CITY OF SUNNYVALE REPORT
ADMINISTRATIVE HEARING

March 10, 2010

File Number: 2009-0931 **Permit Type:** Special Development Permit

Location: 923 W. El Camino Real (near S. Mary Ave.) (165-01-035)

Applicant/Owner: Adam Simms / Price-Simms Re LLC

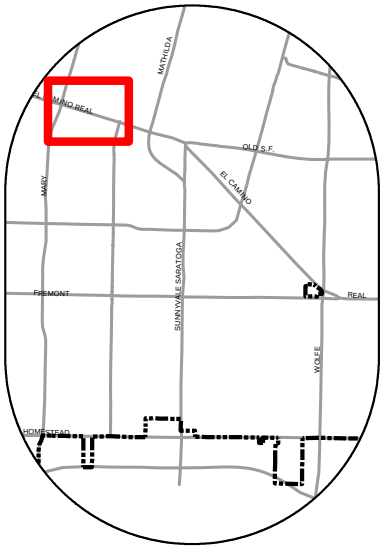
Staff Contact: Ryan Kuchenig, Associate Planner, (408) 730-7431

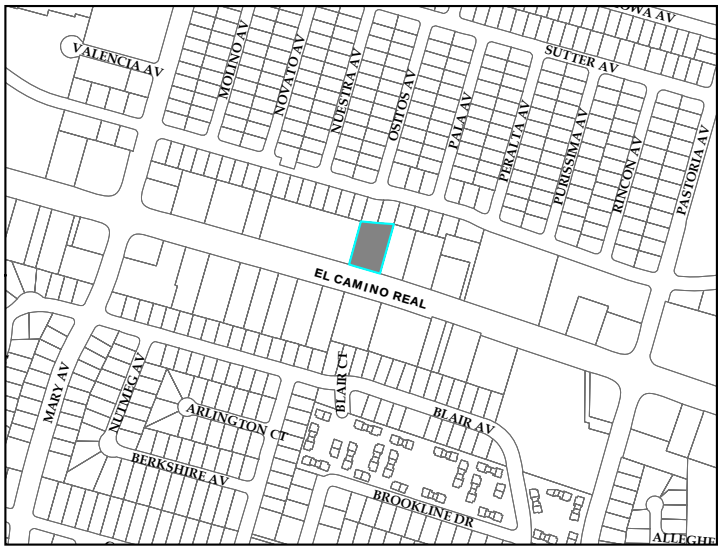
Project Description: To allow a new 7,901 square foot building for an automobile dealership with an associated service use and second floor storage area.

Reason for Permit: A Special Development Permit is required for a new automobile dealership

Issues: Setbacks, Circulation & Parking

Recommendation: Approve with Conditions





500 Feet

PROJECT DESCRIPTION

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Commercial General Business	Same	Commercial General Business
Zoning District	C-2/ECR	Same	C-2/ECR
Lot Size (s.f.)	Same	29,038	No min.
Gross Floor Area (s.f.)	0	7,901	No max.
Lot Coverage (%)	2%	23%	35% max.
Floor Area Ratio (FAR)	2%	27%	No max.
No. of Buildings On-Site	1	1	Per SDP
Building Height (ft.)	N/A	19' 11" to 25' 4" at peak of showroom	75' max. (20' within 75 feet of residential)
No. of Stories	1	2	8 max.
Setbacks (Facing Property)			
★ **Front (El Camino Real)**	N/A	15' to cantilevered portion (54' to front wall)	70' min.
Left Side	N/A	41' 6"	0 min.
Right Side	N/A	9' 6"	0 min.
Rear	N/A	29' 6"	0 min. (10' landscape buffer required)
Landscaping (sq. ft.)			
Total Landscaping	Unknown	5,873	4,497 min.
Frontage Width (ft.)	Unknown	15'	15 ft. min.
Buffer (ft.) Adj. Residential	Unknown	13' 4"	10 ft. min.
% Based on Parking Lot	Unknown	44%	20%
★ **Parking Lot Area Shading (%)**	Unknown	32%	50% min. in 15 years

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Water Conserving Plants (%)	Unknown	70%	70% min.
Parking			
Total Spaces	92	27	See "Parking" discussion
Standard Spaces	N/A (inventory car lot)	26	See "Parking" discussion
Compact Spaces/ % of Total	0	0	2 / 10%
Accessible Spaces	0	1	2 min.
★ **Aisle Width (ft.)**	N/A (car lot)	Ranges from 18' – 30'	26' min.
Bicycle Parking	0	0	1 Class 1 Per VTA Guidelines
Stormwater			
Impervious Surface Area (s.f.)	24,010	21,030	---
Impervious Surface (%)	82.6%	72.4%	---

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

Neighborhood Preservation Complaints: There are no active complaints at the subject site.	**No**
Deviations from Standard Zoning Requirements: The proposal does not meet the 75-foot front yard setback requirement for the C-2 Zoning District. The drive aisle width/back-up distance is 25 feet where 26 feet is required for commercial uses. The site also does not meet the required 50% shading of parking lots for trees after 15 years.	**Yes**

Previous Planning Projects related to Subject Application: The site was approved and occupied by a used car dealership in 1995. In 2002, the site was approved with a car rental use that occupied a 2,304 modular building. For the last few years, the site has been used as automobile storage for the nearby Toyota dealership.

Use Description: The proposed use is for the redevelopment of an approximately 29,000 square foot site with a 7,901 square feet automobile dealership and associated service repair use. The site is currently occupied as a parking lot for a nearby auto dealer (Toyota). The proposed automobile dealer specializes in luxury sports cars with plug-in hybrid technology.

Hours of Operation: The proposed business would be open from 8am to 10pm daily. To limit possible impacts to neighboring residential uses, staff has required that the business not exceed these hours of 8am to 10pm and that deliveries be limited to 7am to 10pm. per Condition of Approval #11B. Proposed expansion of such hours will require a separate Special Development Permit and public hearing.

Site Layout: The proposed building is centrally positioned on the lot, with parking and landscaping along the perimeter of the site. Two access points are located at driveways along the El Camino frontage. Each driveway allows for bi-directional access. A cantilevered canopy extends at the front of the building to approximately 15-16 feet from the property line. The rest of the building is set back approximately 54 feet from the front property line. At the east (right) side of the building a canopy extends over a drive aisle. This canopy is not cantilevered and is connected to a wall that is approximately 9 feet, 6 inches from the property line. The building is approximately 41 feet, 6 inches to the west property line and is positioned 29 feet, 6 inches from the rear property line at its closest point (northwest corner).

The trash enclosure is located at the western boundary of the site adjacent to parking area. Conditions of Approval require that the design of the trash enclosure utilize masonry construction and match the design of the main building.

The site does not meet the required drive aisle width/back-up space for commercial uses with only 25 feet provided where 26 feet is required. Staff has worked with the applicant to ensure that adequate landscaping is provided on site. Previous designs were modified to increase perimeter landscaping to meet total landscaping standards. In combination with the need for adequate parking and circulation around the building, the drive aisle width has been slightly decreased. As shown on the site plan, drive aisle widths are further reduced where no parking is adjacently positioned; this configuration is permitted by Municipal Code.

Floor Plan: The floor plan consists of a large showroom at the front (approximately 3,950 square feet). The provided plans indicate that four vehicles may occupy this area, although more cars could fit inside this space. Seating and desk area is shown within this area as well. The service areas will

occupy the rear portion of the building (2,772 square feet). Within the service area, four garage spaces are provided where repair and cleaning would occur. Additional area is shown for storage/delivery and restrooms. A small retail area accessed from the showroom is located towards the middle of the building. The second floor consists of 1,178 square feet proposed for storage.

Architecture: The new building will be of modern architectural style with the use of insulated storefront glass windows along three sides of the showroom portion of the building. The rest of the building will be composed of a combination of painted gray stucco and metal paneling. The back portion of the building which contains the service area is composed of stucco and metal framing. The garages are designed with coiling metal doors. See elevations (Pages 7 & 8 of Attachment B) and architectural renderings for more detail (Attachment C). The overall building height ranges from approximately 20 feet (service area) to 25 feet, 4 inches (showroom).

The provided plans indicate roof equipment on top of the building. Per Condition of Approval 4D, this equipment will be required to be screened to the highest point on all four sides. Proposed signs for the building will be reviewed through a separate Miscellaneous Plan permit and building permit.

Parking: The proposed site layout contains a total of 27 spaces which includes 23 delineated spaces outside the building and 4 spaces within garages. Additional area on the site indicates locations for inventory parking such as adjacent to the trash enclosure, under canopy areas, and within the front landscaping buffer. Sunnyvale Municipal Code (S.M.C.) does not contain a specific parking rate for automobile dealerships. The City has applied the standard retail rate of 1 space per 180 square feet for automobile dealerships. Typically, auto dealerships consist of larger parcels with sufficient on-site parking available for employees and customers. Most of the inventory for such uses is stored outside. S.M.C. has a parking ratio for vehicle repair (per 180 square feet) which could be applied; the garage spaces in such areas can be counted towards the required parking.

Staff researched neighboring cities and found that parking rates varied considerably in determining the amount of parking required for automobile dealerships. For example, the City of Santa Clara requires a combination of rates; 1 space per 200 square feet for retail (automobile) sales, and 1 space per 400 square feet for repair. The City of Mountain View also utilizes a combination of parking rates, including 1 space per 450 square feet for showroom area, 1 space per 500 square feet of service area, 1 space per 300 square feet for parts/storage area, and 1 space per 2,000 square feet of outdoor display area. The City of San Jose requires a combination of rates of 1 space per 350 square feet of showroom, a 1 space per 2,500 square feet of floor

area, and 2 spaces per service bay. The City of Concord requires a flat rate of 1 space per 500 square feet of floor area.

