



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

August 28, 2013

**File Number:** 2013-7551

**Permit Type:** Use Permit

**Location:** 1070 Stewart Drive (near Santa Trinita Avenue) (205-23-019)

**Applicant/Owner:** Scott Mommer/Public Storage Inc.

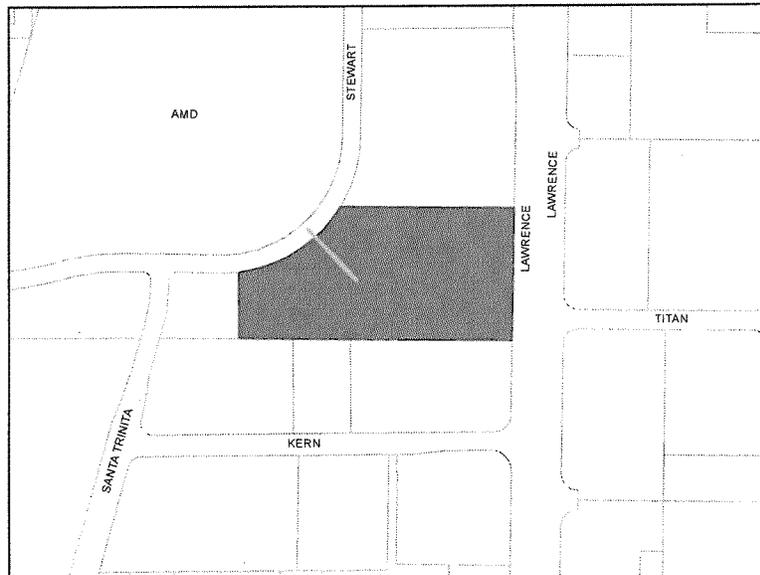
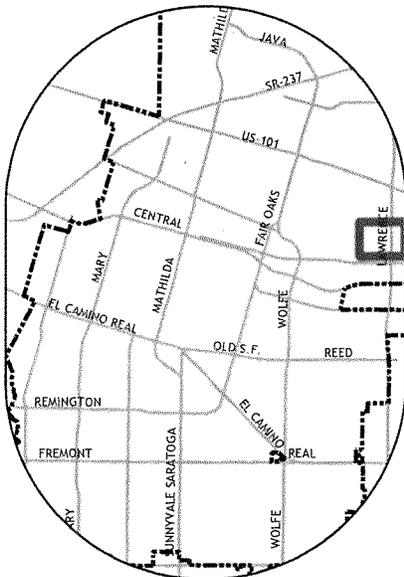
**Staff Contact:** Elise Lieberman, Assistant Planner, (408) 730-7443

**Project Description:** To allow the demolition of two existing self-storage buildings and the construction of a new 150,112 square foot 4-story building.

**Reason for Permit:** A Use Permit is required for any self-storage (mini warehouse) facilities within an MS-POA Zoning District.

**Issues:** Aesthetics, Lot Coverage, FAR

**Recommendation:** Approve with Conditions



500

Feet

**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>	<b>Required/Permitted</b>
<b>General Plan:</b>	Industrial and Service	Same	Industrial and Service
<b>Zoning District:</b>	MS-POA	Same	MS-POA
<b>Lot Size (s.f.)</b>	295,780	Same	22,500 min.
<b>Gross Floor Area (s.f.)</b>	180,685	297,768	No max.
<b>Lot Coverage (%)</b>	45%	46%	45% max.
<b>Floor Area Ratio (FAR)</b>	61%	100%	No max.
<b>Number of Buildings On-Site</b>	14	12	By Permit
<b>Building Height</b>	38'	52'-8"	75' max.
<b>Number of Stories</b>	1-3 (varies by building)	1-4 (varies by building)	8 stories max.
<b>Parking</b>			
<b>Total Spaces</b>	33	55	118
<b>Landscaping (s.f.)</b>			
<b>Total Landscaping</b>	34,082	11,570	11,506 (20% of disturbed area)
<b>Total Landscaping (%)</b>	11.5%	15.4%	20% min.

Previous Planning Projects related to Subject Application: According to the County Assessor's records the original buildings were constructed in 1973.	<b>Yes</b>
Neighborhood Preservation Complaints	<b>No</b>
Deviations from Standard Zoning Requirements: The proposed development does not provide enough parking to satisfy the current parking requirements; however, staff feels this is not a significant issue for a self-storage facility. The proposed development is also 1% higher than the allowed lot coverage (Condition of Approval PS-3).	<b>Yes</b>

**Use Description:** The proposed Use Permit is for the demolition of two buildings and a parking structure totaling 33,029 square feet and the addition of a new four-story building with a total floor area of 150,112 square feet. The individual storage units will range in size from 25 square feet to 300 square feet with approximately 1500 units within the proposed building. By nature of the use, the self-storage buildings will not create substantial congestion to and within the site.

**Hours of Operation:** The standard hours of operation are Monday through Sunday from 6:00 a.m. until 10:00 p.m. There is a manager's unit on site which allows for 24 hour supervision of the property. Two full time employees and one part time employee are used to staff this facility.

**Site Layout:** Building F, Building D, and a covered parking structure will be demolished. The new building, Building E, will take their place on the site. This will change the site layout, but staff believes the change is not significant. New landscaping will be added around the proposed building on three sides to help increase the amount of total landscaping on the property. New parking spaces along with two loading areas will be located on the northern side of Building E (Attachment B).

**Architecture:** The proposed building will be consistent with the style of buildings already existing on the property. The building will have a stucco finish with orange horizontal bands breaking up the large walls. Concrete masonry will be used as an accent along the base of the building on three sides and on the corner columns around the building. The corner columns will be topped with a color band of orange and purple in the same tones to match the other existing buildings. The loading doors on the north elevation will be standard roll-up doors painted orange to match the horizontal bands and trim used throughout the property.

The height of the building will be 52'-8" at the top of the corner columns. The top plate height will actually end at 42'; however a parapet will be constructed at the top to screen roof equipment and potential telecommunication antennas. Due to its height, the building will be visible from surrounding public streets however the bulk of the building will be hidden behind the existing buildings on the property.

**Floor Plan:** The proposed building will consist of four floors, three of which are identical. On the ground floor the applicant will locate the majority of the 10x20 storage units with smaller units around the perimeter and along the hallways. There will be two lobby entrances accessible from the ground level with elevators reaching the three upper levels. Two interior staircases will be available for use on either side of the north elevation. Each floor will have at least 300 storage units in various sizes.

**Parking:** The main entrance and exit to the site is located towards the center of the property along Stewart Drive. A security gate is positioned behind the front parking area.

Due to the nature of the self-storage use, staff considers that the required parking area for this site can be met through the parking located within the interior of the lot, along the buildings, and in front of the storage units. A total

of 15 parking spaces are provided in front of the security gate, while 40 parking spaces are divided between the existing office building and the proposed building. These spaces would be used sparingly by patrons during business hours. The parking study completed for this project suggests that 19 parking spaces would be required during peak hours of operation (Attachment C). The number of provided parking spaces would be more than adequate to meet the needs of this use.

**Stormwater Management:** This project requires compliance with the Stormwater Management requirements. A bio-treatment retention system is required to meet the Stormwater Management requirements. The applicant will add a flow-through planter on the east side of the proposed building in the new landscaped area.

