



CITY OF SUNNYVALE REPORT ADMINISTRATIVE HEARING

July 15, 2009

File Number: 2009-0398

Permit Type: Use Permit

Location: 731 S. Wolfe Road (near S. Wolfe Rd.) (APN: 211-05-030)

Applicant/Owner: Athidi Restaurant / Wolfe Reed Properties LLC Et Al

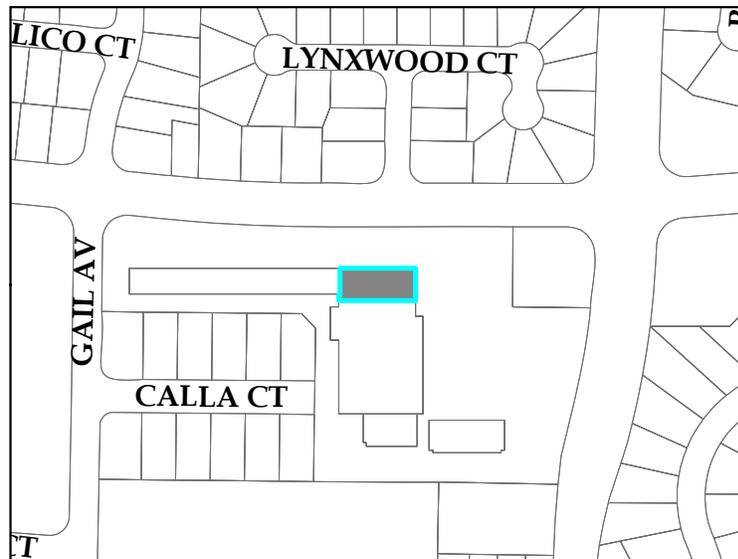
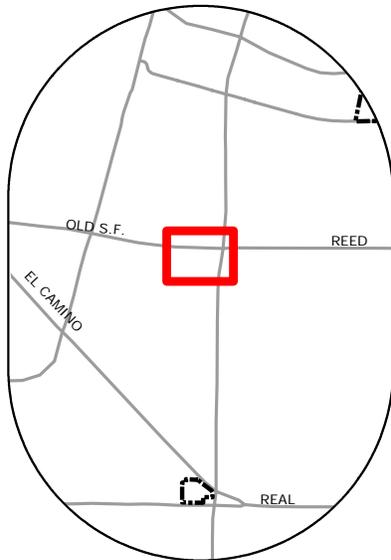
Staff Contact: Noren Caliva, Assistant Planner, (408) 730-7637

Project Description: Application for a Use Permit to allow a banquet/party hall adjacent to an existing restaurant (Athidi).

Reason for Permit: A Use Permit is required for new place of assembly uses within the C-1 Zoning District.

Issues: Parking and neighborhood compatibility.

Recommendation: Approve with Conditions.



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Commercial Neighborhood Shop	Same
Zoning District:	C-1	Same
Lot Size:	276,940	Same
Total Sq. Ft. on Site:	74,448	Same
Tenant Sq. Ft.:	4,746	Same
Parking:	420	Same

Previous Planning Projects related to Subject Application: The Wolfe-Reed shopping center was developed in 1969 and is comprised of four contiguous buildings. The applicant currently operates two businesses within this shopping center that are not adjacent to one another. Athidi Indian Cuisine (restaurant) is located in tenant space #727 and was approved with alcohol service (Use Permit 2007-1148). Athidi Party Hall (place of assembly) is located in #870 and was approved with restrictions on use, hours of operation, building occupancy and alcohol service (Use Permit 2007-1147).

Use Description: The applicant proposes to occupy a 4,746 square foot vacant tenant space (#731) adjacent to their existing restaurant. Approximately 4,107 square feet will be used to relocate the party hall (existing party hall location will be vacated). The party hall will primarily be open seating area with portable tables and chairs that can be configured per the patrons' request. No bar area or kitchen facility is proposed within the party hall. The remaining 639 square feet will be used as additional seating area for the existing restaurant. Although the two businesses will be adjacent to each another, the uses will operate independently. The party hall area will not be used as spill-over restaurant seating. As conditioned by staff, all entrances into to the party hall shall be closed when not in use (Condition #3.d).

The nature of the proposed party hall is similar to the existing use. The space will be available for patrons to rent for celebrations or gatherings, patrons may either bring in their own food or be served by the existing restaurant, and there will be no live entertainment or amplified music (Condition #3.a). The main differences are limited to the size of the tenant space (proposed tenant space is 2,667 square feet larger), and alcohol will not be allowed within the new tenant space (either from patrons or the restaurant). Staff confirmed with California Department of Alcoholic Beverage Control that a liquor license was never obtained. As conditioned, the previous Use Permit for the party hall and alcohol service for existing tenant space #870 will be superseded with the approval of this application (Condition #4).

Hours of Operation: The applicant requests for the party hall to be available for patrons primarily for weekend events on Saturdays and Sundays from 10 a.m. to 3 p.m. and 5 p.m. to 10 p.m. The applicant anticipates that there may be occasional weekday events throughout the year. In order to minimize potential noise impacts to adjacent residential properties, staff recommends the same hours of operation for weekdays (Conditions #6).

Expected Number of Patrons: The applicant stated that there will be no more than 150 patrons at a given time within the proposed tenant space. The original Use Permit was restricted to no more than 64 patrons due to building occupancy issues (California Building Code). Staff consulted with the Sunnyvale Building Safety Division who indicated that the current occupancy classification for the proposed tenant space may allow more than 200 patrons at a given time. Staff recommends that a condition be added to allow no more than 150 patrons in the party hall at one time, or as required by any other code restriction, whichever is less (Condition #3.c).

Exterior Changes: Exterior changes are limited to new windows that will match existing and a new roof mounted air conditioning unit screened behind an existing parapet wall. Proposed signs will require compliance with the established Master Sign Program (Condition #G).

