



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

November 27, 2013

**File Number:** 2013-7540

**Permit Type:** Use Permit

**Location:** 733 S. Wolfe Rd. (near Old San Francisco Rd.) (211-05-032)

**Applicant/Owner:** Richard Tanaka/Jay Shulman

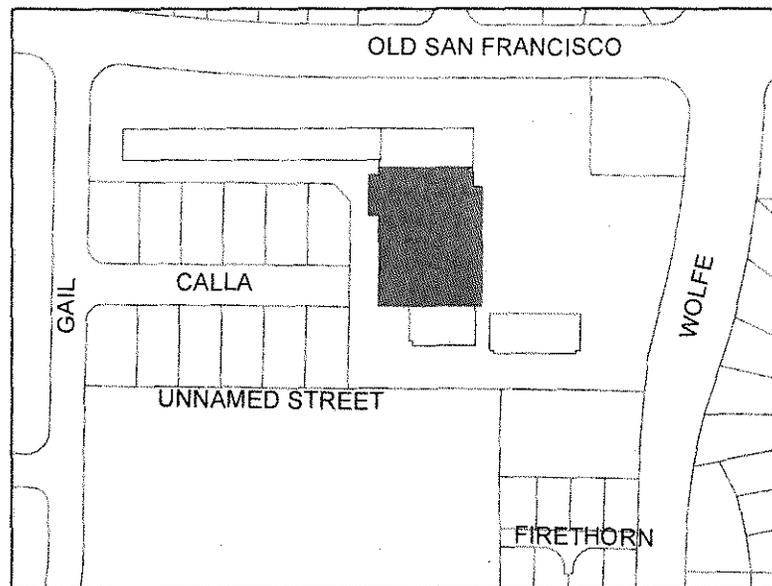
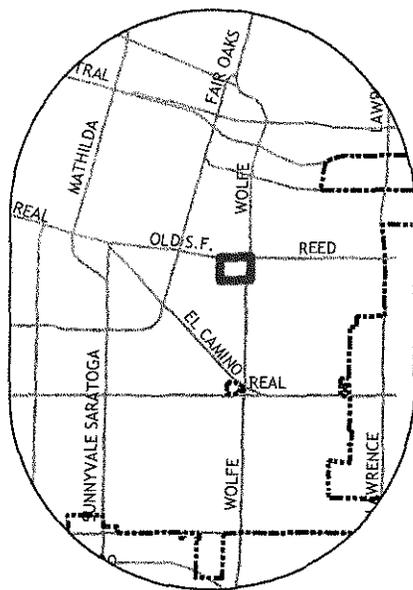
**Staff Contact:** Timothy Maier, Assistant Planner, (408) 730-7257

**Project Description:** Use permit to allow a recreational and athletic facility in a tenant space formerly utilized as a grocery store.

**Reason for Permit:** A Use Permit is required for consideration of change of use.

**Issues:** Use, parking, landscaping

**Recommendation:** Approve with Conditions



500

Feet

**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	CNS (Neighborhood Commercial)	Same
Zoning District:	C-1 (Neighborhood Commercial)	Same
Lot size (acres)	4.65 acres (202,554 sq. ft.)	Same
Total Sq. Ft. on Site:	75,747 sq. ft.	Same
Tenant Sq. Ft.:	34,709 sq. ft. (33,636 sq. ft. floor + 1,073 sq. ft. mezzanine)	Same
Number of Buildings on Site	4	Same
Building Height (ft.)	27'-6"	Same
Number of Stories	1 (each building)	Same
<b>Parking:</b>		
Total Stalls	398	393
Standard Stalls	369	367
Handicapped-Accessible Stalls:	11	11
Loading Stalls:	18	15
<b>Landscaping:</b>		
Total Landscaping (sq. ft.)	Unknown as of Writing of Report	21,335 sq. ft.
Total Landscaping (%)	Unknown as of Writing of Report	16.6%

Previous Planning Projects related to Subject Application	<b>No</b>
Neighborhood Preservation Complaints: Complaints related to graffiti and accumulation of debris have been reported for the Wolfe-Reed shopping center (retail center of which the subject property is a part) in the last several years; however, no complaints directly associated with the subject tenant space have been logged.	<b>Yes</b>
Deviations from Standard Zoning Requirements: Based on the square footage and land use types on site, the City of Sunnyvale Municipal Code requires a minimum total parking count of 483 stalls for the Wolfe-Reed shopping center. Presently, the shopping center provides 393 total parking spaces. City Code allows for potential deviation from required parking allocation through submittal of a Parking Management Plan to demonstrate the management of parking demand, circulation, and peak hour traffic volumes in relation to parking lot design. A	<b>Yes</b>