**Trash Enclosure:** An existing trash enclosure is located on the site between Building C and Building D. The applicant plans to keep the trash enclosure in the same location, but upgrade the space to comply with current ADA requirements. The trash enclosure will also be altered so its appearance is consistent with the surrounding buildings.

**Landscaping:** The total landscaping for the entire site does not meet current 20% landscaping requirements. The proposed project would help increase this deficiency in landscaping by ensuring the altered area increases its landscaping to the required amount. In order to accomplish 20% landscaping, the applicant will provide 11,570 square feet of new landscaping as can be seen in Attachment B.

**Public Contact:** Eight (8) notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practice. No letters were received.

**Environmental Determination:** A Categorical Exemption Class 32 (in-fill development) relieves this project from CEQA provisions and City Guidelines. Class 32 Categorical Exemption includes in-fill development and complies with all applicable general plan and zoning designations and regulations.

**Expected Impact on the Surroundings:** The proposed project will not significantly impact the surrounding area or environment through the construction of the proposed four story building. The traffic impacts are expected to be minimal for the proposed change of use.

## **FINDINGS**

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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.

**Land Use and Transportation Policy LT-4.1a** – Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.

**Land Use and Transportation Policy LT-4.2a** – Integrate new development and redevelopment into existing neighborhoods.

**Land Use and Transportation Policy LT-4.3** – Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the city.

The proposed use attains the objectives and purposes of the General Plan as the project will redevelop a portion of an existing industrial site with the same use. The project expands a convenient community service.

**Staff was able to make the findings as the design meets the guidelines described above.**

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 proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because impacts to adjacent uses are not significant. Traffic impacts should not increase and upgrades to landscaping on the site will also improve the visual impact from the surrounding area.

**Staff was able to make the findings at the proposed project is expected to have no impacts on surrounding properties.**

**ALTERNATIVES:**

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

**RECOMMENDATION**

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

Reviewed by:



Gerri Caruso  
Principal Planner

Prepared By: Elise Lieberman, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Parking Study

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
August 28, 2013**

**Planning Application 2013-7551  
1070 Stewart Drive**

To allow the demolition of two existing buildings and the construction of a new  
150,112 square foot 4-story building.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE  
APPROVED PROJECT.**

- GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:  
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing.  
[COA] [PLANNING]
- GC-2. USE EXPIRATION:  
The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

GC-4. STORMWATER MANAGEMENT PLAN:

Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

**PS: THE FOLLOWING SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.**

PS-1. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-2. PARKING AND CIRCULATION PLAN:

Submit a revised parking and circulation plan subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-3. LOT COVERAGE

The size of the proposed building must be reduced to meet the maximum 45% lot coverage requirement. If this is not possible a variance will need to be obtained through a Zoning Administrative hearing.

**BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-4. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of a recycling and solid waste 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. [COA] [PLANNING]

BP-5. RECYCLING AND SOLID WASTE CONTAINER:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-6. ROOF EQUIPMENT

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-7. MECHANICAL EQUIPMENT (EXTERIOR):

Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to

review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]

BP-8. LANDSCAPE PLAN:

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:

- a) All areas not required for parking, driveways or structures shall be landscaped.
- b) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- c) Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- d) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

BP-9. LANDSCAPE MAINTENANCE PLAN:

Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of building permit through the submittal of a Miscellaneous Plan Permit (MPP). [COA] [PLANNING]

BP-10. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.

- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-11. STORMWATER MANAGEMENT PLAN:

Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60.180, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

BP-12. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:

Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]

BP-13. BEST MANAGEMENT PRACTICES - STORMWATER:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.

- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
  - ii) Dumpster drips from covered trash and food compactor enclosures.
  - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
  - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
  - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

**PF: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

- PF-1. LANDSCAPING AND IRRIGATION:  
All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]
- PF-2. COMPACT SPACES:  
All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]
- PF-3. PARKING LOT STRIPING:  
All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

**DC: THE FOLLOWING SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

- DC-1. BLUEPRINT FOR A CLEAN BAY:  
The project shall be in compliance with stormwater best management practices for general construction activity until the project is

completed and either final occupancy has been granted. [SDR]  
[PLANNING]

**AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.**

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 6:00 a.m. to midnight for standard hours of operation, excluding short duration sales events which may have extended hours. Hours extending beyond midnight shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA]  
[PLANNING]

AT-2. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-3. LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited at all times. [COA]  
[PLANNING]

AT-4. LANDSCAPE MAINTENANCE:

All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

ENTITLEMENT PLANS  
FOR



1070 STEWART DRIVE  
SUNNYVALE, CALIFORNIA  
MINOR USE PERMIT



PREPARED FOR:  
PUBLIC STORAGE  
701 WESTERN AVENUE  
GLENDALE, CA 91201  
CONTACT: JIM FITZPATRICK  
SENIOR VICE PRESIDENT-  
DEVELOPMENT REAL ESTATE DIVISION  
(818) 244-8080 EXT 1476



PROJECT SITE

LARS ANDERSEN & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
1104 HILL JACOBSON SQUARE, FOLSOM, CALIFORNIA 95752  
TEL 508 278-1790 FAX 508 278-2245 WWW.LARSANDERSEN.COM

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY PLAN
3	EXISTING SITE PLAN
4	PROPOSED SITE PLAN
5	ACCESSIBILITY SITE PLAN
6	FIRE ACCESS PLAN
7	LANDSCAPE PLAN
8	ELEVATIONS
9	PHOTO RENDERING MAP
10	FLOOR PLANS
11	ROOF PLAN/SECTION/DETAILS