As stated earlier in the report, the floor plan is divided up into various areas including a large showroom, service garages, storage and a small retail area. In 2004, staff utilized the parking rate for furniture stores (1 per 400 square feet) for a proposed motorcycle dealership use on El Camino Real. It was felt that a motorcycle dealership could be classified under this ratio due to the large display floor area required for sale of such vehicles. Unlike auto dealerships, most of the inventory for motorcycles is indoors. The proposed specialty vehicle dealership will have inventory inside as well as outside the building. For the proposed use; unlike many automobile dealers, it is expected that most customers would only meet at the site on an appointment basis.

Based on the characteristics of the use and the research of nearby cities, staff finds that an appropriate rate to calculate the required parking could be based on a rate of 1 space per 180 square feet of repair/service and retail area and 1 space per 600 square feet of remaining area (showroom & storage). Therefore a total 2,772 square feet of service/retail area, which includes parts, retail and bathroom area, would require a total of 15.4. The remaining showroom and storage area encompasses 5,128 square feet would require 8.54 spaces. A total of 24 spaces is required based on this calculation. With 27 spaces provided (including 4 spaces located in service bays), the site meets the parking requirement. If based on a strict 1 space per 180 square feet rate, the use would require 44 spaces. Staff has included Condition of Approval #11A which restricts the Special Development permit to specialty vehicle dealerships with predominantly appointment based customers and includes indoor and outdoor vehicle storage.

Based on the amount of parking spaces, an additional accessible space is required. Condition of Approval #7E required modifications to the site plan to include one more additional space for a total of two. Per VTA guidelines, one Class I bicycle space per 30 employees is required. Condition of Approval #7G requires 1 bicycle locker be provided for employees.

As noted previously, vehicle display areas are located within landscaping area. The El Camino Precise Plan recommends that a maximum 2 spaces be utilized for display in this area. Condition of Approval #5M requires conformance to this guideline. Condition of Approval #7F requires that the parking spaces remain available for customer parking and not for display area.

Landscaping: The site is currently almost completely paved and contains very little landscaping. The proposed redevelopment will enable S.M.C. requirements to be met with 20% of the site landscaped. The landscaping will be mostly positioned along the outer perimeter of the site with the wider buffer areas at

the front and rear of the site. Two of the three existing trees will be removed. No existing trees are considered "protected" by S.M.C. definition. The preliminary plans indicate a total of 18 trees to be located on-site.

The plans indicate that the requirement for 50% shading for parking areas within 15 years will not be met. The applicant has provided an analysis which is included on Page 2 of Attachment B. A second analysis was provided which indicates a higher percentage of shading (approximately 40%), which takes into account canopy area over areas not adjacent to parking spaces.

The proposal includes a 15-foot landscape buffer along the El Camino Real street frontage which meets development standards. For two-story commercial development adjacent to residential properties, an eight-foot wall and ten foot landscape buffer is required. Along the rear property line, an approximately 13-foot landscaped buffer area is proposed. Currently a seven foot, six inches masonry wall is located along the rear perimeter of the site. Condition of Approval #5L requires that a modified wall or new wall measuring eight feet (measured from highest adjacent grade) be provided.

Stormwater Management: This project is required to be in compliance with the Stormwater Management requirements since the project is disturbing 10,000 square feet of area. A preliminary plan has indicated the use of bio-swales and permeable paving as well as beneficial landscaping that will reduce runoff. A final stormwater management plan will be required for review and approval, as contained in the recommended conditions of approval in Attachment B. The City of Sunnyvale requires Stormwater Management Plans to be certified by a qualified third party consultant prior to issuance of building permits

Green Building: The applicant has provided preliminary information that the new development is one point short of the "Certified" (40 points) level of construction according to LEED development standards. Condition of Approval #10A requires that the project provide documentation by a LEED AP that the development will meet a "Certified" level of design.

Compliance with Development Standards/Guidelines: The proposed project meets most standard development requirements for the C-2 Zoning District. The development does not meet the 70-foot front yard setback requirement; however, the recently adopted El Camino Precise Plan encourages development to locate buildings closer to the street. The development is not located within the four designated "nodes" as defined in the Precise Plan.

The proposed development also would not meet the required 50% shading within 15 years as stated earlier in the report. Provided plans indicate that the development would achieve 32% shading. The applicant has provided an

analysis that includes all paved surfaces, including those not serving parking area, with the inclusion of architectural canopy area that covers portions of the lot. Under this calculation, 40% shading is achieved.

The proposed project has been designed to meet S.M.C. Section 19.32.070, which states that:

The height of buildings constructed or erected in any multiple family residential, commercial or industrial zoning district within seventy-five feet of the property line of property in a single-family residence zoning district shall not exceed twenty feet in the event existing buildings on the adjacent lot are one story or thirty feet if the existing buildings are two story or the lot is undeveloped.

The building exceeds 20 feet at portions of the building that are beyond 75 feet from the rear property line. Exceptions within 75-foot setback area include proposed mechanical equipment and screening positioned on top of the building which exceeds 20 feet in total height. Roof equipment is permitted to exceed height requirements.

Expected Impact on the Surroundings: The redevelopment of the vacant site, currently utilized as a parking lot, with a new auto dealership will have a visual change to the overall streetscape and to neighboring properties. The dealership will generate additional traffic to the site over its current use. Conditions of Approval will help ensure adequate parking as well as require building enhancements that ensure required noise levels are not exceeded. The site improvements and modern architecture should help improve and revitalize a portion of El Camino Real that has been in decline.

The privacy and aesthetic concerns facing the adjacent single family residences are mitigated due to the buffer landscaping and screening trees that are proposed. The building is also positioned an adequate distance from the rear property line. Staff has included Condition of Approval #4D to ensure that SMC standards for operational noise (60 dBA during daytime hours) are met at property line shared by residential properties. This Condition of Approval includes certain construction options to be implemented, as recommended by an acoustical consultant. Furthermore no outdoor loudspeakers shall be permitted per Condition of Approval #11C. The provided plans indicate car wash area inside the building. To ensure that this activity does not occur outside the building Condition of Approval #11D ensures that this activity remain inside the building.

Public Contact: A total of 17 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received prior to the draft of this report.

Environmental Determination: A Categorical Exemption Class 3 (commercial buildings less than 10,000 square feet in urbanized areas) relieves this project from CEQA provisions.

Traffic Impact Fee: The project is subject to a Transportation Impact Fee of $27,973.38 based on FY '09-'10, per Standard Requirements F (Attachment A). The applicant is required to pay the fee in place at the time of payment, and prior to issuance of final building permits.

FINDINGS

In order to approve the Special Development 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.

   Staff was able to make the findings as the design meets the guidelines described above. The project is consistent with the policies and objectives for land uses in the General Plan. The proposal meets most development standards for the C-2 Zoning District and guidelines of the El Camino Real Precise Plan. Conditions of Approval help ensure that necessary site improvements occur and that development is compatible to neighboring properties. The new auto dealership would introduce a valued resource to the community and potentially a source of revenue to the City.

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.

   The project is expected to have a positive impact to surrounding properties. The proposed project will significantly improve the aesthetics of the site and surrounding streetscape along a portion of El Camino Real. The architecture utilized high quality materials and modern design while being compatible with older nearby development. Overall, landscaping will be increased over existing conditions and will provide an improved buffer to neighboring development.

Precise Plan for El Camino Real

Policy 3.2.1 *To provide a variety of needed retail services for residents, particularly those types of retail services which are not normally found in the downtown or in neighborhood shopping areas.*

Policy 3.2.2 *To maintain and enhance the retail sales tax revenue generated for the City.*

Policy 3.2.5 *To ensure that properties are developed and operated in such a manner as to minimize their negative impacts upon adjacent residential areas.*

Policy 3.2.7 *To require quality design, architecture and landscaping which incorporate sustainable design principles.*

Policy 3.4.1 *Encourage a mixture of regional and community serving retail uses in accordance with the vision.*

ALTERNATIVES:

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

RECOMMENDATION

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

Reviewed by:
Shaunn Mendrin
Senior Planner

Prepared By: Ryan Kuchenig, Associate Planner

Attachments:

A. Standard Requirements and Recommended Conditions of Approval
B. Site and Architectural Plans
C. Architectural Renderings

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 Special Development 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:** The Special Development 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. **Building Permits:** Obtain Building Permits for interior improvements as required by the Building Safety Division.

D. **Signs:** All new signs shall be in conformance with Sunnyvale Municipal Code and require a separate permit.

E. **Clean Site:** All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

F. **Traffic Impact Fee:** Pay Traffic Impact fee estimated at $27,973.38, prior to issuance of a Building Permit. (SMC 3.50)

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. **Execute Permit Document:** Execute a Special Development Permit document prior to issuance of the building permit.

2. **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.

3. **Approval on Plans:** The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.

4. **Design/Exterior Colors and Materials**

   A. The final architectural design is subject to review and approval by the Director of Community Development, prior to issuance of a building permit.

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

   C. All exterior equipment shall be completely screened to the highest point from the street and neighboring properties on all four sides.

   D. To ensure that S.M.C. noise levels are not exceeded at residential property lines (60 dBA) during operational business hours, treatment to the building shall include one of the following options:

      1. Spray-on acoustic treatment by Pyrok Acoustement 40 to a thickness of 1.5".

      2. Spray-on acoustic treatment by International Cellulose, K-13 to a thickness of 1 – 1.5".

      3. Acoustical Metal Deck meeting the required NRC value.

      4. Abuse-resistant wall panels covering 2,000 s.f. of available wall surface meeting the required NRC value.

5. **Landscape Plans:** Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:

   A. Provide decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas.

   B. Provide separate meter for domestic and irrigation water systems.

   C. Any new landscaping proposed within a public utility easement is subject to approval by the Director of Public Works and Director of Community Development.