Parking: The shopping center is comprised of a mix of retail, personal service and restaurant uses that share 420 existing parking spaces. The current policy is to use the flat rate shopping center parking requirement unless a specific use is more than 10% of the building area. The proposed restaurant expansion results in 15.8% of restaurant uses, while the party hall will be 5% of the shopping center. Based on current policy 390 parking spaces are required. Therefore, the site provides adequate parking (surplus of 30 spaces) for the proposed project based on the current policy for shopping centers.

For comparison purposes, parking was also calculated for the party hall using the individual parking rate for place of assembly uses. Using this calculation, 162 parking spaces would be required for the party hall and 527 total parking spaces would be required for the entire shopping center (deficit of 107 spaces).

Use	Tenant Area (sf)	Parking Rate	Shopping Center Requirement	Individual Parking Requirement
Retail, personal service, vacant (79.2%)	59,027	1/225	263	263
Restaurant (15.8%)	11,788	1/110	108	102
Banquet/party hall (5%)	4,107	1/225	19	162
420 existing parking spaces			390	527

Staff finds that the individual parking rate for place of assembly uses does not accurately reflect the parking demand. The shopping center is made up of different uses with different peak hours. A majority of the tenants have peak hours during weekday afternoons and evenings, while peak hours for the party hall are limited to weekends. Although a surplus of parking exists at the site based on the shopping center rate, staff recommends that a Parking Management Plan be required to ensure that parking can be supplied on-site during high-attendance events and reduce potential spill-over impacts on adjacent residential neighborhoods (Condition #5).

Site Improvements: Due to the condition of the existing shopping center, staff recommends that the applicant re-stripe the parking lot immediately served by the restaurant and party hall, upgrade the driveway west of the tenant frontage along Old San Francisco, install new bike parking and construct a new commercial trash enclosure (Condition #7). Additional building upgrades may also be required as part of project conditions of approval (Condition #F).

Public Safety: Staff has referred this application to the Department of Public Safety (DPS) for comments. DPS had no concerns regarding the proposed use, so long as the business is aware of fire/police alarm ordinance and no alcohol is served within the party hall.

Public Contact: 55 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

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

Action Statement N1.1.1 – Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.

Policy C4.1 – Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

The proposed use is compatible with the mix of tenants within the shopping center. In addition, the proposed project provides a meeting space that the neighboring residents and community can utilize for special occasions.

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 is expected to have minimal impacts on surrounding properties. Minor exterior modifications are proposed and, as conditioned, parking will not spill-over into adjacent residential neighborhoods. Future expansion of the use will be considered through the appropriate review process to ensure parking requirements are met.

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: **Noren Caliva**, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant/Justification Form
- D. List of Existing Uses at Spalding Square

Standard Requirements

The following is a list of standard requirements. This list is intended to assist the applicant and public in understanding basic related requirements, and is not intended as an exhaustive list. These requirements cannot be waived or modified.

- A. **Permit Expiration:** The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
- B. **Permit Lapse if not Exercised (Ordinance 2895-09):** The Use Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void.
- C. **Permit Recordation:** Execute a Use Permit document prior to issuance of the building permit.
- D. **Building Permits:** Obtain Building Permits for interior improvements as required by the Building Safety Division.
- E. **Encroachment Permit:** Obtain an encroachment permit for work in the public right of way.
- F. **Building/Facility Upgrades:** Comply with all requirements for the California Building, Electrical, Plumbing, Mechanical and Fire Codes. Comply with standard water/sewer upgrade requirements deemed necessary by the Department of Public Works.
- G. **Signs:** All new signs shall be in conformance with Sunnyvale Municipal Code and any existing Master Sign Program.
- H. **Clean Site:** All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

Recommended Conditions of Approval

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:

- 1. **Project Conformance:** 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.

2. **Conditions of Approval on Plans:** The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
3. **Approved Use:** The Use Permit is to allow a 639 square foot expansion of an existing restaurant for additional seating, and a 4,107 square foot party hall (place of assembly use) available for celebrations and gatherings.
 - a. There shall be no entertainment or amplified music unless a separate Use Permit is obtained.
 - b. There shall be no alcohol within the party hall unless a separate Use Permit is obtained.
 - c. No more than 150 patrons may occupy the party hall at a given time, or as required by any other code restriction, whichever is less.
 - d. All public entrances between the party hall and restaurant shall be closed when each facility is not in use to prohibit spill-over of uses within each tenant space.
4. **Previously Approved Use Permit:** This Use Permit shall supersede previously approved Use Permit 2007-1147 for 870 S. Wolfe Road.
5. **Parking Management Plan:** 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:
 - a. Employee parking locations shall be away from the building, in parking spaces that are the least used.
 - b. Employees shall be required to park on the site.
 - c. Analysis of peak hours of operation for the mix of uses, and availability of parking during peak hours.
 - d. Any proposed expansion to the maximum number of patrons for the party hall shall be subject to approval of the Director of Community Development through a Miscellaneous Plan Permit.
6. **Hour of Operation:** Hours of operation for the party hall shall be limited to 10 a.m. - 3 p.m. and 5 p.m. - 10 p.m. daily.
7. **Site Improvements:** The applicant shall complete the following on and off-site improvements:
 - a. Restripe the parking lot area immediately served by the restaurant and party hall per City standards (approximately 54 parking spaces). Submit a restriping plan during the building permit process.

- b. The driveway west of the tenant frontage along Old San Francisco Road shall be repaired and modified to comply with ADA clearance requirements. Submit public improvement plans during the building permit process.
- c. A new masonry trash enclosure shall be installed per City specifications and the location shall not impede on the accessibility of tenants and users of the site. Submit a trash enclosure plan to the Planning Division prior to building permit submittal.
- d. Provide adequate Class I and Class II bicycle parking spaces per to the 2007 VTA Bicycle Technical Guidelines.