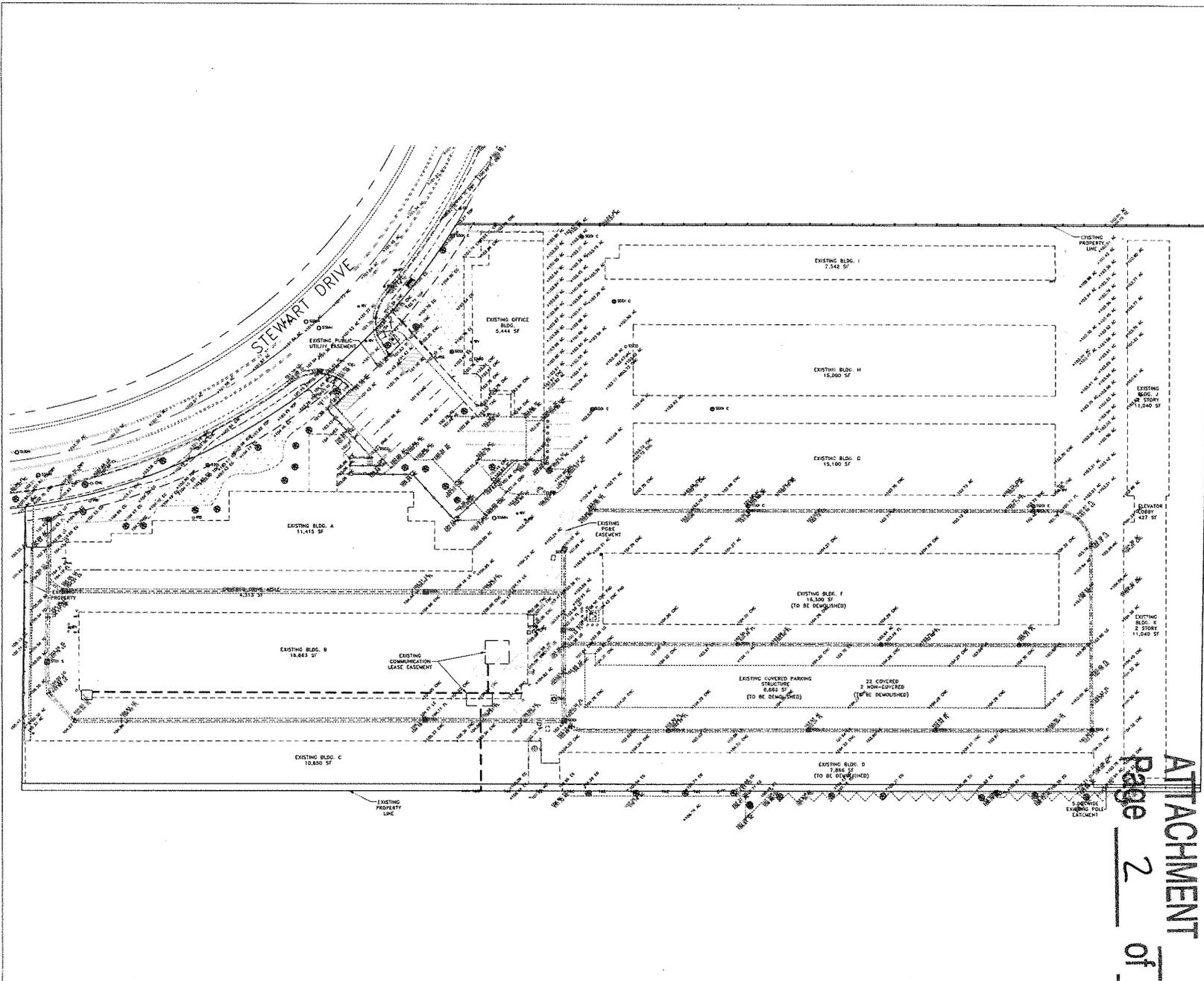


1070 STEWART DRIVE  
CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA.  
DATE: 7/25/2013  
L.A. PROJECT NO: 13012.00

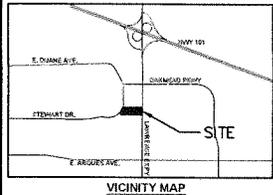


COVER SHEET  
SHEET 1 OF 11

ATTACHMENT B  
Page 1 of 11



**LARS ANDERSEN & ASSOCIATES, INC.**  
 CDR. ENGINEERS - LAND SURVEYORS - PLANNERS  
 817 W. 30th AVENUE SUITE 110 PLEASANTON, CA 94566  
 TEL: 925-237-0700 FAX: 925-237-0800 WWW.LARSANDERSEN.COM



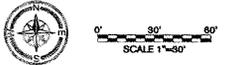
**SITE DATA:**

APN:	205-23-019
SITE AREA:	6.79 ACRES
EXISTING ZONING:	MS / POA
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	II-A

ATTACHMENT  
 Page 2 of 11  
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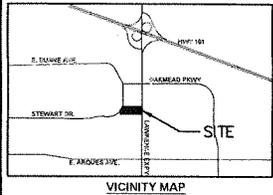


1070 STEWART DRIVE  
 CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA.  
 DATE: 7/25/2013  
 L.A. PROJECT NO. 13012.00



TOPOGRAPHIC  
 SURVEY PLAN  
 SHEET 2 OF 11





**SITE DATA:**  
 APN: 205-23-019  
 SITE AREA: 6.79 ACRES  
 EXISTING ZONING: MS / POA  
 OCCUPANCY GROUP: S-1  
 CONSTRUCTION TYPE: I.A

**PROPOSED BUILDING "E" SQUARE FOOTAGE:**  
 1ST FLOOR: 37,323 SF  
 2ND FLOOR: 37,596 SF  
 3RD FLOOR: 37,596 SF  
 4TH FLOOR: 37,596 SF  
**TOTAL: 150,112 SF**

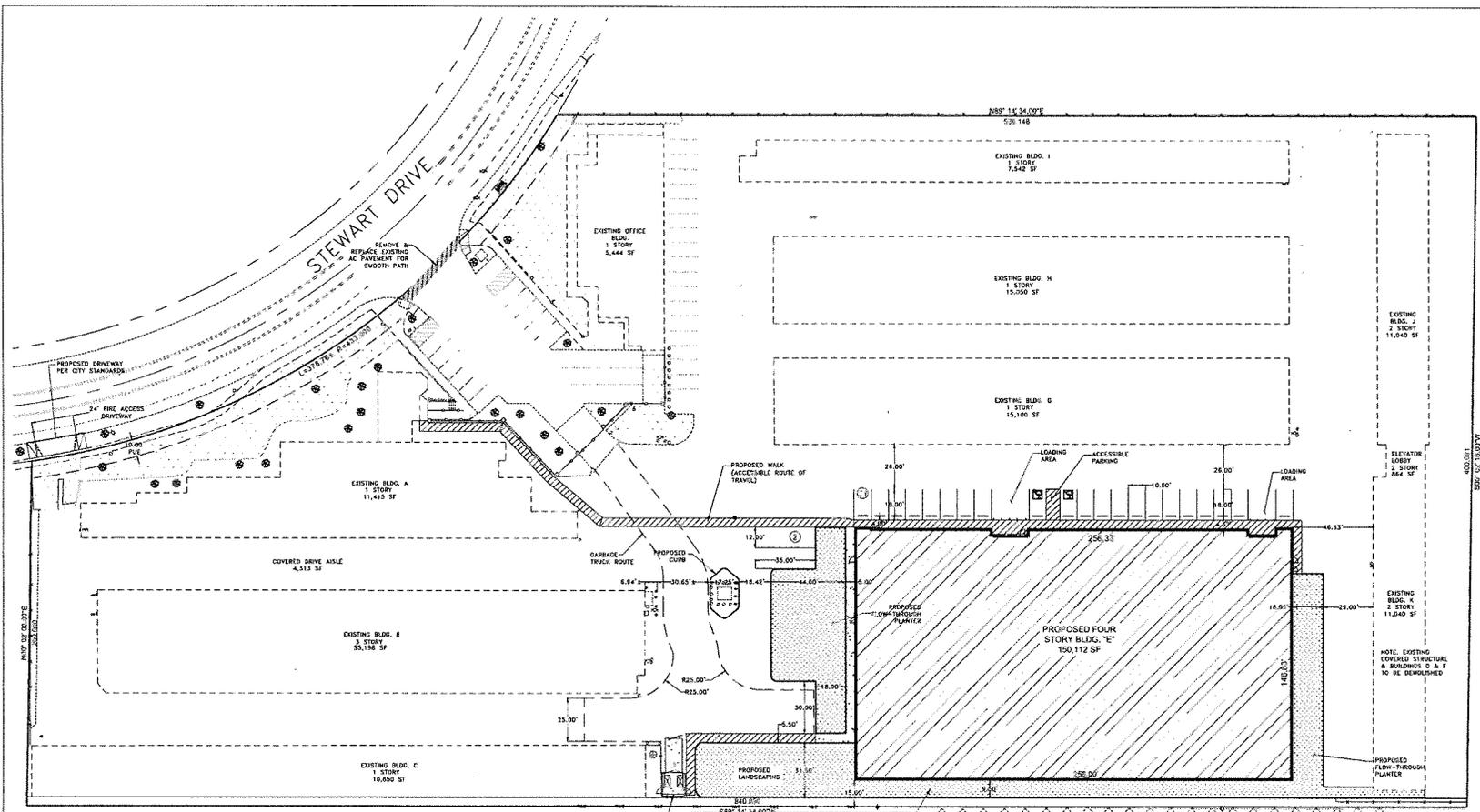
**COVERED AREA:**  
 BUILDING COVERAGE: 37,323 S.F.  
 LANDSCAPE COVERAGE PROVIDED: 11,570 S.F.  
 PAVEMENT COVERAGE: 133,172 S.F.

