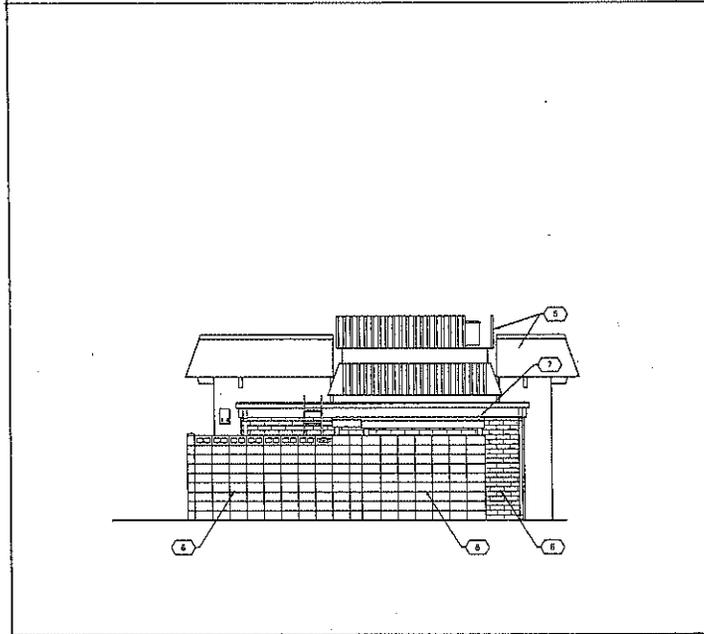
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 Page 2 of 3
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 Sheet



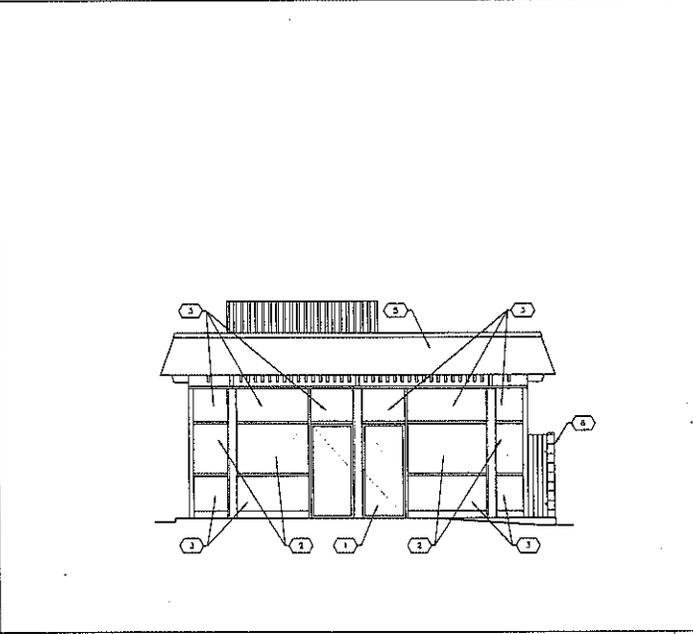
West Elevation 1/4"=1'- 0" 15



East Elevation 1/4"=1'- 0" 7



South Elevation 1/4"=1'- 0" 13



North Elevation 1/4"=1'- 0" 5

Key Notes (1)

1. EXISTING STOREFRONT TO REMAIN
2. EXISTING CLEAR GLAZING
3. NEW CLEAR GLAZING
4. NEW BLACK OPaque GLAZING
5. EXISTING ROOF TO REMAIN
6. EXISTING BRICK WALL TO REMAIN
7. NEW ROOF TO MATCH EXISTING
8. NEW TRASH ENCLOSURE

Planning
Architecture
Interiors

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TENANT
IMPROVEMENT

**ADAMSON'S
FRENCH DIP**

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Revisions

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ATTACHMENT
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Business Summary

Adamson's French Dip Sandwich is a casual service restaurant concept, based in San Jose, CA. The Adamson family has owned and operated several successful restaurants over a 50-year period. Adamson's French Dip, unlike a typical fast food restaurant, will provide a unique combination of excellent food at value pricing in a comfortable casual environment.

In today's highly competitive environment, it is becoming increasingly more difficult to differentiate one restaurant concept from another. Adamson's French Dip does this by being the first concept to feature a French Dip Sandwich as its primary signature item.

We use only USDA Certified Angus beef shipped directly from the Midwest. We slowly roast over 100% real oak wood directly in front of the customer. The meat is then sliced to order and piled high on a sweet French roll with a side of our own homemade Au Jus and horseradish.

Adamson's French Dip will be a lunch and early dinner casual service restaurant providing take-out and casual counter service. A typical lunch would consist of a French dip, french fries, soft drink and cookie. The average check will be \$7.50

Objective

Adamson's French Dip objectives for the first two years of operations

- a. Keeping food cost under 35% of revenue
- b. Keeping employee labor cost between 16-18% revenue
- c. Annual sales between \$250,000 - \$400,000
- d. Maintain tight controls on costs and operations.