TENANT IMPROVEMENT
FOR ATHIDHI RESTAURANT
727 S. WOLFE ROAD
SUNNYVALE, CA 94086

ATTACHMENT 13
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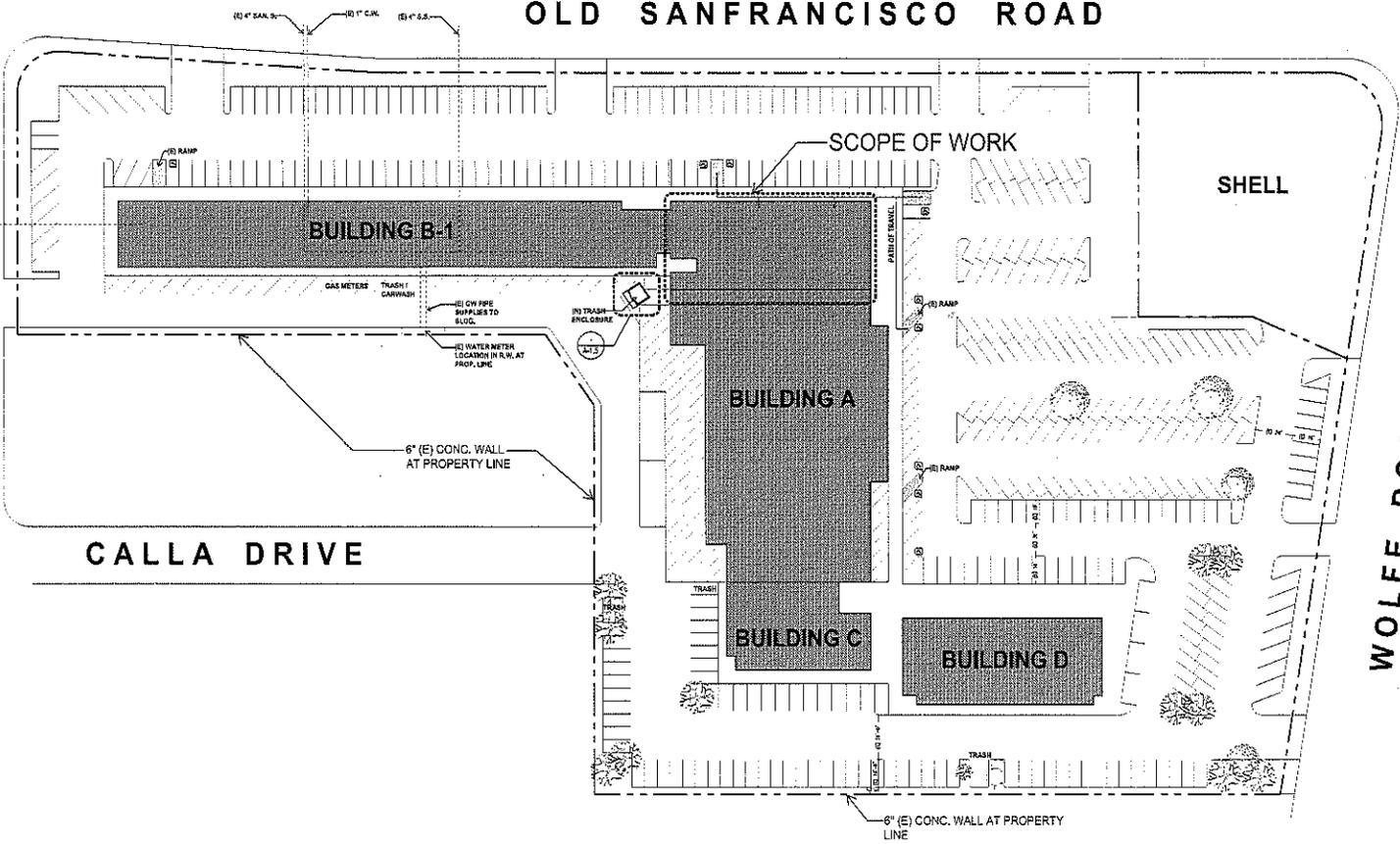
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OLD SANFRANCISCO ROAD

GAIL AVE

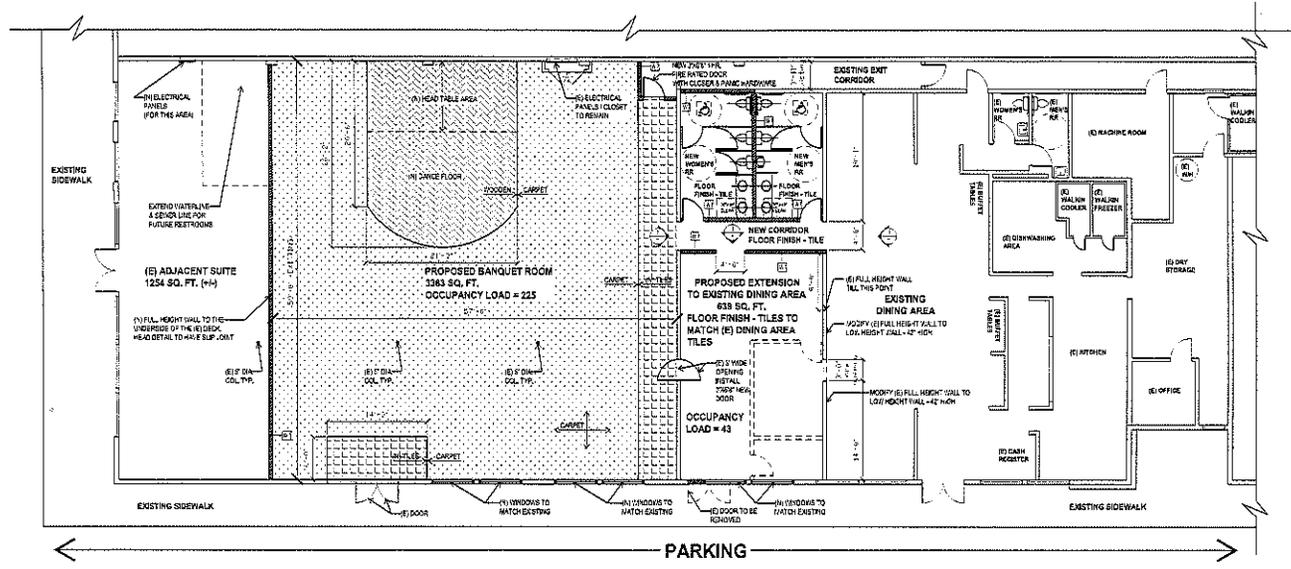
WOLFE ROAD

CALLA DRIVE



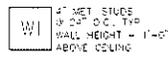
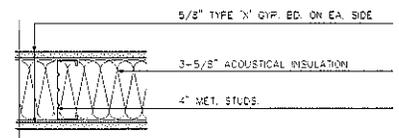