   D. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.

E. Prepare a landscape maintenance plan subject for review and approval by the Director of Community Development

F. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped, or pruned into smaller topiary shapes). Trees shall be maintained using standard arboriculture practices.

G. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.

H. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

I. All areas not required for parking, driveways or structures shall be landscaped.

J. For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building.

K. The corner and all driveway vision triangles shall be maintained as per Title 19.

L. The final design and location of the new or modified 8-foot masonry wall is subject to the review and approval by the Director of Community Development.

M. Display area within the front landscaping buffer shall be limited to a maximum two vehicles.

6. **Lighting Plans**: Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:

A. Sodium vapor (of illumination with an equivalent energy savings).

B. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 15 feet on the interior of the project and 8 feet in height within the setback adjacent to residential uses.

C. Provide photocells for on/off control of all security and area lights.

D. All exterior security lights shall be equipped with vandal resistant covers.

E. Wall packs shall not extend above the roof of the building.

F. Lights shall have shields to prevent glare onto adjacent residential properties.

7. **Parking Lot Maintenance:** The parking lot shall be maintained as follows:

A. Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.

B. Maintain all parking lot striping and marking.

C. Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.

D. Require signs to direct vehicles to additional parking spaces on-site, as needed.

E. One additional handicap accessible space shall be provided for a total of two.

F. The 23 surface parking spaces shall be utilize for customer parking and not display area

G. Provide 1 Class I bicycle parking space (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development.

8. **New Solid Waste/Recycling Enclosure:** The required solid waste and recycling enclosure shall:

A. Match the design, materials and color of the main building.

B. Be of masonry construction

C. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.

9. **Stormwater Management**

A. An Impervious Surface Calculation worksheet for each phase and the final project is required to be completed and submitted for the California Regional Water Quality Control Board and a copy provided to the City prior to issuance of a building permit.

B. Prior to the issuance of a grading permit, a "Blueprint for a Clean Bay" shall be included with the building permit plans.

C. A final Stormwater Management Plan is subject to the review of the Director of Community Development prior to issuance of a building permit in conformance with 12.60 of the Sunnyvale Municipal Code, including third party certification of the final plan.

D. Certified Stormwater plans must be recorded with the property deed. The owner is responsible for maintaining the Stormwater Best Management Practices (BMPs).

E. Final Certified Stormwater plan needs to indicate no conflict with civil, landscape and tree protection plan.

10. **Green Building Design**

A. The project shall be designed to meet LEED Certified level design intent. The development is required to implement a minimum of 40 LEED points. Upon certification, the applicant shall provide proof that the building has achieved a rating of LEED Certified or better.

B. Building permit plans shall include a sheet noting the green building features incorporated into the design subject to review and approval the Director of Community Development. The plan sheet shall include notes on where specific provisions are included on which plan sets.

11. **Commercial Use**

A. The proposed use shall be permitted only as a specialty vehicle dealer with predominantly appointment based customers and includes indoor and outdoor vehicle storage as shown on the approved plans.

B. The hour of operation shall be limited to daily operation from 8:00 a.m. to 10:00 p.m. and delivery hours limited to the period from 7:00 a.m. to 10:00 p.m. daily. Nighttime delivery is prohibited from 10:00 p.m. to 7:00 a.m. daily.

C. Out-of door loudspeakers shall be prohibited.

D. No car wash activity shall occur outside the building.

12. **Right of Way Improvements**

A. Obtain a Development and Encroachment Permit with insurance requirements and provide improvement securities and/or cash deposit for all public and/or private improvements prior to any permit issuance.

B. Install two new driveway approaches per City standard.

C. Remove and replace a portion of the curb and gutter that is broken per City standard.

D. Ensure that all sidewalk, curb, gutter, and driveway approach areas comply with all current City and ADA standards.

E. Provide locations of existing city fire hydrants, and any proposed on-site hydrants. Upgrade existing fire hydrants as determined necessary. An onsite fire hydrant may be required along the fire access road.

F. Install city approved street tree appropriate for El Camino Real.

G. Upgrade existing water meter(s) to radio-read water meter(s).

H. Submit a traffic control plan with the off-site improvement plans for any work that will impact the public right of way. The plan shall be prepared per the 2006 CA MUTCD. Besides the temporary traffic control devices, the plan will also need to show the on-site location to be designated for storage of construction materials, construction related parking, staging of equipment, etc. to avoid impacting the public streets. The public right-of-way shall be kept free of construction related debris.

I. This project shall comply with all Public Works/Engineering standard development requirements.

J. Pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees.

K. The project is subject to payment of an incremental water impact fee prior to issuance.

L. Provide the Public Works Department with a detailed estimate of water consumption in gallons per day and peak water demand in gallons per minute, and estimate of sanitary sewer generation in gallons per day.

M. Incorporate on-site traffic signing and striping plans into the building permit plan sets for City's review and approval.

N. Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable.

O. Provide a written construction Fire Protection Plan.

P. In lieu of a complete wrap around fire access road, it may be acceptable to have the marked fire access roads end near the south portion of the building (both driveways) and install a wharf hydrant/standpipe on the exterior of the building (approximately mid-building) on both the west and east sides of the building.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED	
General Plan				
Zoning District	C-2 / ECR	C-2 / ECR	C-2 / ECR	
Lot Size (sq. ft.)	29,038 sf	29,038 sf	None	min.
Gross Floor Area (sq. ft.)	0 sf (inventory car lot)	7,901 gsf	15,970.70 sf	max.
Lot Coverage (%)	0 (inventory car lot)	23.2 %	35%	max.
Floor Area Ratio (FAR)	0 (inventory car lot)	27.2 %	55%	max.
Gross Floor Area of Tenant (sq. ft.)	0 sf (inventory car lot)	7,901 gsf	N / A	
Building Height (ft.)	0' (inventory car lot)	25'-4" showroom, 18'-11 1/2" service	75' max south 22' max north	max.
No. of Stories	0 (inventory car lot)	2 stories	8 stories	max.
No. of Buildings On-Site	0 (inventory car lot)	1 building	N / A	
Distance Between Buildings (ft.)	0' (inventory car lot)	N / A	N / A	max.
Front Setbacks	0' (inventory car lot)	63'-11" +/-	70'	min.
Left Side Setbacks (facing property)	0' (inventory car lot)	41'-8" +/-	0'	min.
Right Side Setbacks (facing property)	0' (inventory car lot)	39'-8" +/-	0'	min.
Rear Setback	0' (inventory car lot)	29'-6" +/-	0'	min.
Landscaping (total sq. ft.)	5,026 sf	5,873 sf (landscaping) 5,192 sf (landscaping in + pervious pavement)	4,497.04 sf	min.
% Based on Lot Area	17.3 %	20.2% (landscaping) 24.9% (landscaping + pervious pavement)	4,497.04sf (20%)	min.
% Based on Parking Lot	20.9 %	20.1% (landscaping) 44.3% (landscaping + pervious pavement)	3,194.22sf (20%)	min.
Parking Lot Area Shading (%)	0 %	32.9% (Option 1) 40.1% (Option 2)	50% min. in 15 yrs.	
Water Conserving Plants (%)	0 %	TBD	70% min.	
Total No. of Parking Spaces	92 (inventory car lot)	27 parking spaces	27 parking spaces	min.
Standards	N/A (inventory car lot)	9' x 18' spaces and 8' x 15' spaces	9' x 18' typical 8' x 15' compact spaces	min.
Compacts / % of total	0 / 0 %	0 / 0 %	10 %	max.
Accessible Spaces	0	1	1	min.
Covered Spaces	0	0	0	min.
Aisle Width (ft.)	N/A (inventory car lot)	30' front aisle, 20' side aisles, 25'-0" rear aisle	15' one way 25' two way	min.
Bicycle Parking	0	0	0	min.
Impervious Surface Area (sq. ft.)	24,010 sf	21,030 sf		
Impervious Surface (%)	82.7 %	72 %		

PARKING ANALYSIS

TOTAL PARKING SPACES REQUIRED:

SERVICE (GENERAL INDUSTRIAL - 1 SPACE PER 600SF):
2772/600= 5 SPACES

SHOWROOM (GENERAL RETAIL - 1 SPACE PER 180SF):
3950/180= 22 SPACES

27 SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED:

EXTERIOR SPACES:
23 SPACES PROVIDED

SERVICE BAY SPACES:
4 SPACES PROVIDED

27 PARKING SPACES TOTAL PROVIDED
4 DISPLAY SPACES PROVIDED (EXISTING)

LANDSCAPE ANALYSIS

TOTAL LANDSCAPE AREA REQUIRED:

SITE AREA: 29,038 SF

LANDSCAPE AREA REQUIRED: 20% SITE AREA

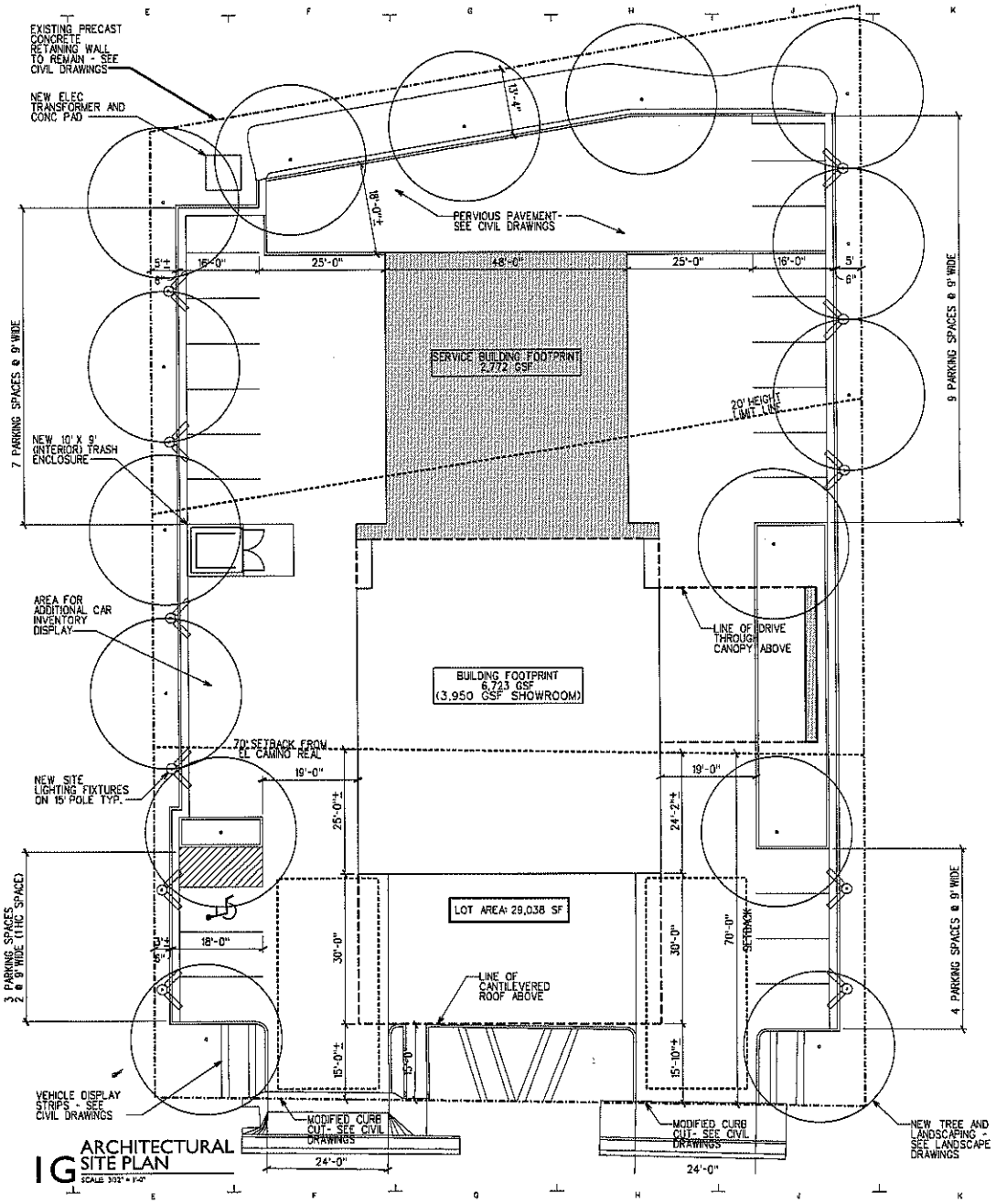
LANDSCAPE AREA REQUIRED: 5,808 SF

TOTAL LANDSCAPE AREA PROVIDED:

LANDSCAPE AREA PROVIDED:
LANDSCAPE AREA: 5,873 SF
PERVIOUS PAVEMENT: AS REQ FOR STORM WATER MANAGEMENT

SEE CIVIL DRAWINGS

TOTAL LANDSCAPE AREA PROVIDED: 5,876 SF



1 G ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

T/GRADE @ EL CAMINO REAL = 130.73' | **FF = 0'-0" = 130.11'**

VALERIO DEWALT TRAIN
ASSOCIATES INC.
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FISKER DEALERSHIP SILICON VALLEY

923 W EL CAMINO REAL SUNNYVALE, CA 94086

ISSUE

NO.	ISSUED FOR	DATE
2	SUNNYVALE PLANNING REVIEW	02.03.2010
1	SUNNYVALE PLANNING REVIEW	11.25.2009

PROJECT TEAM
JOE VALERIO
ANTONIO CALLE
STEPHEN DROLL
EVAN FOX

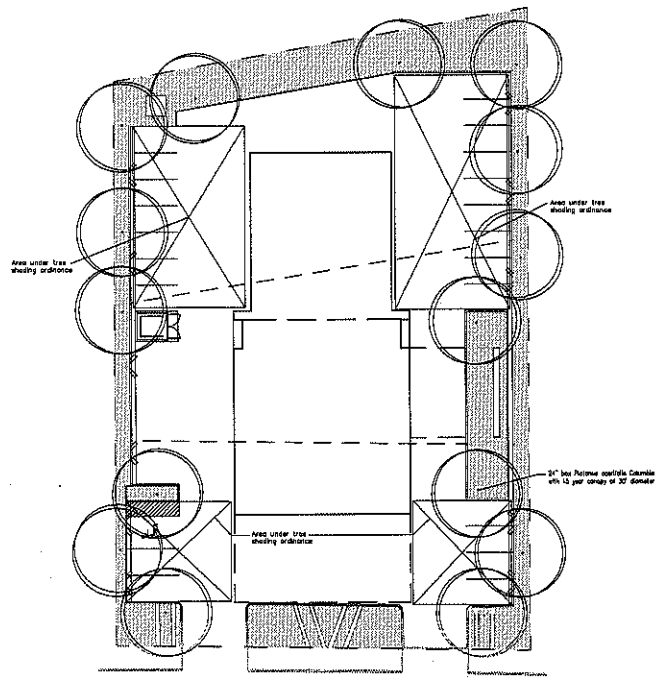
PROJECT NUMBER
VDTA 0818.00

PROJECT NAME AND ADDRESS
FISKER DEALERSHIP SILICON VALLEY
923 W EL CAMINO REAL SUNNYVALE, CA 94086

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A0.01

ATTACHMENT 1
Page 19



1A TREE SHADING PLAN—OPTION 1

SCALE: 1" = 20'

TREE SHADING CALCULATIONS

sym	botanical name/common name	full	¾	½	¼	total
T-1	Platanus acerifolia Columbia/ Columbia London Plane tree			11	4	15

1) The shading percentage of each tree shown on plan varies some based on placement, overlap, paved area requiring shading consideration, etc.. The following are the specific shading square footages of each tree grouping based on the location of the group on site and the required area of paving. Four areas of the parking lot have been identified as having to meet the City of Sunnyvale Tree Shading ordinance.

NW corner:
Total area: 2583 sf
50% = 1291 sf

Shaded area from proposed trees: 600 sf

SW corner:
Total area: 1080 sf
50% = 540 sf

Shaded area from proposed trees: 400 sf

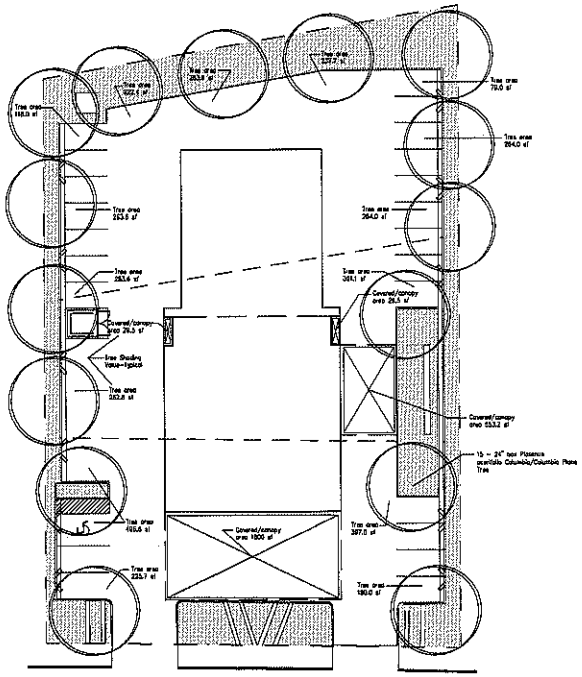
NE corner:
Total area: 3321 sf
50% = 1660 sf

Shaded area from proposed trees: 1120 sf

SE corner:
Total area: 1296 sf
50% = 648 sf

Shaded area from proposed trees: 560 sf

Overall Total:
Total paved area considered for shading: 8280 sf
Required for shading at 15 years: 50% = 4140 sf
Total tree shade: 2680 sf
Percent shaded: 32%



1A TREE SHADING PLAN – OPTION 2

SCALE: 1" = 20'

TREE SHADING CALCULATIONS – OPTION 2

sym	botanical name/common name	full	¾	½	¼	total
T-1	Platanus acerifolia Columbia/ Columbia London Plane tree		3	10	2	15

1) For this option the entire paved/parking area has been included as part of the calculations. In addition to the proposed trees, the proposed building canopies are used as part of the shading calculations.
2) The amount of qualified shaded area each proposed tree and building canopy area provide is noted on the plan.