<p>draft Parking Management Plan containing such information has been provided.</p> <p>In addition, the City of Sunnyvale Municipal Code requires that, minimally, 20 percent of the area of a parking lot be landscaped, and that at least 50 percent of a parking lot be shaded within 15 years of establishment of vegetation. The proposed percentage of the retail center parking lot to be landscaped and shaded is presently unknown, but expected to be deficient per City Code.</p>	
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**Use Description:** The applicant proposes to convert the tenant space at 733 S. Wolfe Rd. for use as a recreation and athletic facility (UFC Gym). The facility would offer group fitness instruction, workout equipment, child supervision, incidental retail, and locker rooms to its members. The space was formerly the location of a Safeway grocery store, which had occupied the site for decades, but ceased operation several years ago. No use has occupied the site since Safeway’s departure.

**Hours of Operation:** Proposed hours of operation are 24 hours per day, 7 days a week. The applicant expects peak demand Monday through Wednesday evenings.

**Expected Employees/Customers:** Based on data included in the applicant’s project description letter (Attachment D) and on analysis of a UFC Gym comparable to the facility proposed, no more than 100 to 150 patrons, and approximately 17 employees, are expected at any given time. The recreational and athletic facility seeks to attract clientele striving to undergo training similar to that practiced by mixed-martial arts competitors. The target demographic is commensurate with this vision, although a stated goal of UFC Gym administrators is to attract patrons of all ages.

**Site Layout:** The Wolfe-Reed shopping center is located at the southwest corner of Old San Francisco and S. Wolfe roads. The retail center is composed of four adjacent buildings housing a small grocery store, liquor store, restaurants, a banquet hall, child care facility, and various retail establishments, surrounded by uncovered parking (see Attachment B). Old San Francisco Rd. is situated directly to the north, and Wolfe Rd. to the east of the lot, with a service station to the northwest. Single- and multi-family residences are located to the west and south of the retail center.

**Floor Plan:** The current tenant space consists of a ground floor of 33,636 square feet and a mezzanine of 1,073 square feet. The majority of the ground floor would be occupied as general workout area, housing exercise equipment, a UFC octagon, juice bar, small retail space, and ancillary uses. The northerly and westerly portions of the ground floor would feature separated rooms,

including a children's room, children's gym, three group fitness classrooms, storage space, office, as well as lockers and restrooms. A 1,073 square-foot mezzanine located on the west side of the gym would support an office and restrooms. The floor plan offers considerable space for circulation.

**Parking:** Wolfe-Reed Center presently features 393 uncovered parking stalls. Of this total, 367 stalls are standard parking spaces; 11 are handicapped-accessible; and 15 are reserved for loading/unloading.

Restaurants occupy less than 40 percent of the tenant space within the Wolfe-Reed shopping center. Parking capacity was calculated at the shopping center rate, with allocation for the banquet hall calculated independently, at a higher rate, as required by Code (see Attachment F).

Per City of Sunnyvale Municipal Code, recreational and athletic facility uses require minimally 5 parking spaces per 1,000 square feet of general floor area and 20 spaces per 1,000 square feet of classroom space. Based on Code provisions, the subject tenant space necessitates a minimum of 240 parking stalls; the Code mandates at least 483 parking stalls for the entire shopping center. The retail center currently has a total capacity of 393 parking stalls, fewer than the required minimum. Nevertheless, the City of Sunnyvale Municipal Code allows for possible deviation from Code requirements through preparation of a parking management plan.

Parking is shared throughout the Wolfe-Reed Center. However, previous permitting has resulted in a number of considerations for allocation of parking. A recent permit approval (Project 2012-7413) reserves 33 parking spaces for sole use by the martial arts school to be located at 743 S. Wolfe, in the southwest corner of the retail center, during operating hours. Existing permits also require employees of several businesses to park their vehicles in low-visibility stalls located on the west side of the lot.

A draft Parking Management Plan was prepared, presenting an analysis of parking allocation in light of expected demand, based on observations of vehicles parked at the Wolfe-Reed Center and at a UFC Gym in Concord, CA (see Attachment E). Research has established that restaurants and banquet halls typically generate peak parking demand on weekend evenings; analysis of parking at the Concord UFC Gym site indicates that peak demand associated with gym patronage is likely to occur on Tuesday evenings. Analysis included in the Parking Management Plan concludes that the existing parking capacity is likely to adequately accommodate expected demand for the entire retail center.