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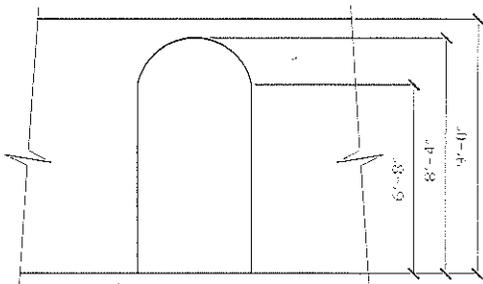


NEW FLOOR PLAN : 1/8" = 1'

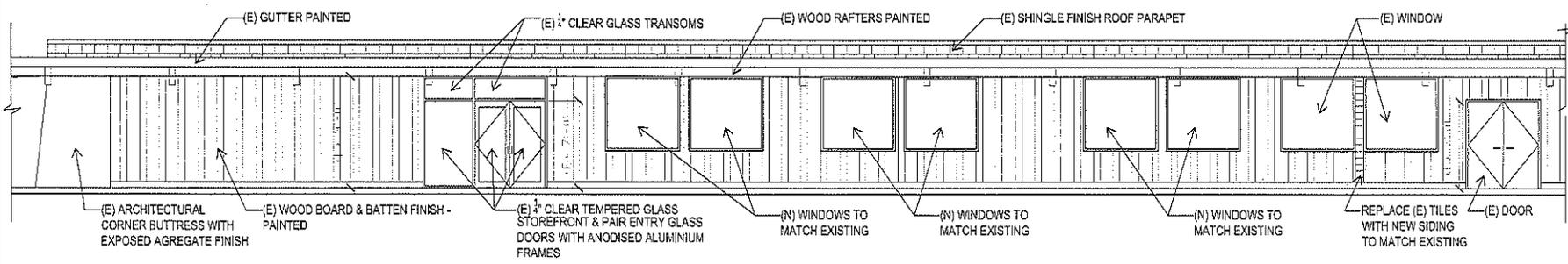
WALL TYPES



WI INTERIOR PARTITION WALL - 1 HR. RATED
PARTS



PART ELEVATION - 1
ARCHED OPENING (TYP.): 1/2" = 1'



NEW ELEVATION : 1/4" = 1'

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ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR					BASE			WALL					CEILING			REMARKS							
		CARPET	TILE	VCT	WOODEN	CONCRETE	CARPET	TILE	6" WOOD	WOODER	NO BASE	OV. ED. PAINTED	OV. ED. UNPAINTED	WOOD PANEL	TILE	LIMESTONE	VAN. WALL COVR.		METAL PANEL	ACQUISICAL LAP-IN TILE	OV. ED. PAINTED	OV. ED. UNPAINTED	EXPOSED STRUCTURE	METAL PANEL	CEILING HEIGHT
1	EXTENSION TO DINING AREA		●					●												●				9'-0"	EXISTING TO REMAIN TO MATCH LEADING AREA TILES
2	BANQUET ROOM	●			●				●										●					9'-0"	EXISTING TO REMAIN
3	MENTE & WOMEN'S RESTROOMS		●										●							●				8'-0"	

GENERAL NOTES

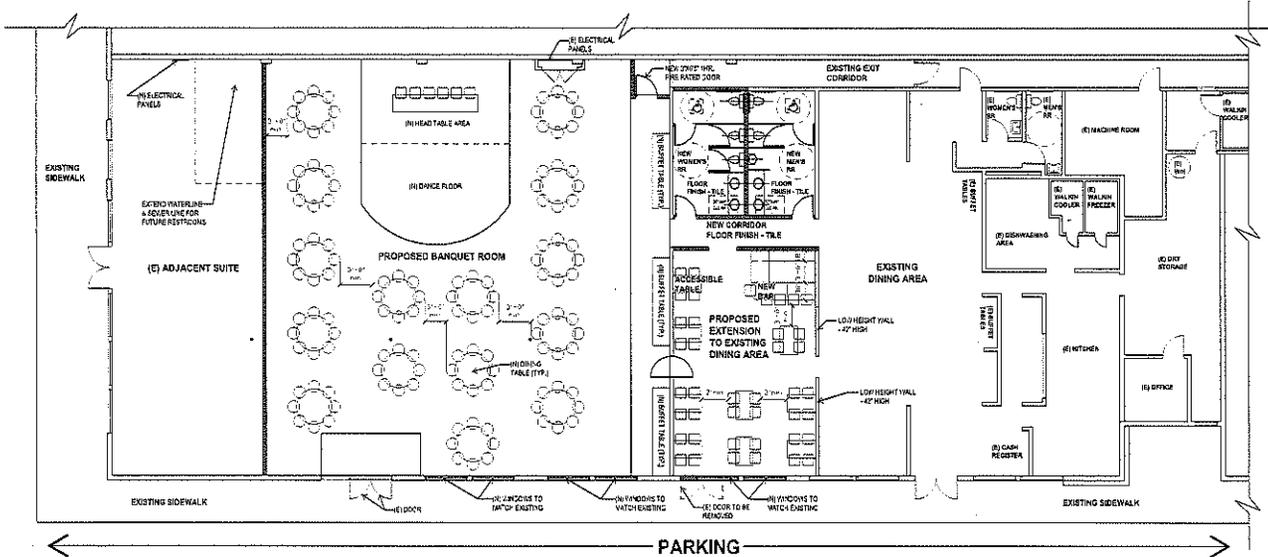
- GLAZING AT ALL HAZARDOUS LOCATIONS SHALL COMPLY WITH THE SAFETY GLAZING REQUIREMENTS OF SECTION 2408 C.B.C.
- CASPOUR BOARD AT WALLS TO BE PAINTED.