Overall Total:
Total paved/parking area: 15,724.7 sf
Required for shading at 15 years: 50% = 7,862.35 sf
Total tree shading: 3,939.1 sf
Total building canopy shading: 2,412.2 sf
Total shading: 6,351.3 sf
Percent shaded: 40.4%

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FISKER DEALERSHIP SILICON VALLEY
923 W EL CAMINO REAL SUNNYVALE, CA 94080

NO.	ISSUED FOR	DATE
2	SUNNYVALE PLANNING REVIEW	02.03.2010

PROJECT TEAM
JOE VALERIO
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W.Jeffrey Held
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License #2235
408 867-8859

PROJECT NUMBER
VDTA 08182.00

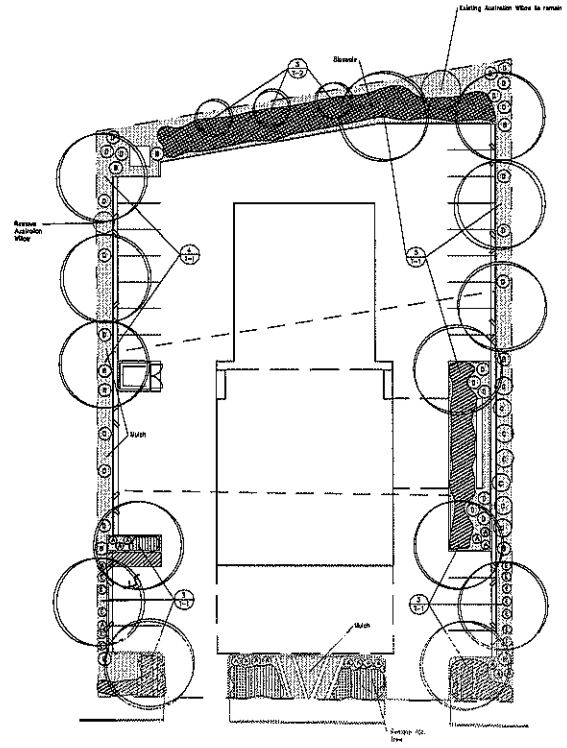
PROJECT NAME AND ADDRESS
FISKER DEALERSHIP SILICON VALLEY
923 W EL CAMINO REAL
SUNNYVALE, CA 94080

SHEET TITLE
TREE SHADING PLAN

SHEET NUMBER
L-1

ATTACHMENT B
Page 2 of 8

T/GRADE @ EL CAMINO REAL = 130.73' | FF = 0'0" = 130.11'



1A PLANTING PLAN

SCALE 1"=20' 1:19.9669

PLANT LEGEND

	Nepeta f. Superba/Catmint @ 36" oc	1 gallon
	Erigeron karvinskianus/Santa Barbara Daisy @ 36" oc	1 gallon
	Grass for Blenders area	
A	Nerium oleander Petite Pink	5 gallon
B	Phormium tenax Atropurpurea/Flax	5 gallon
C	Cupressus sempervirens/Italian Cypress	5 gallon
D	Arctostaphylos Howard McMinn/Manzanita	5 gallon
E	Lavandula stoechas/lavender	5 gallon
T-1	Platanus acerifolia Columbia/London Plane Tree	24" box
T-2	Lagerstroemia f. Tuscarora/Crape Myrtle single trunk	24" box

Notes:

1) Existing 8" Geijera/Australian Willow at the corner of project to remain. Other two trees on site (6" Fraxinus/Ash and 5" Geijera/Australian Willow) to be removed. None of the trees meet the city "protected tree" definition.
2) Install two inch layer of wood chip mulch at all planting beds. Contractor to submit sample for approval. No shredded bark will be accepted.
3) All trees, shrubs and groundcovers proposed, with the exception of the Columbia London Plane, are considered low water use, or water conserving plant material. The Columbia London Plane is a medium water user and will be considered as its own hydrozone.
4) Existing Ivy along west property line to be removed completely.
5) All proposed trees to be double staked.
6) Planting areas to be thoroughly turned and prepared for planting of new material.

T/GRADE @ EL CAMINO REAL = 130.73' | **F.F. = 0'-0" = 130.11'**

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FISKER DEALERSHIP SILICON VALLEY

923 W EL CAMINO REAL SUNNYVALE, CA 94086

ISSUE		
1	SUNNYVALE PLANNING REVIEW	02.03.2010
NO.	ISSUED FOR	DATE

PROJECT TEAM

JOE VALENO
ANTONIO CALIZ
STEPHEN DROLL
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W. Jeffrey Heid
Landscape Architect
License #2235
408 867-9859