Location

Adamson's French Dip will be located in the Santa Clara valley. The prototype store will be approx. 1200 sq. ft of leased space, corner location. The interior décor will be highly themed with brick walls and high exposed ceilings.

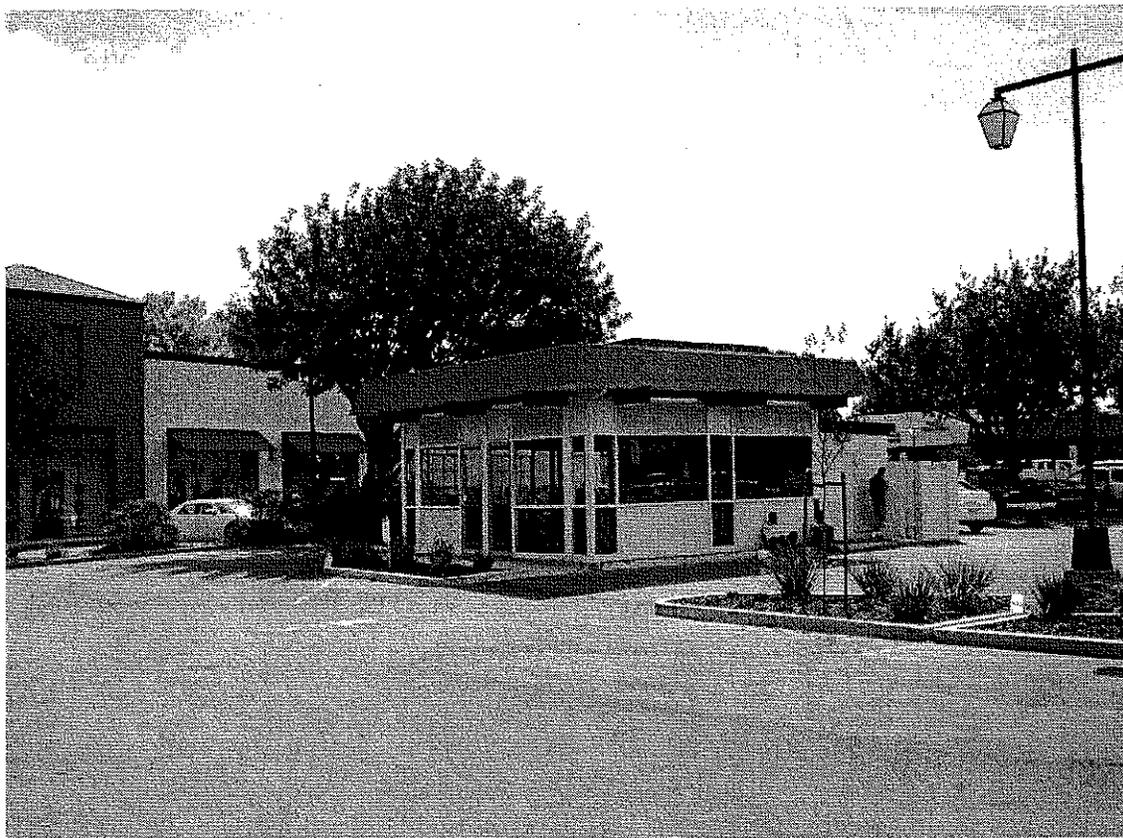
Business Hours

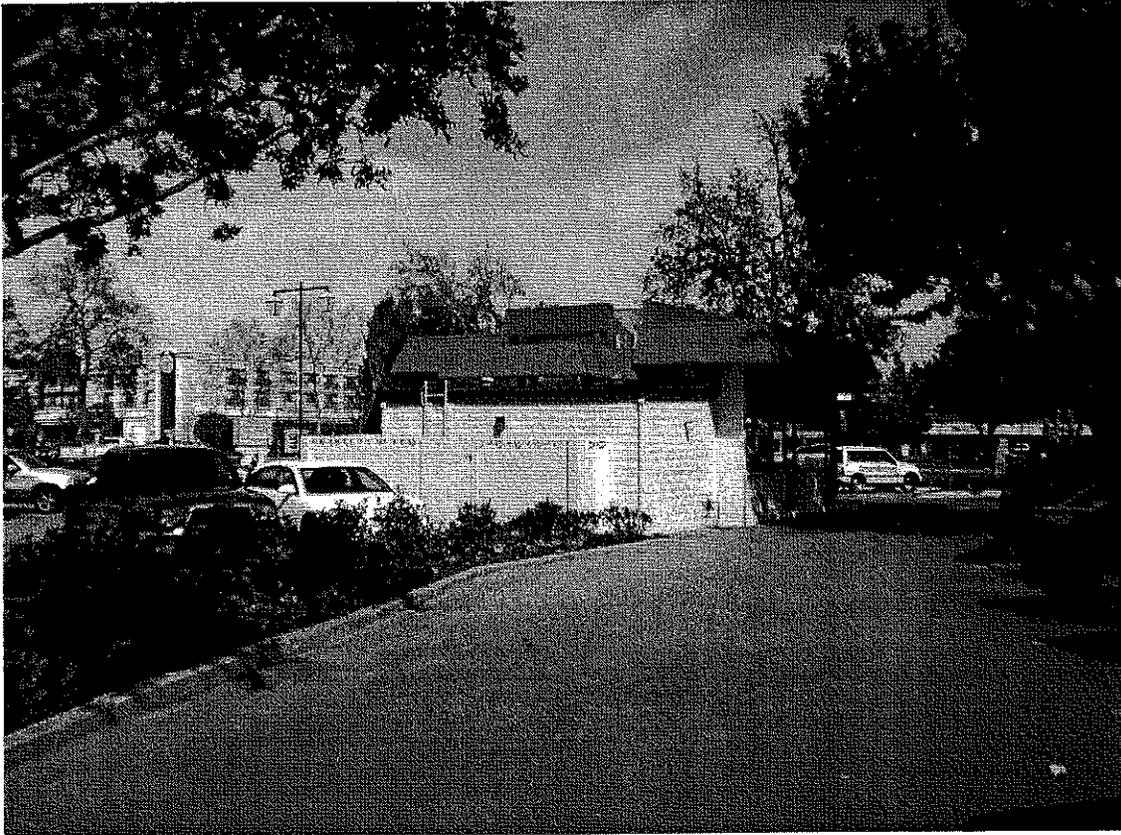
Adamson's French Dip will be open from 10:30 a.m. to 9:00 p.m. daily

Start-Up Costs (Project Requirements)

TI Build-Out	\$150,000
New equipment purchases	\$20,000
Pre-opening expenses	\$30,000
Design, Permits, Sewer Hook-Up	\$20,000
Operating Expenses (6 months)	\$80,000
Total Start-up Costs	\$300,000







CIVIC SQUARE PARKING PLAN

January 30, 2009

Unit	Civic Square Shopping Center Store Name	Sq.Ft.	Type of use	Parking Ratio	Factor	Required # Stalls # Stalls Provided	# Stalls Surplus	
806	Adamson's French Dip 8 fixed seats 326 sq. ft. other area	(816) 726	retail food/restaurant 400 sq.ft. - 1 per 2 fixed seats 326 sq. ft.- other	8 1 per 400	0.5 0.0025	4.0 1.0		
808	Popeyes Chicken 1000 sq. ft. retail food	2,000	restaurant without fixed seating. 1,000 retail food	1 per 110	0.009091	18.2		
810	Civic Square Barber Shop	450	retail	1 per 225	0.004444	2.0		
812	Vacan/former Salvation Army	10,470	retail	1 per 225	0.004444	46.5		