TYPICAL GENERAL NOTES

- MAXIMUM DOOR OPENING EFFORTS: 5 lbs. AT EXTERIOR, 5 lbs. AT INTERIOR, AND 15 lbs. AT FIRE DOORS (ONLY AT THE PERMISSION OF THE BUILDING OFFICIAL).
- ALL DOOR ARE EQUIPPED WITH SINGLE-EFFORT, NON-CRASP HARDWARE (i.e. LEVER) CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
- HAND-ACTIVATED DOOR-OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DEVICES THAT ARE HAND-ACTIVATED AND WHICH ARE ON A PAIR OF ISSUED SHUTTS, SE OPERATED WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, RUBIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPERING HARDWARE. CBC SEC. 112B.2.5.1
- THE LEVEL AREA SHALL HAVE A LEAD-IN IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LEAD-IN OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION TO COMPLY WITH CBC SEC. 112B.2.4.2

DOORS-GENERAL NOTES

- 1 1/2" STRIKE EDGE - 4" DEEP CLEAR SPACE ON SIDE OPPOSITE SWING OF DOOR. EXTERIOR DOORS MUST HAVE 2" CLEAR ON STRIKE EDGE OF DOOR AND INTERIOR DOORS MUST HAVE 1" CLEAR TO COMPLY WITH CBC SEC.
- EXIST DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER SECTION 1004.5.1.8 U.C.B.C.
- SELF CLOSING
- SELF LATCHING
- TAGENT-A KNOWN LISTED AND LABELED CASNET, SELF-CLOSING DOORS FOLLOWED BY THE LETTER "E" ON THE LABEL TO THE DOOR AND FRAME AS REQUIRED BY SECTION 1004.5.1.2 U.C.B.C.
- ALL HARDWARE SHALL BE OIL RUBBED BRONZE FINISHED
- INTERNAL DOORS TO HAVE KEYLESS DOOR LOCKS, ADA COMPLIANT SIMPLY OR EQUIVALENT
- ALL HARDWARE SHALL BE ADA COMPLIANT



FURNITURE LAYOUT PLAN (EXISTING TO REMAIN)

IYER & ASSOCIATES
Architecture • Interiors • Planning

833 SHAWNEE STREET, SUITE 100
SAN FRANCISCO, CA 94111
415.761.1800
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**TENANT IMPROVEMENT
FOR ATHIDHI RESTAURANT**

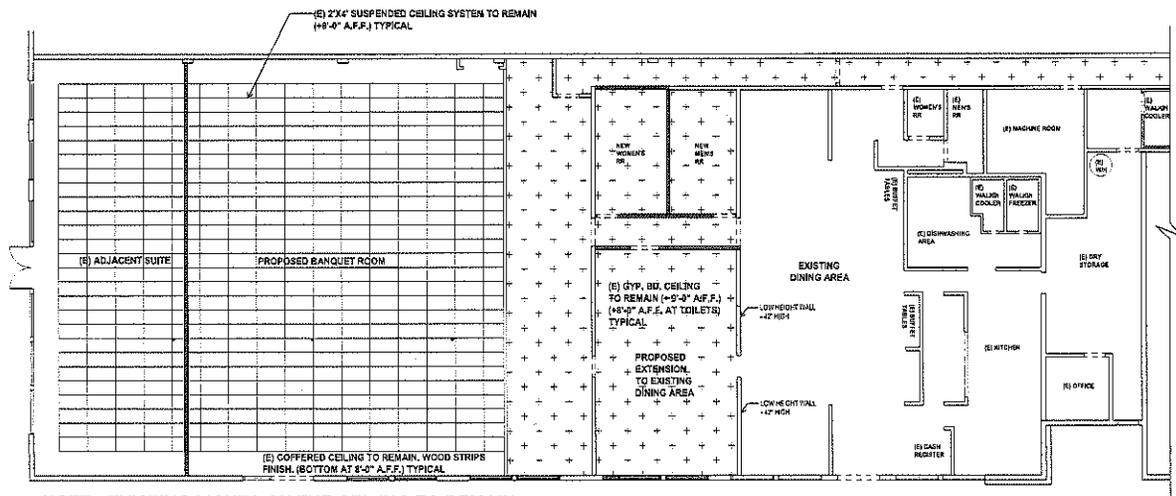
727 S.WOLFE ROAD
SUNNYVALE, CA 94086

ATTACHMENT
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TENANT IMPROVEMENT
FOR ATHIDHI RESTAURANT

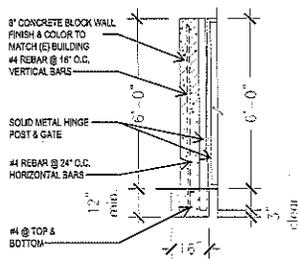
727 S. WOLFE ROAD
SUNNYVALE, CA 94086



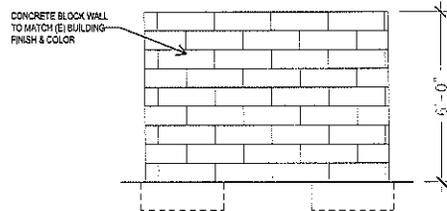
NOTE : EXISTING LIGHTS ON THE CEILING TO REMAIN

REFLECTED CEILING PLAN (EXISTING TO REMAIN)