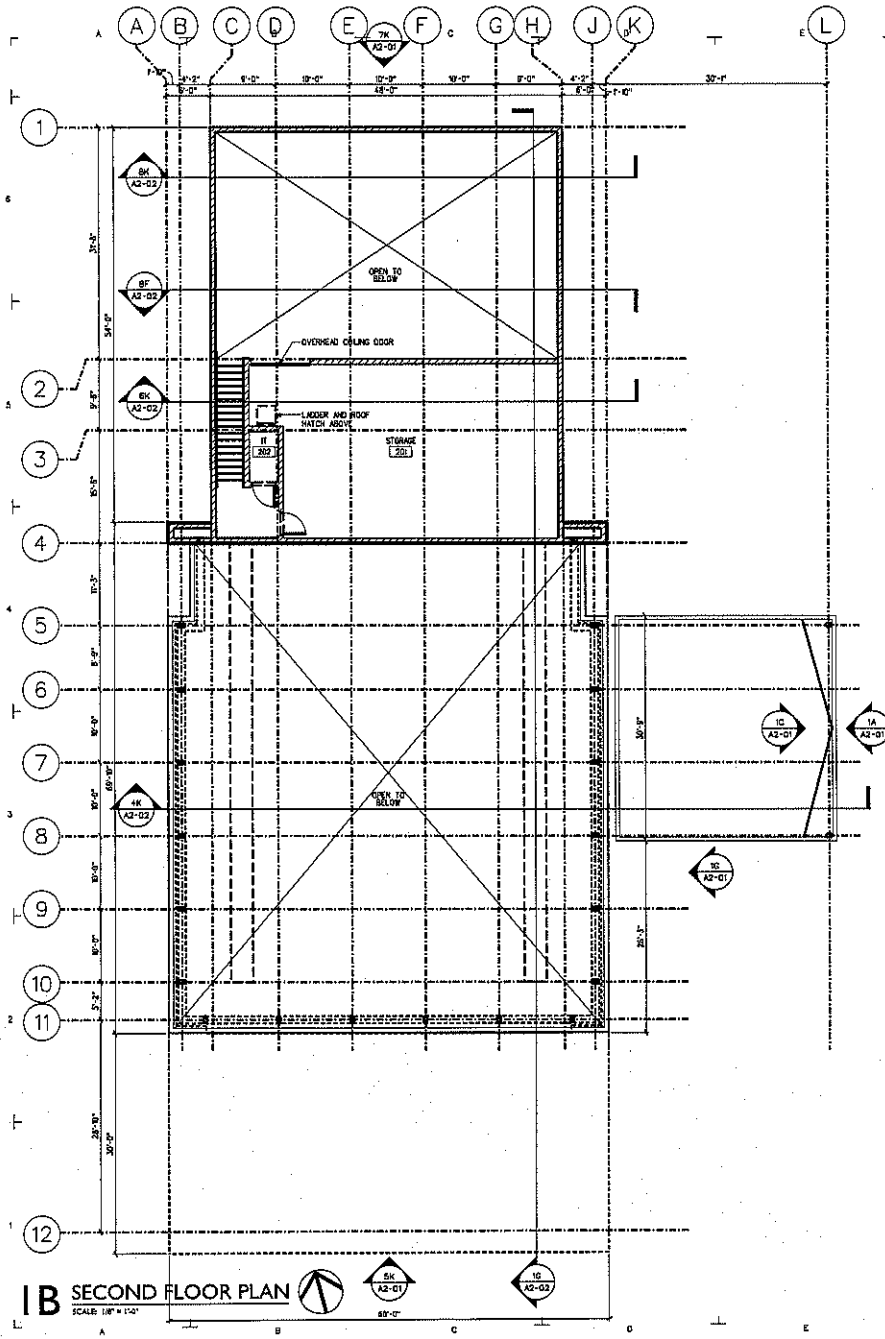
PROJECT NUMBER
VDTA 08182.00

PROJECT NAME AND ADDRESS
FISKER DEALERSHIP
SILICON VALLEY
923 W EL CAMINO REAL
SUNNYVALE, CA 94086

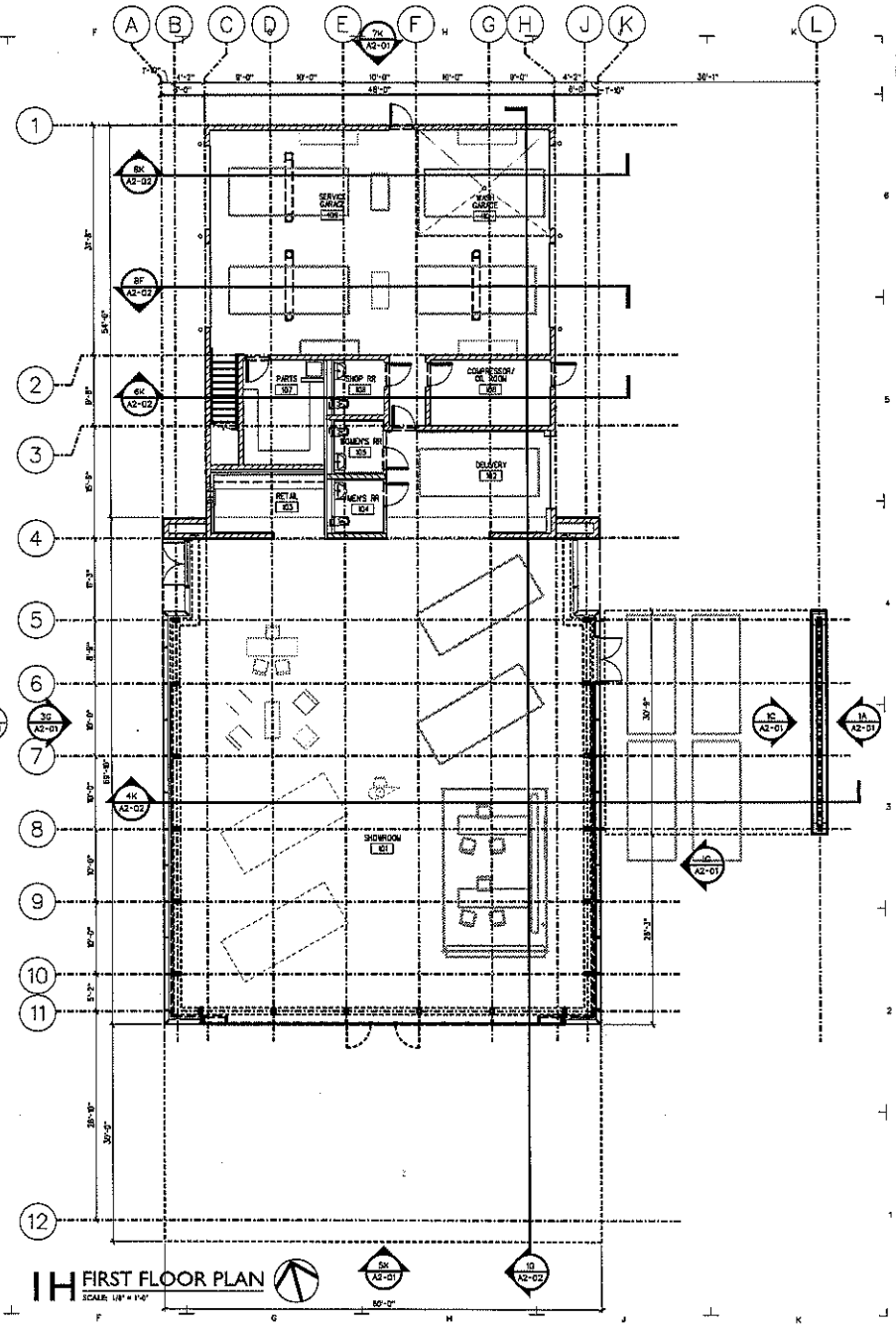
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-2

ATTACHMENT B
Page 3 of 8



1B SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1H FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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FISKER DEALERSHIP SILICON VALLEY
923 W EL CAMINO REAL SUNNYVALE, CA 94086

ISSUE

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1	SUNNYVALE PLANNING REVIEW	11.25.2009

PROJECT TEAM
JOE VALERIO
ANTONIO CAUZ
STEPHEN DROLL
EVAN FOX

PROJECT NUMBER
VDTA 08182.00

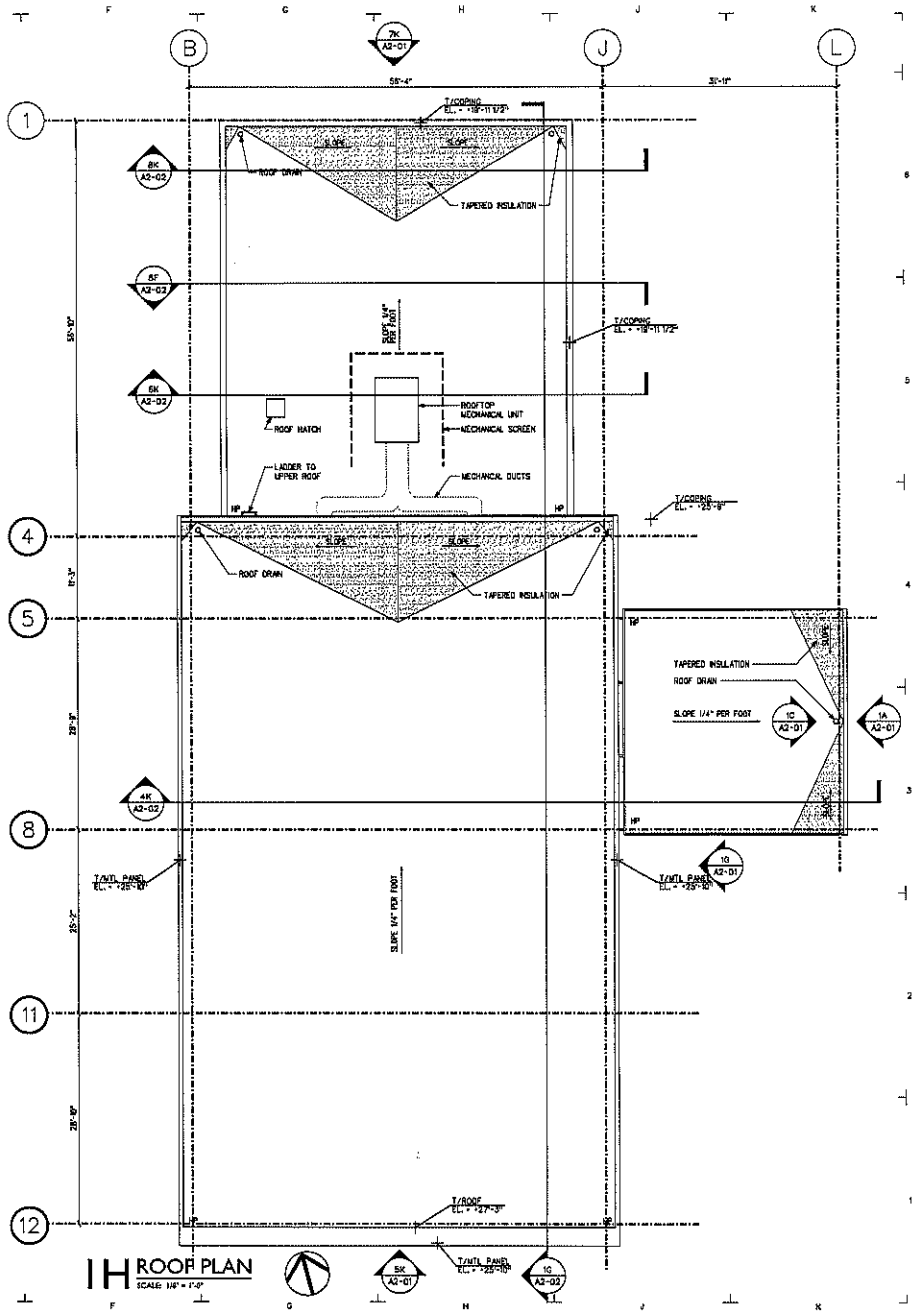
PROJECT NAME AND ADDRESS
FISKER DEALERSHIP SILICON VALLEY
923 W EL CAMINO REAL SUNNYVALE, CA 94086

SHEET TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN

SHEET NUMBER
A1-01

ATTACHMENT B
Page 4 of 8

T/GRADE @ EL CAMINO REAL = 130.73' | FF = 0'-0" = 130.11'



1H ROOF PLAN
SCALE: 1/16" = 1'-0"

VALERIO DEWALT TRAIN ASSOCIATES INC.
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650 561 7600

FISKER DEALERSHIP SILICON VALLEY
923 W EL CAMINO REAL SUNNYVALE, CA 94086

ISSUE

NO.	ISSUED FOR	DATE
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1	SUNNYVALE PLANNING REVIEW	11.25.2009

PROJECT TEAM
JOE VALERIO
ANTONIO CAUIZ
STEPHEN DROLL
EVAN FOX

PROJECT NUMBER
VDTA 09182.00

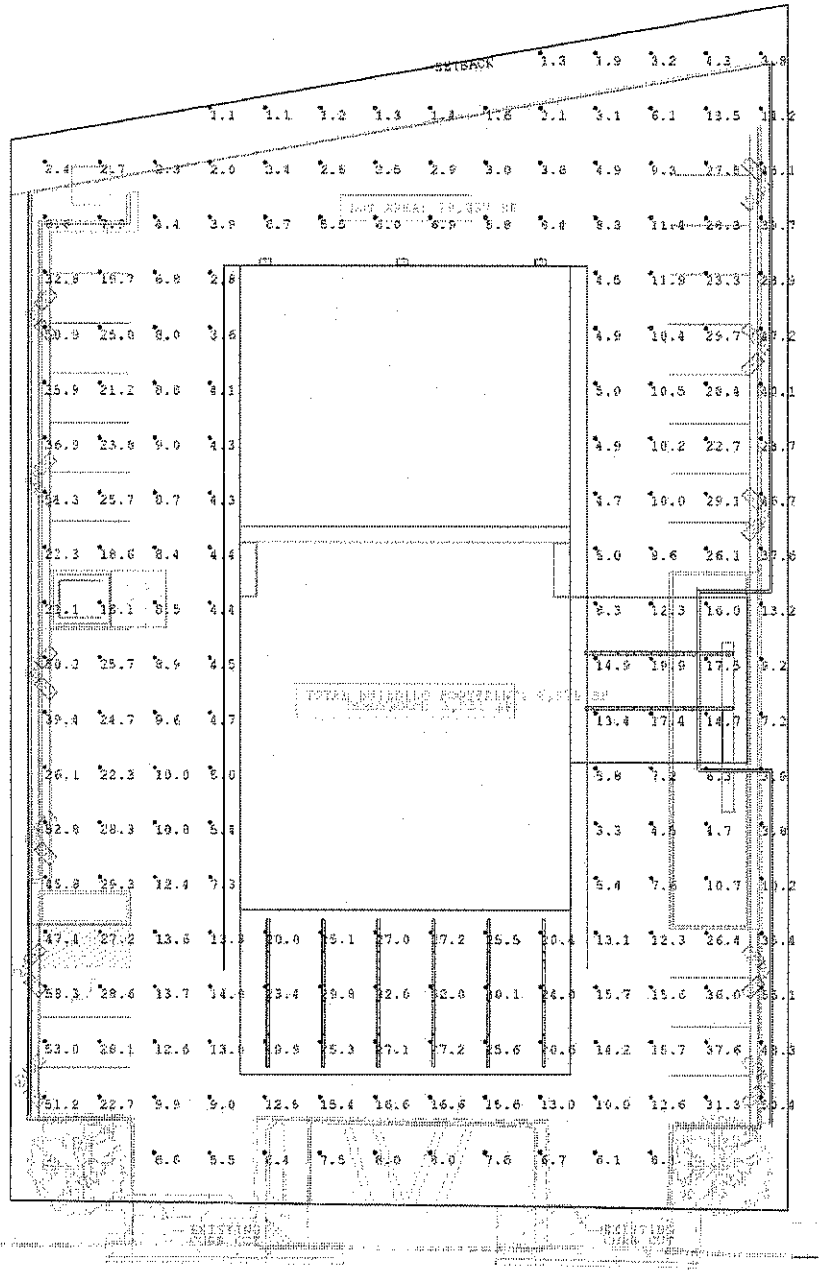
PROJECT NAME & ADDRESS
FISKER DEALERSHIP
SILICON VALLEY
923 W EL CAMINO REAL
SUNNYVALE, CA 94086