**PARKING DATA:**  
**PROPOSED PARKING:**  
 STANDARD SPACES: 21  
 ACCESSIBLE SPACES: 2  
 TOTAL SPACES: 23  
**EXISTING PARKING:**  
 STANDARD SPACES: 26  
 ACCESSIBLE SPACES: 3  
 COMPACT SPACES: 4  
 TOTAL SPACES: 33

**NOTE:**  
 1. PROPOSED LIGHTING SHALL MATCH EXISTING FIXTURE TYPES, ETC. & WILL BE SHIELDED TO PREVENT TO PREVENT SPILLAGE TO ADJACENT DEVELOPMENT.  
 2. EACH GROUND FLOOR UNIT HAS A "SPACE" FOR LOADING AND UNLOADING.

1070 STEWART DRIVE  
 CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA.  
 DATE: 7/25/2013  
 LA PROJECT NO: 13012.00

LAWRENCE EXPRESSWAY



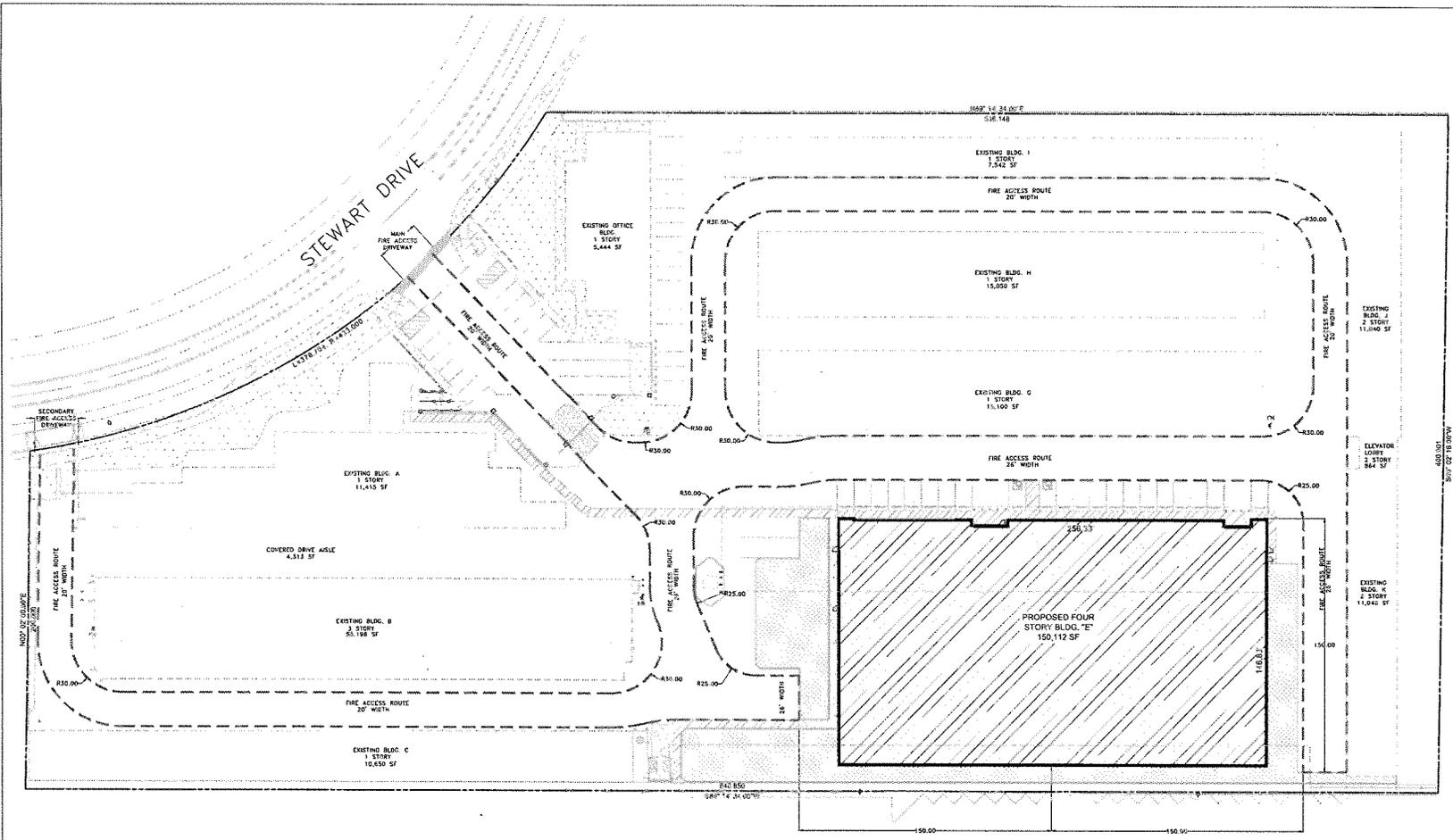
	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED PERMITTED
1) General Plan	Industrial	Industrial	Industrial
2) Zoning District	MU/PDA	MU/PDA	MU/PDA
3) Lot Size (sq. ft.)	295,780	395,790	22,760 min.
4) Gross Floor Area (sq. ft.)	310,665.00	297,768.00	50% max.
5) Lot Coverage (%)	65%	65.00%	45% max.
6) Historic Area Status (HAP)	0%	0%	50% max.
7) Floor Area of Tenant (sq. ft.)	5,444	5,444	3,000 permitted
8) Building Height (ft.)	38'	38'	100' max.
9) No. of Stories	varies 1-3	varies 4-story BLDG	8 stories
10) No. of Buildings On Site	14	12	80 max/min
11) Distance Between Buildings (front)	varies 7-6 MIN	40'-48'	30' min.
12) Front Setback (along property)	varies	99'	25' min.
13) Side Setback (along property)	varies	8'	none
14) Rear Setback	varies	432'	none
15) Landscaping (area sq. ft.)	34,092	11,570	11,000 (50% of total floor area)
16) % based on Lot Area	11.5	N/A	N/A
17) % based on Parking Lot	12%	N/A	N/A
18) Parking Lot Area Shading (%)	100%	50%	50% max.
19) Water Conservation (Irrigation)	90%	90%	90% of total lot area
20) Total No. of Parking Spaces	33	36	2,250 (per area) / 1,125 (office)
21) Standards	27	47	1,125 (per area) / 1,125 (office)
22) Compliance % of total	4	4	50% (max) parking max.
23) Accessible Spaces	3	5	2
24) Covered Spaces	0	0	2
25) Signage (sq. ft.)	20-54"	20-54"	3.5' one way / 28' two way min.
26) Bicycle Parking	2	2	5% of vehicle parking min.
27) Impervious Surface Area (sq. ft.)	206,110	206,110	300,110 permitted
28) Impervious Surface (%)	71%	71%	71% permitted