**Architecture:** Only minor alterations are proposed to the existing building. Painting of the façade to match the surrounding retail center, installation of a

rooftop screen to shield mechanical equipment from view, and placement of new glazing along the façade constitute the entirety of proposed architectural changes (see attachments B and E).

**Landscaping:** Wolfe-Reed Center currently bears the appearance of a declining retail complex. Existing landscaping design is haphazard, with an assortment of mismatched vegetation occupying the parking lot and its periphery. Multiple planter boxes lie devoid of vegetation.

Current City Code requires a minimum of 20 percent nonresidential parking lot area be landscaped, with 50 percent parking area shaded at vegetative maturity. Submitted plans indicate roughly 16.6% of parking lot landscaping proposed. As of the writing of this report, data regarding landscape shading was not yet available.

Additional landscaping is necessary in order to meet City of Sunnyvale Municipal Code requirements for minimum landscaped area and parking lot shading. However, parking capacity also remains deficient per Code, and substitution of parking with landscaping is not advised. Staff recommends that additional landscaping be placed in existing planter boxes throughout the paved parking area and its periphery, and that new planter boxes and tree wells be installed in available locations. To the extent possible, staff recommends limiting physical alteration to the parking lot area as a means of avoiding disruption of tenant operations. Staff notes that, to some degree, the physical layout of the center constrains areas available for added landscaping. The presence of overhead utility lines and underground sanitary sewer on the easterly side of the lot, which run roughly parallel to S. Wolfe Rd., further restrict the available size and placement of landscaping. Nevertheless, the current deficiency in landscaping must be rectified to the extent practicable.

**Trash Collection/Outdoor Play Area:** An existing trash enclosure stands to the west (the rear) of 733 S. Wolfe Rd., whose location is proposed to remain unchanged. Upgrades to the existing trash enclosure to satisfy current Code requirements are needed.

Approval of Planning Project 2013-7413 has resulted in construction of an enclosed outdoor play area adjacent to the martial arts school to be located at 743 S. Wolfe Rd. Final Conditions of Approval for that permit require coordination between operators of the martial arts school and occupants of the anchor tenant space at 733 S. Wolfe Rd. to ensure that no children are present in the outdoor play area when truck deliveries are made to the rear loading dock at the proposed UFC Gym location.

**Public Utility Easements:** Several public utility easements lie within the Wolfe-Reed Center, and even intersect the locations of buildings on site. City standards preclude any further development within such easements.

**Expected Impacts to Surroundings:** Only minor impacts associated with the proposed use are anticipated to surrounding neighborhoods. Traffic volumes in the area stemming from gym usage are expected to be modest; parking impacts should be negligible, as all patrons and employees of the recreational and athletic facility will be required to park on-site. A minor increase in nighttime traffic may proceed from proposed round-the-clock gym operating hours. However, no large gatherings, such as competitions, are planned for the facility, and associated traffic and noise impacts associated with assemblages are not expected.

**Public Contact:** 60 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practice, including notices sent to two neighborhood associations. 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.**

Staff was able to make the findings above. The proposed project provides a benefit to the City of Sunnyvale, as it offers additional recreational and athletic offerings to the City's diverse population. The presence of a new tenant will generate additional traffic to the retail center, likely increasing patronage to surrounding businesses and decreasing the appearance of neglect currently encumbering the site. These changes will contribute to advancing vitality and a positive image of 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 favorable impacts to surrounding properties. The proposed use would revitalize the existing unused tenant space and drive additional foot traffic to Wolfe-Reed shopping center,

benefitting all tenants. Refreshed landscaping and architectural improvements would contribute positively to the adjacent streetscape, surrounding neighborhoods, and local pedestrian environment. Although existing parking capacity falls short of compliance with City Code, the variety of uses to be situated on-site are expected to have different peak demand periods, thus preventing the occurrence of spillover parking and other negative traffic-related consequences to adjacent neighborhoods.