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A1-02

ATTACHMENT B
Page 5 of 8

T/GRADE @ EL CAMINO REAL = 130.73' | F.F. = 0'-0" = 130.11'



ARCHITECTURAL SITE PLAN

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	11	A	2 @ 90 DEGREES	5056	0.929	8-XPX244SGUST- 2 @ 90 deg
	54	B	SINGLE	3500	0.928	B33SUASTM
	3	D	SINGLE	5290	1.059	8-WPLLCSE/GUST2L
	19	B2	SINGLE	2160	0.928	B33SUASTM

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
A	Illuminance	Fc	16.53	58.3	1.1	53.00

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	A	15	0	15
2	A	15	0	15
3	A	15	0	15
4	A	15	0	15
5	A	15	0	15
6	A	15	0	15
7	D	15	90	0
8	B	23	90	0
9	B	23	90	0
10	B	23	90	0
11	B	23	90	0
12	B	23	90	0
13	B	23	90	0
14	B	23	90	0
15	B	23	90	0
16	B	23	90	0
17	B	23	90	0
18	B	23	90	0
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28	B	23	90	0
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38	B	23	90	0
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40	B	23	90	0
41	B	23	90	0
42	B	23	90	0
43	B	23	90	0
44	B	23	90	0
45	B	23	90	0
46	B	23	90	0
47	B	23	90	0
48	B	23	90	0
49	B	23	90	0
50	B	23	90	0

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
51	B	23	90	0
52	B	23	90	0
53	B	23	90	0
54	B	23	90	0
55	B	23	90	0
56	B	23	90	0
57	B	23	90	0
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66	B2	15.5	0	0
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74	B2	15.5	0	0
75	B2	15.5	0	0
76	B2	15.5	0	0
77	B2	15.5	0	0
78	B2	15.5	0	0
79	B2	15.5	0	0
80	B2	15.5	0	0
81	B2	15.5	0	0
82	A	15	180	15
83	A	15	180	15
84	A	15	180	15
85	A	15	180	15
86	A	15	180	15

POINT BY POINT DISCLAIMER:

ALL FOOTCANDLE READINGS ARE COMPUTED BASED ON INFORMATION PROVIDED TO ALUMEN-S FROM CUSTOMER'S AGENT

ALUMEN-S ACCEPTS NO LIABILITY FOR ANY VARIANCE IN FOOTCANDLE READINGS DUE TO CHANGES, REVISIONS, OMISSIONS OR UNKNOWN FACTORS. THESE RESULTS ARE BASED ON INFORMATION PROVIDED TO ALUMEN-S BY OTHERS.

IT IS THE CUSTOMERS RESPONSIBILITY TO REVIEW THE INFORMATION PROVIDED AS WELL AS THE POINT BY POINT RESULTS TO ENSURE THE ACCURACY OF THE CALCULATED DATA.

8

#	Date	Comments

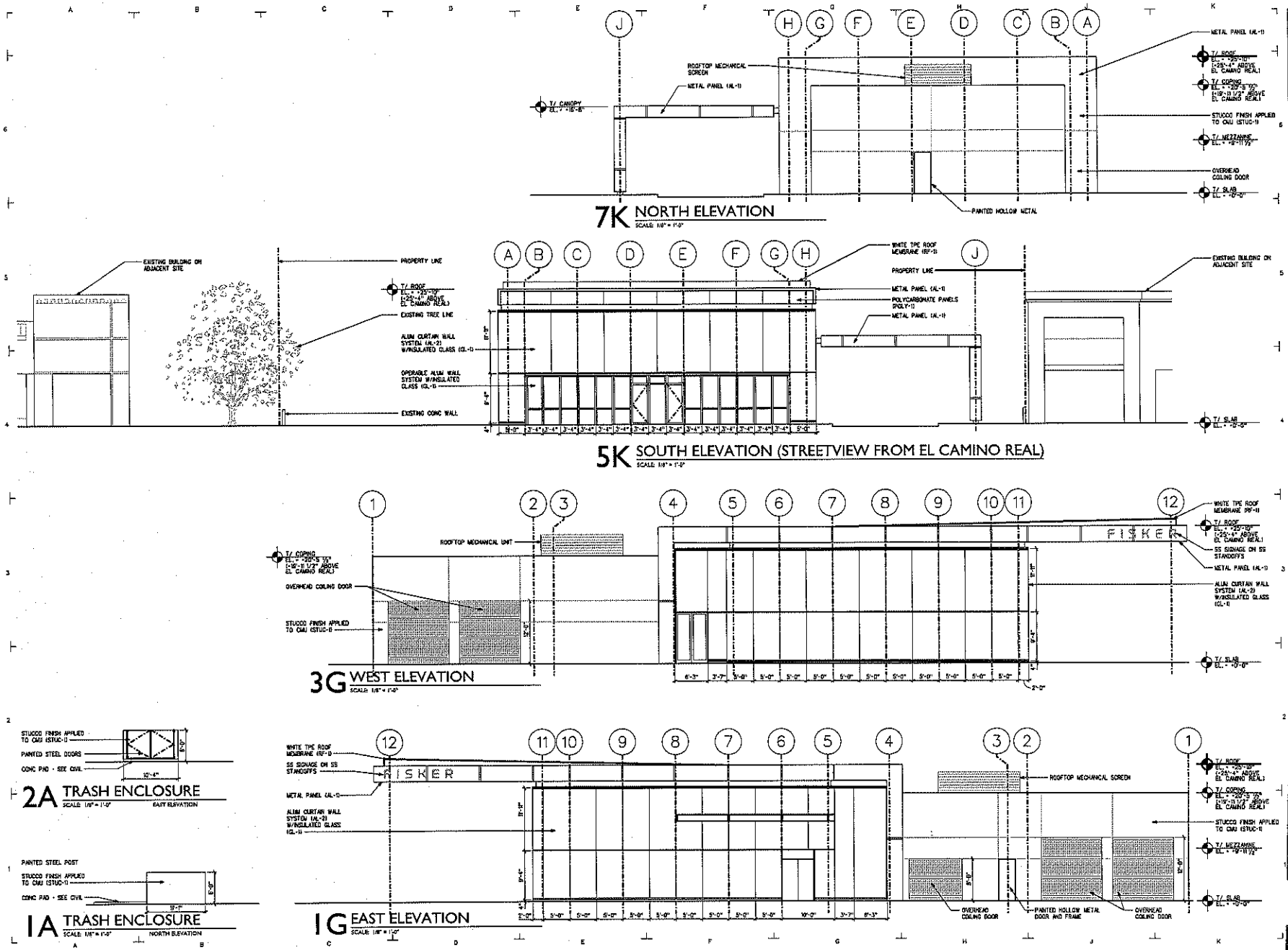
Revisions

Drawn By: R. NEFF
Checked By:
Date: 5/1/2013
Scale:

PARKER DEALERSHIP
SUNNYVALE

ATTACHMENT
Page 6 of 8

Page 1 of 1



T/GRADE @ EL CAMINO REAL = 130.73' | F = 0'-0" = 130.11'

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FISKER DEALERSHIP SILICON VALLEY
929 W EL CAMINO REAL SUNNYVALE, CA 94086

NO.	ISSUED FOR	DATE
2	SUNNYVALE PLANNING REVIEW	02.03.2010
1	SUNNYVALE PLANNING REVIEW	11.25.2009

PROJECT TEAM
JOE VALERIO
ANTONIO CALEZ
STEPHEN DROLL
EVAN FOX

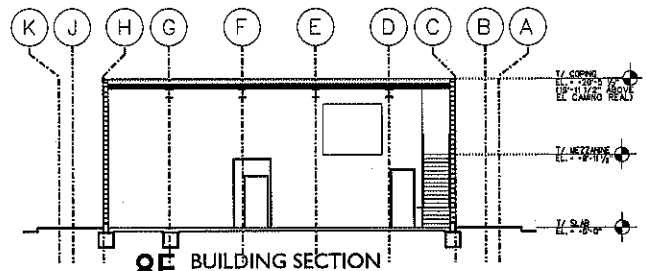
PROJECT NUMBER
VDTA 0818.00

PROJECT NAME AND ADDRESS
FISKER DEALERSHIP SILICON VALLEY
929 W EL CAMINO REAL SUNNYVALE, CA 94086

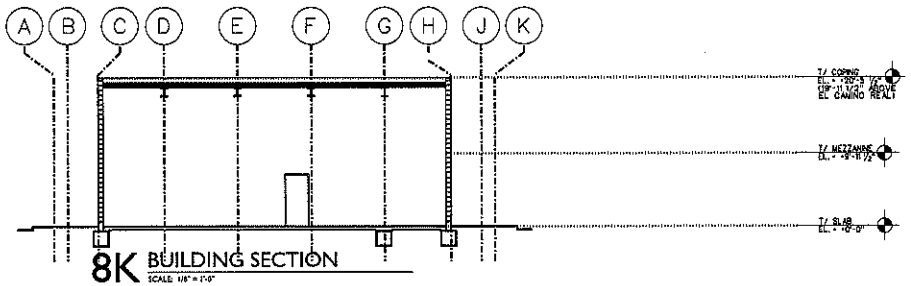
SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A2-01