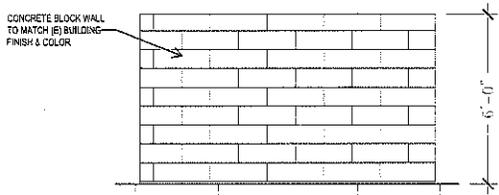
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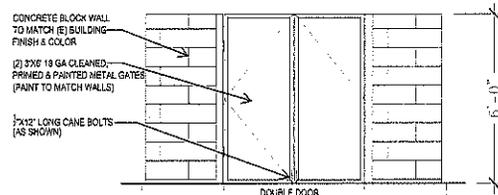
TRASH ENCLOSURE - SECTION



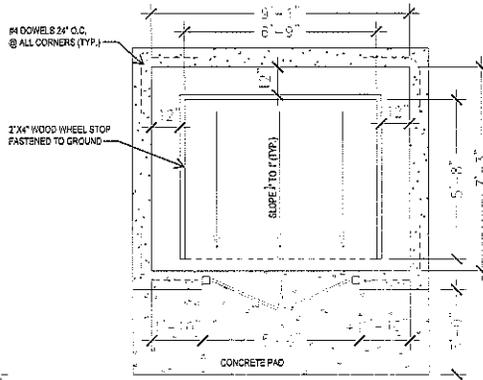
TRASH ENCLOSURE - SIDE ELEVATION



TRASH ENCLOSURE - REAR ELEVATION



TRASH ENCLOSURE - FRONT ELEVATION



TRASH ENCLOSURE PLAN

NOTE: INFORMATION AS PER TRASH ENCLOSURE SUBMITTAL FOR COMMERCIAL AREAS



TENANT IMPROVEMENT
FOR ATHIDHI RESTAURANT

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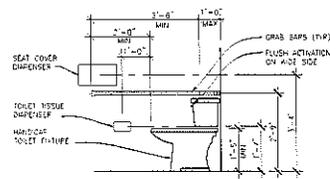
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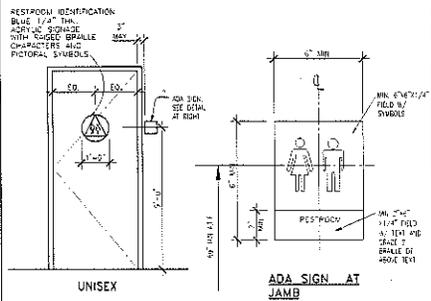
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ATTACHMENT B

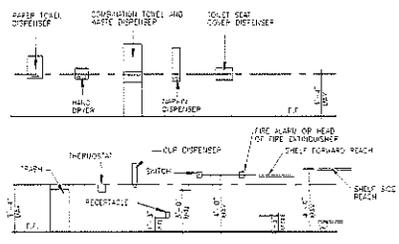


NOTE
HANDICAP ACCESSIBLE WATER CLOSETS SHALL COMPLY WITH CAC TITLE 24 SECTION 511.16(1)(B) & SECTION 1502 CBC SECTION 11159.9

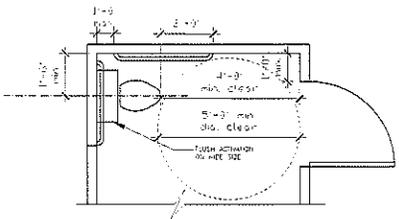
8 WATER CLOSET DETAILS
1/2" = 1'-0"



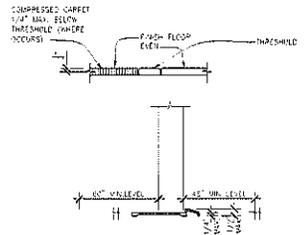
3 UNISEX RESTROOM DOOR / SIGNAGE
1/2" = 1'-0"



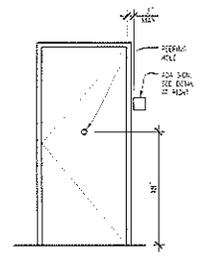
10 ACCESSIBLE HEIGHTS
1/2" = 1'-0"



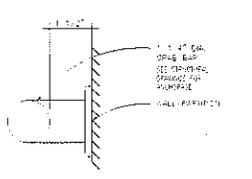
7 WATER CLOSET DETAILS
1/2" = 1'-0"



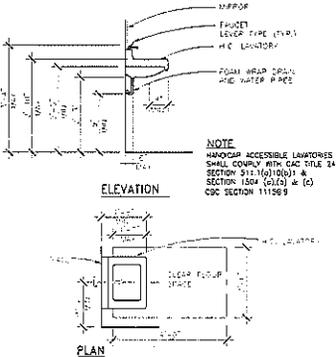
5 THRESHOLD AT DOOR
3" = 1'-0"



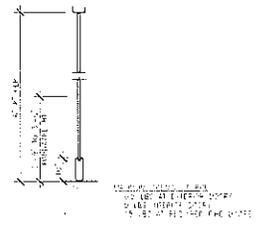
2 PERMANENT ROOM IDENTIFICATION
1/2" = 1'-0"



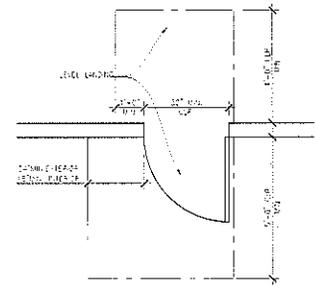
9 GRAB BAR DETAIL
1/2" = 1'-0"



6 LAVATORY DETAILS
1/2" = 1'-0"



4 DOOR & HARDWARE HEIGHTS
1/2" = 1'-0"



1 CLEARANCES AT DOORS
1/2" = 1'-0"

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415.362.4878 (FAX)



TENANT IMPROVEMENT FOR ATHIDHI RESTAURANT
727 S. WOLFE ROAD
SUNNYVALE, CA 94086

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Project: 129

ATTACHMENT B
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USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

We are planning to use for below purposes.

→ Family get-together

→ birthday parties

OR

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 ...