Building Coverage	Existing sq. ft.	Proposed sq. ft.	Proposed Demolishing sq. ft.	Future sq. ft.
Building A	11,415	0	0	11,415
Building B	11,415	0	0	11,415
Building C	10,650	0	0	10,650
Building D	7,866	0	7,866	0
Building E	0	150,112	0	150,112
Building F	16,300	0	0	16,300
Building G	15,100	0	0	15,100
Building H	15,100	0	0	15,100
Building I	7,542	0	0	7,542
Building J	5,520	0	0	5,520
Building K	5,444	0	0	5,444
Office Building	5,444	0	0	5,444
Covered Drive Aisle	4,333	0	0	4,333
Covered RV Parking Structure	8,863	0	8,863	0
Elevator Lobby	422	0	0	422
<b>Total Building Area (sq. ft.)</b>	<b>137,192</b>			

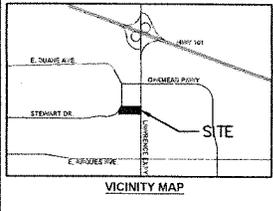
Ground Floor Area	Existing sq. ft.	Proposed sq. ft.	Proposed Demolishing sq. ft.	Future sq. ft.
Building A	11,415	0	0	11,415
Building B	11,415	0	0	11,415
Building C	10,650	0	0	10,650
Building D	7,866	0	7,866	0
Building E	0	150,112	0	150,112
Building F	16,300	0	16,300	0
Building G	15,100	0	0	15,100
Building H	15,100	0	0	15,100
Building I	7,542	0	0	7,542
Building J	11,060	0	0	11,060
Building K	5,520	0	0	5,520
Office Building	5,444	0	0	5,444
Covered Drive Aisle	4,333	0	0	4,333
Covered RV Parking Structure	8,863	0	8,863	0
Elevator Lobby	814	0	0	814
<b>Total Ground Floor Area (sq. ft.)</b>	<b>297,768</b>			

ATTACHMENT  
 Page 4 of 11  
 B





**LARS ANDERSEN & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 400 WEST SAN CARLOS AVENUE, SUITE 100, SAN JOSE, CALIFORNIA 95128  
 TEL 408.255.2700 FAX 408.272.0000 WWW.LARSANDERSEN.COM



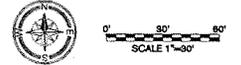
**SITE DATA:**

APN:	205-23-019
SITE AREA:	6.79 ACRES
EXISTING ZONING:	MS / POA
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	II-A

LAWRENCE EXPRESSWAY

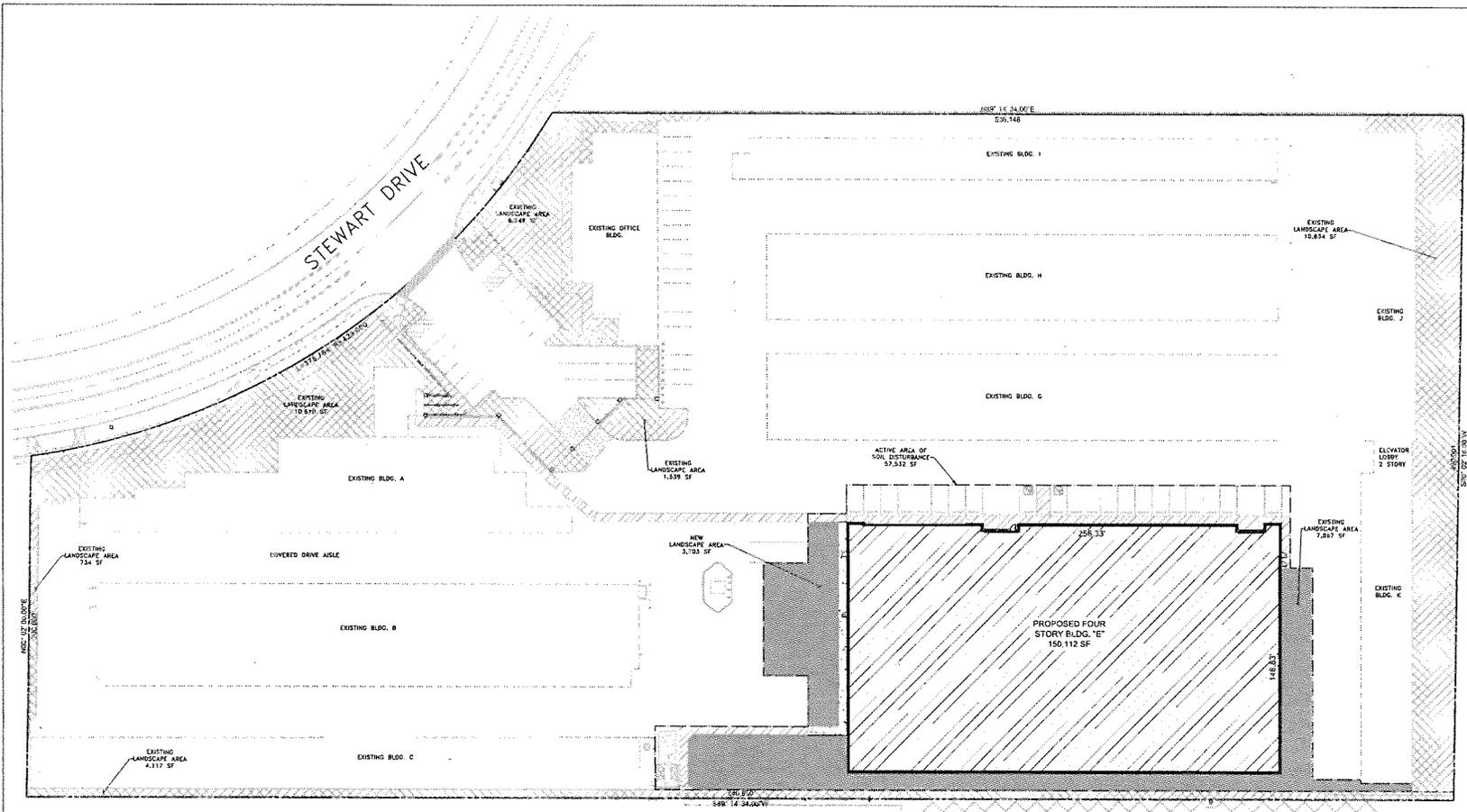


1070 STEWART DRIVE  
 CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA.  
 DATE: 7/25/2013  
 L.A. PROJECT NO. 13012.00