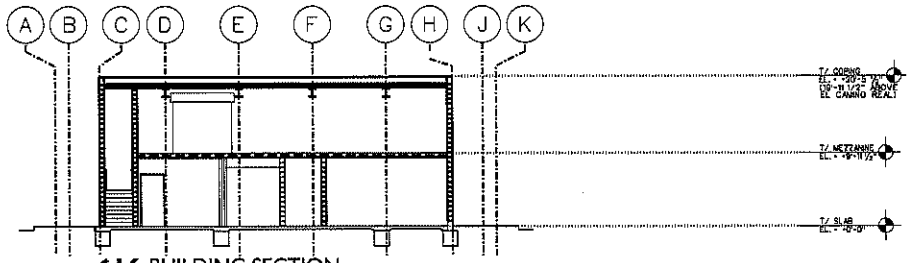
DRAFT DOCUMENT



8F BUILDING SECTION
SCALE: 1/8" = 1'-0"



8K BUILDING SECTION
SCALE: 1/8" = 1'-0"



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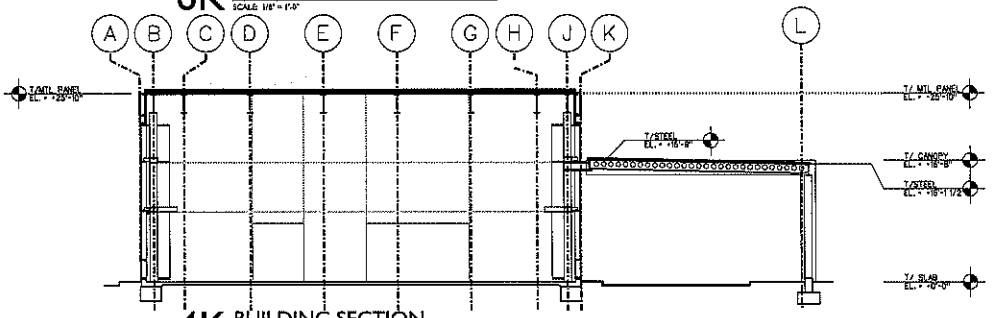

4K BUILDING SECTION
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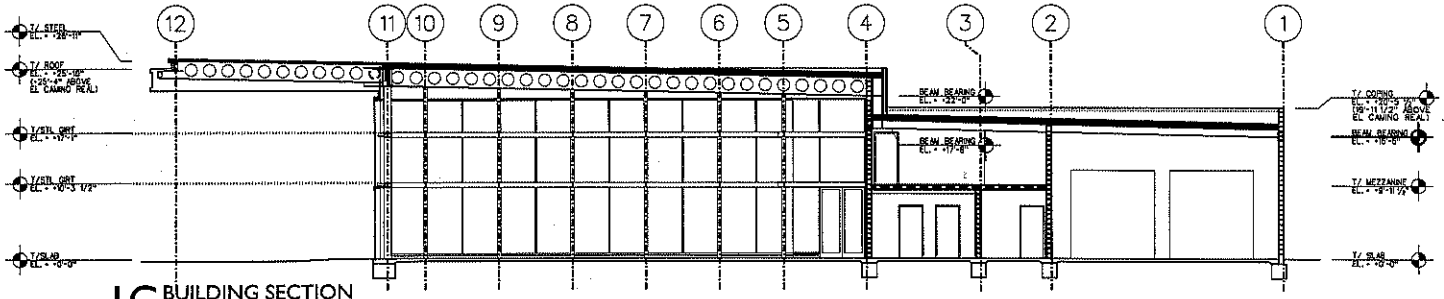

1G BUILDING SECTION
SCALE: 1/8" = 1'-0"

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ISSUE

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1	SUNNYVALE PLANNING REVIEW	11.25.2009

PROJECT TEAM
JOE VALERIO
ANTONIO CALIZ
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EVAN FOX

PROJECT NUMBER
VDTA 08182.00

PROJECT NAME AND ADDRESS
FISKER DEALERSHIP SILICON VALLEY
923 W EL CAMINO REAL
SUNNYVALE, CA 94086

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A2-02

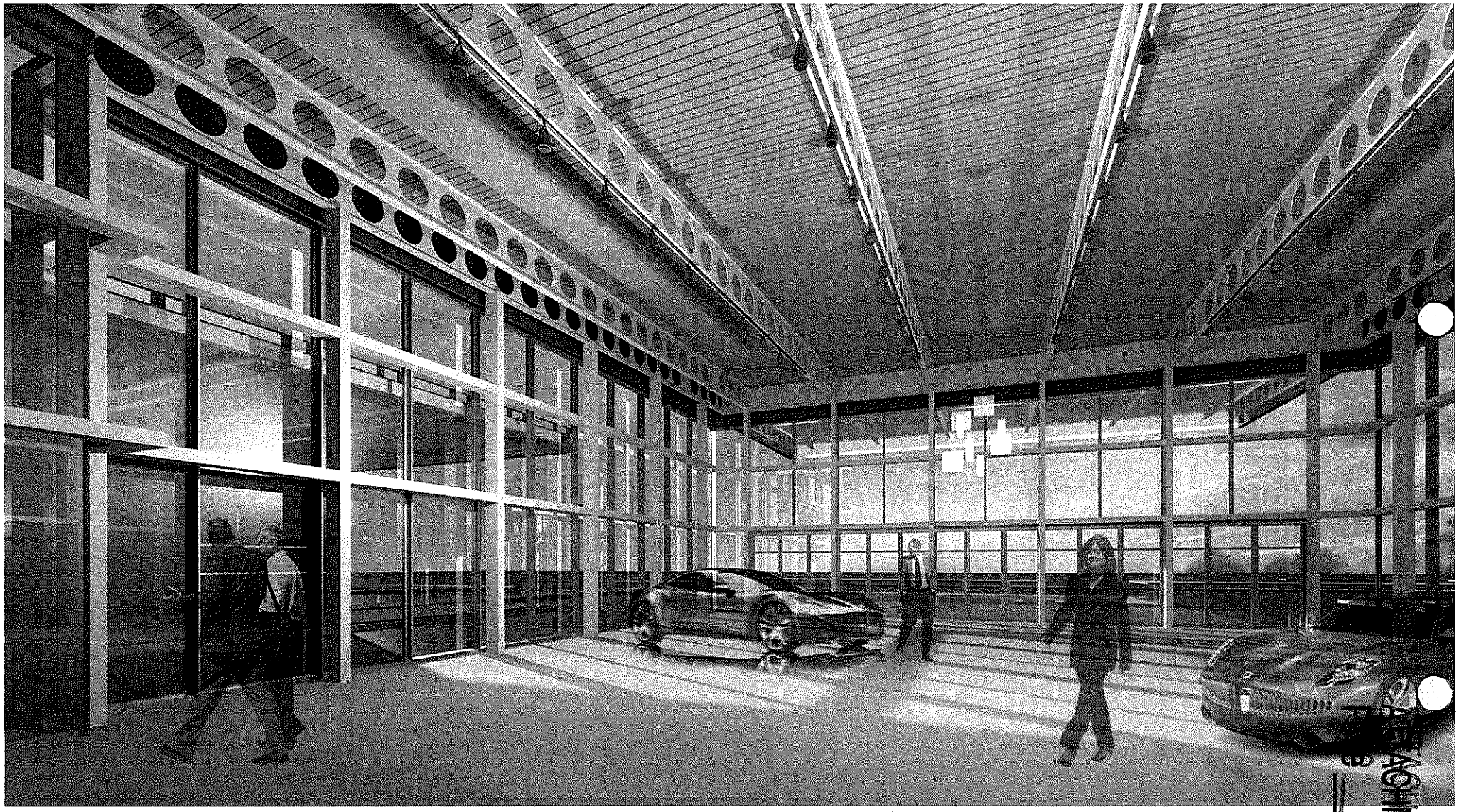
ATTACHMENT 13
Page 8 of 8

T/GRADE @ EL CAMINO REAL = 130.73' | FF = 0'-0" = 130.11'

SUNNYVALE PLANNING REVIEW
FISKER DEALERSHIP
923 W EL CAMINO REAL
02.03.2010

EXTERIOR VIEW FROM SOUTHEAST

ATTACHMENT C
1 of 3



ATTACHMENT C
2 of 3

SUNNYVALE PLANNING REVIEW
FISKER DEALERSHIP
923 W EL CAMINO REAL
02.03.2010

INTERIOR VIEW (LOOKING SOUTH)

SUNNYVALE PLANNING REVIEW
FISKER DEALERSHIP
923 W EL CAMINO REAL
02.03.2010

EXTERIOR VIEW FROM SOUTHWEST

ATTACHMENT C
Page 3 of 3