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

SDP File Number 2009-0398
Project Review Committee
Updated Comments June 2, 2009

*** Division: Planning ***

WITH ANSWERS

6.22.09

Please contact Noren Caliva at (408) 730-7637 for questions regarding the following comments.

The project is deemed incomplete, with the following items pending:

1. Submit a more detailed project description letter addressing the following issues:
 - a. Will some of the food served in this location come from the Athidi Indian Restaurant, or are these two businesses completely independent from one another?

Both businesses are same. The customer either can buy food from outside or from ATHIDHI. It is completely depends upon their choice.

- b. Will there be live entertainment on site, such as amplified music, dancing, dj's, bands, etc?

There is no entertainment

- c. What are the hours of operation for the banquet hall and the existing restaurant?
Mostly its is weekend business (Saturday 10AM to 3Pm, 5PM to 10PM, Sunday 10AM to 3Pm, 5PM to 10PM). Sometimes we might open on weekdays too.
 - d. Will alcohol be served? From restaurant?
NO
 - e. What is the estimated maximum number of patrons in the banquet hall?
Mostly from 30 people to 150 people
 - f. What will the banquet hall be used for when not in use? Will it be used as over-flow restaurant seating?
We will be using only for events only
 - g. What is the seating arrangement of the existing restaurant and new banquet hall? Will the seats be affixed to the floor"?

In the existing place, seats are movable. In the new banquet hall also, the seats are movable

2. Submit a list of existing tenants in the shopping center and the square footage of the spaces they occupy.

Safeway

Roundtable:

REFER TO SH. PL. 1 ENCLOSED.

Indian grocery shop:

- 3. Submit an updated floor plan showing the existing conditions of restaurant and proposed tenant space, including seating arrangement.
SEE ATTACHED SH. ES. 1.
- 4. Submit an updated site plan, showing the number of existing and proposed parking spaces and ADA spaces (may be included in description letter instead). *REFER TO SH. 7.1*
- 5. Provide additional information provided by each department. *EXISTING A.I.1.*

Additional Comments:

- 1. A parking analysis cannot be completed until I receive an updated list of tenants and square footages. The latest permit issued for the existing Athidi Party Hall showed that there may be a parking deficiency in this shopping center (based on the mix of uses).
- 2. Aside from parking, staff's concerns are regarding potential impacts to neighbors (noise, traffic). The pending description letter should provide more insight for staff to determine impacts.
Since the banquet hall is going to be operational mostly on weekends. We never had any issues with neighbors. Most of the Indian events are very religious and low noise.
- 3. This project may be subject to Transportation Impact Fees. This will be determined once the project is deemed complete.
- 4. The shopping center is in disrepair. This project may trigger site upgrades to parking lot area (parking lot re-striping) and public right-of-way (driveways and sidewalks). This will be determined once the project is deemed complete.
- 5. As there are several items pending in order to deem the application complete, the Administrative Hearing date of June 24th is not possible. The next hearing date is July 15, in which all items would have to be submitted by no later than June 15.

*** Division: Building Safety ***

Bob Serrano, Building Inspector, (408) 730-7439. PRC Standard Comments:

- 1. Building Permits for the addition are required prior to start of any construction. Submit three complete sets of plan (two sets to be wet signed and stamped) along with two copies of structural calculations to the One-Stop Permit Center between the hours of 8:00 a.m. - 12:00 noon. The plans can be reviewed over the counter.
- 2. Obtain approval from the Santa Clara County Environmental Health Department prior to issuance of a building permit

DRAWING SUBMITTED TO SANTA CLARA COUNTY ENVIRONMENTAL HEALTH DEPT FOR APPROVAL

3. Provide complete scope of work. *REFER TO SHEET 7.1.*
4. Submitted plans shall be prepared by a licensed architect. *PLANS SUBMITTED.*
5. On the plans submitted for building permits, provide the occupancy classification, construction type of the building. *SHOWN ON SHEET 7.1.*
6. Provide full existing and proposed floor plans. *ENCLOSED*
7. Provide a complete floor plan that shows the size and use of each room for the entire building. *ENCLOSED*
8. Provide occupancy load for each room or area based on Table 1004.1.1 *REFER TO SHEET A.2*
9. Provide a complete exiting plan. *A.2*
10. Provide a complete accessibility plan. *A.2 & A.3 & 1.6*
11. On the plans submitted for building permits, provide a complete accessibility plan for the tenant space and the site including accurate count of regular parking spaces and accessible parking spaces. *ENCLOSED*
12. Show the required paths of travel to and from the public right-of-way, throughout the site, and within the tenant space. *REFER TO SITE PLAN.*
13. Accessible male and female restrooms will be required. *PROVIDED ON SHEET A.3.*
14. Provide complete building, electrical, plumbing, and mechanical plans based on requirements of the 2007 version of the California Building, Electrical, Plumbing, and Mechanical codes. *ENCLOSED*
15. Provide complete structural plans with structural detail particularly with the fire resistive construction of the exit corridor based on section 1017 CBC *NO STRUCTURE WORK.*
16. Provide complete architectural elevations. *ENCLOSED*
17. Provide furniture layout plan. *ENCLOSED*
18. On site plan accurately show the location of any existing buildings and the setback from all property lines. *REFER TO SITE PLAN.*
19. Show the location of any overhead or underground utilities. *REFER TO SITE PLANS.*

*** Division: Fire Prevention ***

Jeff Schlesinger, Lieutenant/Fire Inspection, (408) 730-7213.

1. As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, Title 19 California Code of Regulations. *COMPLIED*
2. Provide required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568) *COMPLIED*
3. The addition and entire facility will a Place of Assembly occupancy and shall comply with all California Fire Code, California Building Code, and other appropriate codes related to this occupancy. *COMPLIED*
4. Provide occupant loads for all areas. *ENCLOSED*
5. All exit systems, exit signs, and emergency lighting shall comply with the provisions of the California Fire Code. *COMPLIED.*
6. Places of assembly require a Fire Operations permit, to be obtained/issued at the time of the Fire Prevention inspection, after completion of all construction. *WILL OBTAIN.*
7. The existing fire sprinkler system may need upgrades or changes depending on the extent of the tenant improvement and the existing sprinkler system. *DEFERRED.*

Signature

8. Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable. (Chapter 14 CFC) *REFER TO SITE PLANS.*

*** Division: Field Services ***

No comments.