816	Michaels Crafts #8698	23,900	retail	1 per 225	0.004444	106.2		
820	Blue Water Divers	1,500	retail	1 per 225	0.004444	6.7		
824	Sisters Bake Shop	1,535	retail	1 per 225	0.004444	6.8		
826	Bay Fish & Chips	1,145	restaurant without fixed seating	1 per 110	0.009091	10.4		
828	Blue Max Lounge	1,700	nightclub & bar (night use)	1 per 225	0.004444	7.6		
832	Cheese Steak Shop 10 fixed seats 880 sq. ft. other area	1,078	retail food/restaurant 200 sq. ft. - 1 per 2 fixed seats 880 sq. ft. - other	10 1 per 400	0.5 0.0025	5.0 2.2		
834	Image of International Beauty Salon	1,078	retail	1 per 225	0.004444	4.8		
836	Infinity Travel Agency	1,078	retail	1 per 225	0.004444	4.8		
840	House of Humor	2,120	retail	1 per 225	0.004444	9.4		
842	Cassara Clothiers	748	retail	1 per 225	0.004444	3.3		
844	Pho Nam Vietnamese Restaurant 60 fixed seats 1,000 sq.ft. other area	4,200	restaurant with fixed seating 3,000 sf. - 1 per 2 fixed seats 1,200 sf. - other	60 1 per 400	0.5 0.0025	30.0 3.0		
TOTAL SPACES: (15 units)		54,728				<u>281.0</u>	<u>303</u>	<u>22.0</u>
Hollywood Video/Mens Warehouse						10		-10
TOTAL SPACES:						<u>291.0</u>	<u>303</u>	<u>12.0</u>

ATTACHMENT
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