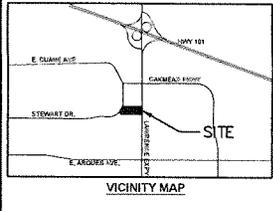


**FIRE ACCESS PLAN**  
 SHEET 6 OF 11

ATTACHMENT  
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 B



**LARS ANDERSEN & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 800 WEST AVENUE, SUITE 110, SUNNYVALE, CALIFORNIA 95086  
 TEL: 925.242.7100 FAX: 925.242.7000 WWW.LANDANDERSEN.COM



**SITE DATA:**

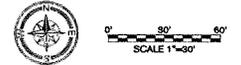
APN:	205-23-019
SITE AREA:	6.79 ACRES
EXISTING ZONING:	MS / POA
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	B-A

**LANDSCAPE AREA:**

ACTIVE AREA OF SOIL DISTURBANCE:	57,532 SF
LANDSCAPE REQUIRED: (20% OF SOIL DISTURBANCE AREA): 57,532 X 0.20 =	11,506 SF
LANDSCAPE PROVIDED:	11,570 SF (20.11%)



1070 STEWART DRIVE  
 CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA.  
 DATE: 7/25/2013  
 L.A. PROJECT NO.: 13012.00



LANDSCAPE PLAN  
 SHEET 7 OF 11

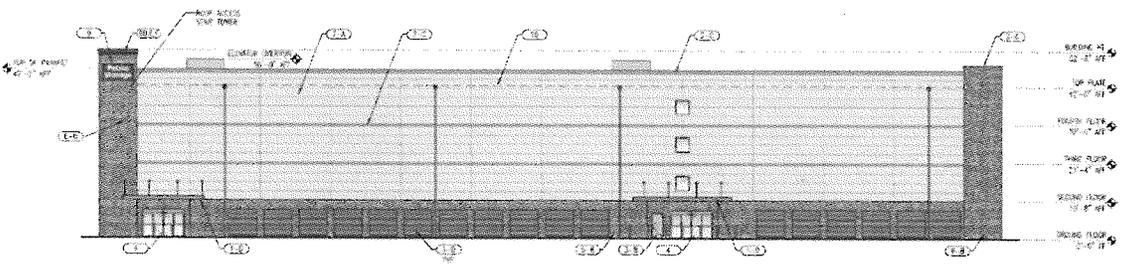
ATTACHMENT B  
 Page 7 of 11

**NOTES**

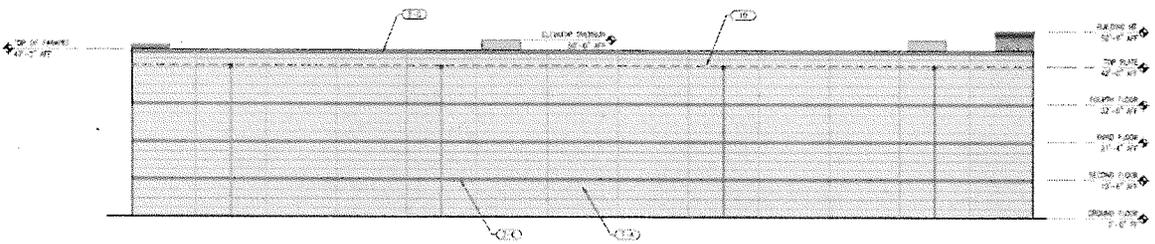
- LOADING AREA CURB
- LOADING DOOR
- WALKWAY
- METAL FRAMES
- METAL ROOF
- CONCRETE
- STEEL
- ASPHALT
- PAVEMENT
- GRASS
- LANDSCAPING
- WATER
- SEWER
- ELECTRIC
- TELEPHONE
- OTHER

**COLOR**

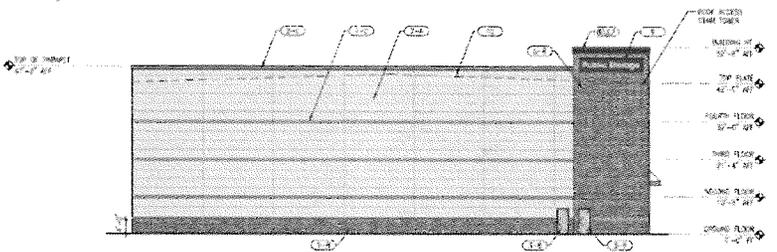
- A. CALIF. FLAG
- B. CORN
- C. GRASS
- D. PUBLIC STORAGE
- E. PUBLIC STORAGE
- F. PUBLIC STORAGE



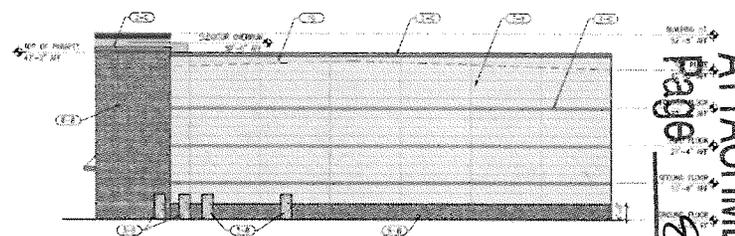
**1 NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



**2 SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



**3 EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**4 WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"

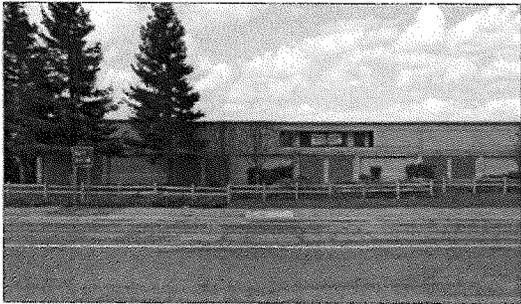
ELEVATIONS PREPARED BY:



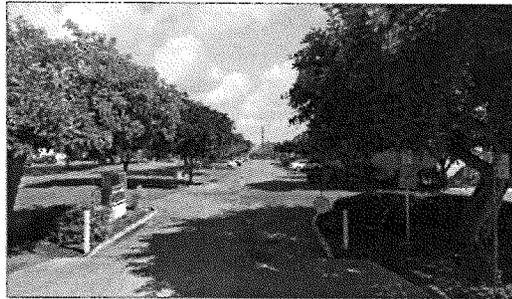
1510 STEWART DRIVE  
 CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA  
 DATE: 7/25/2019  
 L.A. PROJECT NO: 13012.00