*** Division: Parks & Recreation ***

No comments.

*** Division: Public Safety ***

Dori Fontaine, Community Services Officer, (408) 730-7119.

1. Awareness of fire/police alarm ordinance and alarm permit required. Information and application available online at AlarmPermits.inSunnyvale.com Standard Security recommendations for a restaurant project apply and can be viewed online at CrimePrevention.inSunnyvale.com under Planning Projects Security Comments. Must comply with ABC requirements.

WILL COMPLY.

*** Division: Public Works ***

If you have any questions about the following comments, please contact Bennett Chun, Civil Engineer, at bchun@ci.sunnyvale.ca.us or 408-730-7636.

1. Please submit anticipated water usage increase for the proposed new men and women's restrooms, extension to the dining area, proposed banquet room and future restrooms. Provide the information in gallons per day (GPD). *SEE CALS ATTACHED*
Since this new banquet hall is operational mostly on weekends, here is the water usage:
Restrooms: Mens: 8 to 10 gallons/day
 Women: 10 to 12 gallons/day
Hand sink: Mens: 10 to 12 gallons/day
 Women: 12 to 14 gallons/day
2. Sanitary sewer impact fees will apply to increased water usage.

*** Division: Solid Waste ***

For additional information regarding collection and disposal requirements, please contact Gail Bentley, Solid Waste Division of Public Works, at (408) 730-7469.

1. This permit may require upgrading solid waste facilities to current code requirements, which will include providing an enclosure, stress pad, etc. *NEW TRASH ENCLOSEMENT PROVIDED*
2. Applicant should ensure that the solid waste storage area is kept clean, and that used oil is being properly disposed of.

Sewage Flow - Athidhi

~~5 Gallons~~ ~~person~~ - Banquet Room
 5 Gallons / day * 225 = 1125
 Gallons Sewage / day

NEW mens & womens restrooms
 ** Toilets 360 sq ft * 1 / 10 sq ft floor space = 36

EXPANSION to dining room 430 * 2 / customer = 86

Retail Area 20 gal/employee * 2 employees = 40

Future toilet (7x7) = 50 FT² * 1 / 10 sq ft = 5

Gallons sewage per day → 1292

* Appendix K³, CPC 2001 PG 373
 ** per states public restroom

3. Construction & Demolition Waste, Code Compliance:

Mixed debris of any type must be disposed of in containers provided and serviced by the City's franchised hauler, Specialty Solid Waste & Recycling (except for exclusion 8.16.110(j), granted where applicable) (Ord. 2614-99 § 1 (part)). Project must maintain and use a Specialty debris box onsite for duration of work: Contact Specialty @ 408-565-9900 to order service.

Contractor to comply.

Recyclable material that is separated from mixed debris on the job site may be hauled by an independent recycling company holding a current Sunnyvale Business License, provided that the following conditions are met:

- a. On-site containers for mixed debris disposal are provided and hauled by the franchised waste company for all non-recycled material.
- b. The recyclable material is separated onsite from non-recyclable material
- c. The material is actually recycled or reused, and is not disposed of or used for alternative daily cover at any landfill.

Contractor to comply.

*** Division: Trees & Landscaping ***

No comments.

*** Division: Traffic ***

Heba El-Guendy, Senior Transportation Planner, (408) 730-2713.

1. Project may trigger right-of-way upgrades and transportation impact fees (to be determined by Planning Division).

*** Division: Water Pollu. Control ***

Sarah Scheidt, Senior Industrial Waste Inspector, (408) 730-7267.

1. There has been considerable trash overflow seen in past inspections. I would recommend adding a second large dumpster or coordinating with Solid Waste to meet requirements. *LARGE DUMPSTER & NEW TRASH ENCLOSURE PROVIDED REFER SH. 11.*
2. The current grease trap is new, but would recommend Building check to see if it is sized adequate for the expansion.

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ATTACHMENT D
Page 1 of 1

Tenant Improvement for Athidhi Restaurant

1. Description of Work

Tenant improvement work is to expand existing restaurant dining area of 639 sq ft and new Banquet hall of 3363 sq ft. The work also includes new Handicapped accessible rest rooms for men and women. Also included are 6 new windows to match existing windows of the shopping strip. Work also includes one mechanical unit on the roof top which will not be visually seen, like the existing mechanical units.

2. List of Tenants:

- a. W R Liquors – 2080 Sq ft
- b. Dry Cleaners – 1052 Sq ft
- c. Barber Shop – 528 Sq ft
- d. Hair Saloon – 1072 Sq ft
- e. Gourmet wok – 1667 Sq ft
- f. Event of Excellence – 5600 Sq ft
- g. Safeway Stores – 33636 Sq ft
- h. Vacant Space – 1254 Sq ft
- i. Proposed Banquet room – 3363 Sq ft
- j. Proposed Athidhi dining area – 639 Sq ft
- k. Athidhi restaurant – 3032 Sq ft
- l. Shanghai Flavor shop- 1645 Sq ft
- m. N.Y Fashion shop – 1487 Sq ft
- n. Windsor – 1445 Sq ft
- o. Water works – 960 Sq ft
- p. Athidhi Banquet – 1440 Sq ft
- q. State Farm Insurance – 960 Sq ft
- r. Round Table Pizza – 3360 Sq ft
- s. Acupuncture Shop – 960 Sq ft
- t. Spice Shop – 2400 Sq ft

3. Parking: (Based on Actual Count)

Standard Spaces: 421

Handicapped Spaces : 9

Total Parking : 430