**ALTERNATIVES:**

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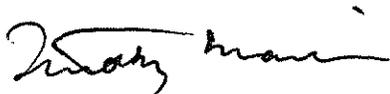
1. Approve the Use Permit with recommended Conditions in Attachment A.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

**RECOMMENDATION**

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

Reviewed by:



for Gerri Caruso  
Principal Planner

Prepared By: Timothy Maier, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Site Photos
- D. Applicant's Project Description and Justifications
- E. Draft Parking Management Plan
- F. Staff's Parking Calculations

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
NOVEMBER 27, 2013**

**Planning Application 2013-7540**

733 S. Wolfe Rd.

Use Permit for recreational and athletic facility in a vacant tenant space  
formerly utilized as a grocery store

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 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. PUBLIC IMPROVEMENTS:

Applicant shall install public improvements as required by the project conditions and City approved plans. All public improvements shall be designed and constructed in accordance with current City's standard details and specifications, unless otherwise approved by the Department of Public Works. [COA] [PUBLIC WORKS]

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

PS-1. PHOTOMETRIC PLAN:

Provide a contour photometric plan showing existing light fixtures and demonstrating lighting levels in the portion of the parking lot located directly to the east, and the area adjacent and to the west of the subject tenant space, extending to the westerly side of the tenant space at 743 S. Wolfe Rd. The photometric plan is subject to review and approval by the Director of Community Development prior to submittal of a building permit. Additional lighting fixtures shall be required in the parking area if determined necessary by the Director of Community Development to achieve safe and comfortable lighting levels for patrons and employees. Required new lighting or modification to existing lighting shall have proper light shields when needed to prevent of light spillover onto adjacent residential properties. Any additional lighting needed shall meet the following requirements:

- a) Use sodium vapor or illumination with an equivalent energy savings.
- b) Pole heights to be uniform and compatible with the area, including adjacent residential areas. Light standards shall not exceed 8 feet in height on the periphery of the project near 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. [COA] [PLANNING]

PS-2. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address comments from the Administrative Hearing Officer including the following

- a) The paths of access for handicapped accessibility shall coincide with those included in plans approved for the Use Permit issued for the marital arts school (childcare center) at 743 S. Wolfe Rd. (Planning Permit 2012-7413).
- b) Additional landscaping shall be installed throughout the site to fulfill minimum Municipal Code requirements that 20 percent of the parking lot area be landscaped, and 50 of the parking lot be shaded at vegetative maturity, to the extent possible. The final landscaping plan is subject to review and approval by the Director of Community Development.
- c) Consider adding a washer and dryer to the proposed floor plan to provide for laundering of gym towels, clothing, and the like.
- d) No further development shall take place within public utility easements. [COA] [PLANNING]:

PS-3. 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-4. 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]

**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 upgrades of existing recycling and solid waste enclosure adjacent to the project that are consistent with SMC 19.38.030. The required solid waste and recycling enclosures shall:
- a) Match the design, materials and color of the main building;
  - b) Be of masonry construction;
  - c) Be screened from view;
  - d) All gates, lids and doors shall be closed at all times;
  - e) Shall not conflict with delivery/receiving areas;
  - f) Shall be consistent with current City requirements and detailed design guidelines for non-residential projects;
  - g) Waste and recycling diversion systems shall be incorporated into the facilities and tenant improvements. [COA][ENVIRONMENTAL SERVICES/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. [COA] [PLANNING]

BP-8. EXHAUST AND OPENINGS:

No exhaust fans, doors, windows, or openings, of any kind shall be placed on the wall to the rear or where residential use is to the rear of the proposed building, except as may be required by the City, nor shall any machines or fans be placed on the roof of the building which exhaust dust or odors. The building permit plans shall clearly indicate the location of all exhaust equipment, doors and window and shall be subject to review and approval by the Planning Director. [COA] [PLANNING]

BP-9. PARKING MANAGEMENT PLAN (NONRESIDENTIAL)

A Parking Management Plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a) Employee parking shall be located on the westerly side of the building, in parking spaces that are less frequently used by center patrons. Employees shall be required to park on the site rather than in adjacent residential areas.
- b) The Director of Community Development may require the Parking Management Plan to be updated periodically to address changing parking conditions on-site. [COA] [PLANNING]

BP-10. PARKING RESTRIPING:

Specify restriping of existing parking spaces on the Building Permit plans. The parking spaces located directly adjacent to the entry façade (easterly side) of the subject tenant space (approximately 19 spaces) shall be restriped in accordance with Title 19 of the Sunnyvale Municipal Code. Such restriping shall coincide with that included in plans approved for the Use Permit issued for the marital arts school (childcare center) at 743 S. Wolfe Rd. (Planning Permit 2012-7413). [COA] [PLANNING]

BP-11. INFORMATION SHOWN ON THE BUILDING PLANS:

The following items shall be shown on the building plans:

- a) All existing City utility mains within existing easements on-site.
- b) All existing and proposed (if applicable) sanitary sewer lateral, domestic water service and fire service serving the project and the entire site. [SDR] [PUBLIC WORKS]