**ELEVATIONS**  
 SHEET 8 OF 11

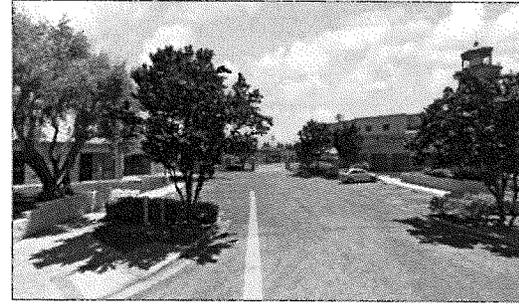
ATTACHMENT  
 Page 8 of 11  
 B



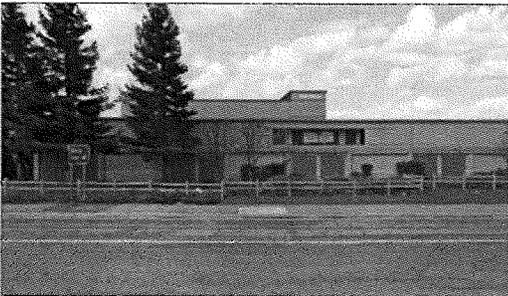
LAWRENCE EXPRESSWAY BEFORE



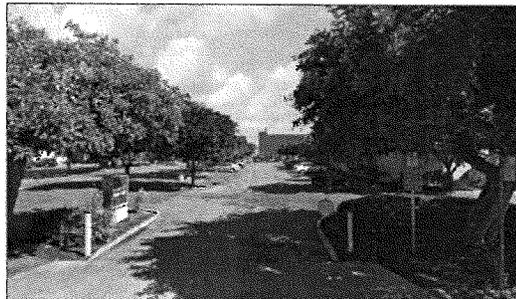
KERN AVENUE BEFORE



STEWART DRIVE BEFORE



LAWRENCE EXPRESSWAY AFTER

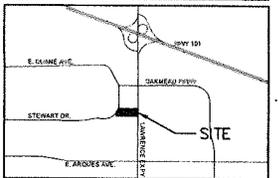


KERN AVENUE AFTER



STEWART DRIVE AFTER

LARS ANDERSEN & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS



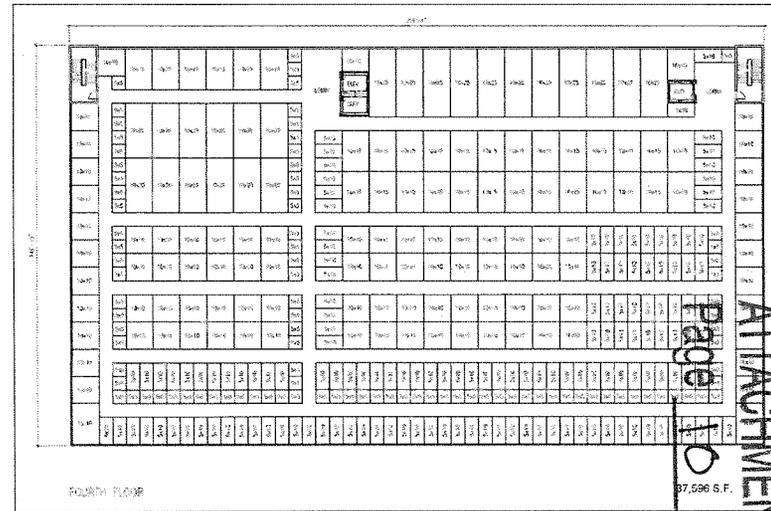
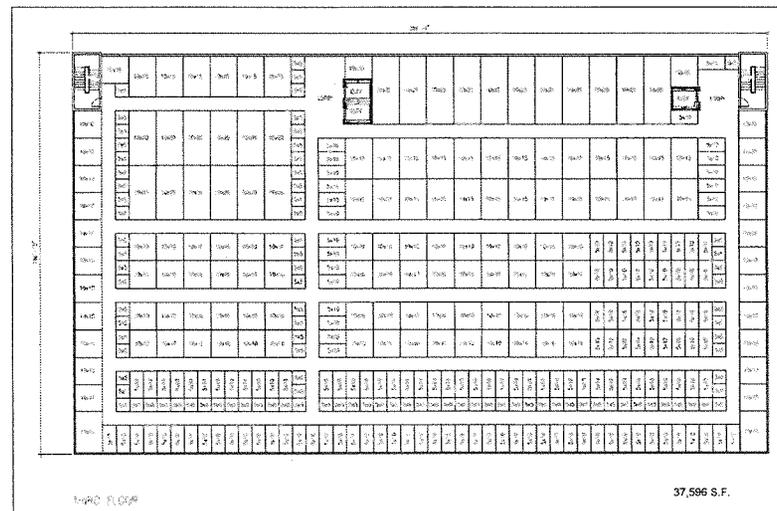
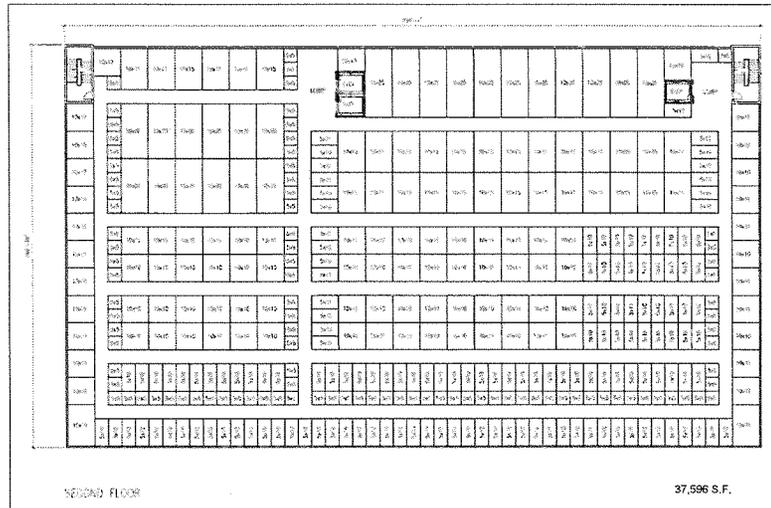
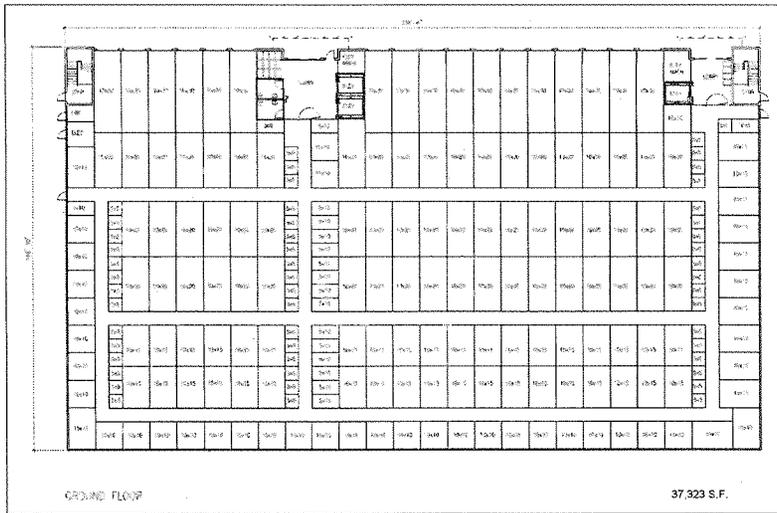
VICINITY MAP

ATTACHMENT B  
Page 9 of 11



1570 STEWART DRIVE  
CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA.  
DATE: 7/25/2013  
L.A. PROJECT NO. 13012.00

PHOTO RENDERING MAP  
SHEET 9 OF 11



**PROPOSED BUILDING "E" SQUARE FOOTAGE:**

1ST FLOOR:	37,323 SF
2ND FLOOR:	37,596 SF
3RD FLOOR:	37,596 SF
4TH FLOOR:	37,596 SF
<b>TOTAL:</b>	<b>150,112 SF</b>

**GROUND FLOOR NOTE:**  
 1. ALL CORRIDORS ARE ADA ACCESSIBLE.

FLOOR PLANS PREPARED BY:

**BCRA** 

12345 AVENUE, FRESNO, CALIFORNIA 95712  
 208 FIDELITY AVENUE, SUITE 200, FRESNO, CA 95702

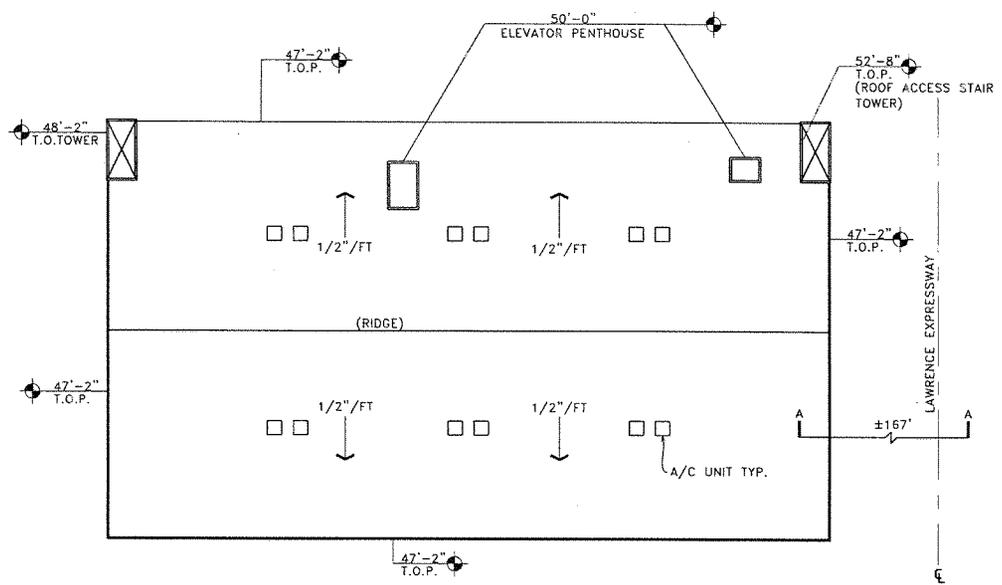
BUILDING AREA 37,323 S.F.



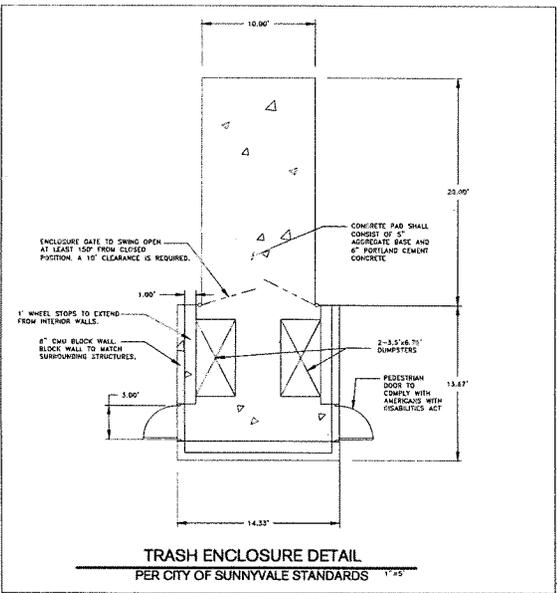
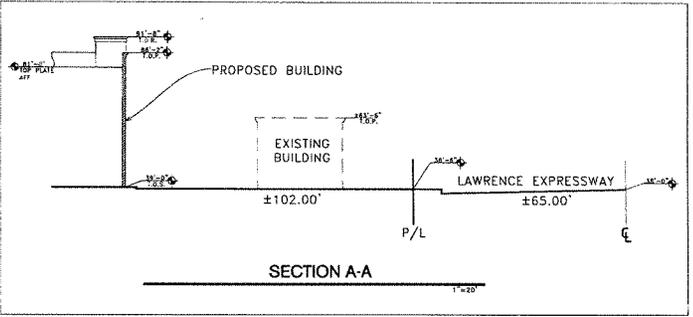
1076 STEWART DRIVE  
 CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA  
 DATE: 7/25/2013  
 L.A. PROJECT NO: 13012.00

**FLOOR PLANS**  
 SHEET 10 OF 11

ATTACHMENT B  
 Page 10 of 11



**ROOF PLAN**  
 T.O.P = TOP OF PARAPET  
 1"=20'



ATTACHMENT B  
 Page 11 of 11



1070 STEWART DRIVE  
 CITY OF SUNNYVALE, SANTA CLARA COUNTY, STATE OF CA.  
 DATE: 7/25/2013  
 L.A. PROJECT NO.: 13012.00



**ROOF PLAN / SECTION/DETAIL**  
 SHEET 11 OF 11



June 25, 2013

ATTACHMENT C  
Page 1 of 2

City of Sunnyvale  
Department of Community Development  
456 West Olive Ave.  
Sunnyvale, CA 94088  
Shaunn Mendrin

Re: parking study

To: Shaunn Mendrin

Background:

My name is Jim Fitzpatrick; I am a Senior Vice President for Public Storage and have worked for the company for over 25 years. During my tenure at Public Storage, I have been involved in hundreds of developments nationwide and have seen various parking ordinances that range from 6 parking spaces per storage facility in Dallas to 1 parking space per 800 square feet in Santa Clara California. Obviously 6 parking spaces is too few and 1 parking space per 800 square feet is way too many. My objective when developing or redeveloping our self-storage facilities is to provide adequate parking spaces for our customers but not over park the facility hence wasting valuable real estate. To accomplish my objective, I have conducted parking studies on similar developments. First, I will explain the parking study methodology and then give you the results and recommendations.

Methodology:

I have recently studied like properties and observed customer patterns. One summer month and one winter month were selected and 360 one hour periods were studied on two of the properties and 450 one hour periods on an additional property, representing each facility's hours of operation. Each customer has an individual security code that deactivates the alarm to their space and is recorded when they enter the facility. This study simply counts the number of customers entering the facility in each one hour period. The number of units not building area is used as the denominator because each unit represents a customer. The results of the attached studies are as follows:

	# of units	Peak hour visits	Peak hour units/visit
Attachment 1	781	13	0.017
Attachment 2	1,050	14	0.013
Attachment 3	1,558	26	0.017



Real Estate Division

701 Western Avenue  
Glendale, CA 91201

ATTACHMENT C  
Page 2 of 2

Phone: (818) 244-8080

Fax: (818) 543-7341

Conclusion:

The average time a customer spends at their storage unit is approximately 15 minutes because all customers are not there at the same time within each one hour period. So to be conservative I used 30 minutes in my recommendation. Upon completion of the expansion, the proposed Storage facility will be composed of approximately 2,230 units therefore:  $2,230 * 0.017 * 0.5 = 19.0$  required parking spaces during peak hours of operation.

Again, Public Storage wants and needs to provide adequate parking to properly service our customers and I believe this study demonstrates this. The study also demonstrates that peak hour traffic is during non-commuting hours.

Please contact me if you have any questions,

Jim Fitzpatrick

Senior Vice President