BP-12. CONSTRUCTION STAGING

Add a note to the building plans stating that all construction related material, equipment and construction workers parking need to be on-site and the public streets need to be kept free and clear of construction debris. [SDR] [PUBLIC WORKS]

**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. ENCROACHMENT PERMIT(S) REQUIRED:

Any modifications proposed to take place within the public right-of-way, such as hardscape or landscape alterations needed for upgrades associated with installation of handicapped-accessible pathways, must receive approval of encroachment permit(s) through the Department of Public Works. [COA] [PUBLIC WORKS]

PF-2. WATER METER:

Replace existing 1-1/2" water meter (#9936054) with new 1-1/2" (or other size approved by the Fire Protection Engineer) radio-read water meter for the project. Install new backflow prevention device on the discharge side of water service line. Install backflow preventer enclosure where applicable. [SDR] [PUBLIC WORKS]

PF-3. BACKFLOW PREVENTERS:

Replace existing 1-1/2" water meter (#9936054) with new 1-1/2" (or other size approved by the Fire Protection Engineer) radio-read water meter for the project. Install new backflow prevention device on the discharge side of water service line. Install backflow preventer enclosure where applicable. [SDR] [PUBLIC WORKS]

PF-4. BACKFLOW PREVENTERS:

Install a new above-ground Double Check Detector Assembly for the existing fire service line if new or updated fire sprinkler system is required for the project.  
[SDR] [PUBLIC WORKS]

PF-5. WATER CONSUMPTION:

Provide projected water consumption for the project. Payment of Incremental sanitary sewer connection fees is required if there is an increase in sanitary sewer discharge. [COA] [PUBLIC WORKS]

- PF-6. SEWER CLEANOUT:  
Install new sewer cleanouts at the property lines for all existing and proposed sanitary sewer laterals to be used for the project. [SDR] [PUBLIC WORKS]
- PF-7. PROTECTION OF EXISTING TREES:  
No utility trench shall be allowed within 15' radius of an existing mature City tree. Boring, air spade or other excavation method as approved by the City Arborist shall be considered to protect existing mature tree. Consult with the City Arborist prior to adjusting locations of utility lines. [SDR] [PUBLIC WORKS]
- PF-8. UTILITY CLEARANCE:  
New trees shall not be planted within 10' for the existing sanitary sewer main or lateral.
- PF-9. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:  
Applicant shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction to City's satisfaction by the Director of Public Works. [COA] [PUBLIC WORKS]
- PF-10. PUBLIC WORKS FEES:  
Applicant shall pay all applicable Public Works fees associated with the project, including but not limited to, project review fee, building permit clearance fees, utility connection fees, off-site improvement plan check and inspection fees, prior to any permit issuance. The exact fee amount shall be determined based upon the fee rate at the time of fee payment. [COA] [PUBLIC WORKS]
- PF-11. LANDSCAPING AND IRRIGATION:  
All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]
- PF-12. PARKING LOT STRIPING:  
All parking lot striping, including compact spaces, shall be clearly marked prior to occupancy as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)
- PF-13. COMPLETION OF PUBLIC IMPROVEMENTS:  
Applicant shall complete all required public improvements in accordance with City approved plans, prior to any building occupancy. [COA] [PUBLIC WORKS]

PF-14. PUBLIC UTILITIES IMPROVEMENTS:

All parking lot striping, including compact spaces, shall be clearly marked prior to occupancy 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. SITE ACCESS:

Patrons shall be permitted ingress and egress to the building through the portions of the building facing S. Wolfe Rd. and Old San Francisco Rd. only. Patrons shall not access the building through its westerly façade, that side of the building adjacent to and with direct access to surrounding residences on Calla Drive. [COA] [PLANNING]

AT-2. GROUP FITNESS INSTRUCTION - NOISE:

All group fitness instruction and/or training shall occur within the interior of the building, with doors and windows closed, to reduce noise impacts. [COA] [PLANNING]

AT-3. OUTDOOR PLAY AREA:

Coordinate with administrators of the adjacent martial arts school at 743 S. Wolfe Rd. to ensure that no children are present within the outdoor play area when truck deliveries are made to the loading dock at 733 S. Wolfe Rd. [COA] [PLANNING]

AT-4. DELIVERY HOURS:

Delivery hours for the approved use shall comply with SMC 19.42.030:

- a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.

b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [PLANNING]

AT-5. RECYCLING AND SOLID WASTE:

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

AT-6. SOLID WASTE RECYCLING MANAGEMENT:

Waste and recycling services shall be maintained under one account for each of the public domestic water meter that serve an occupied building held by the applicant, owner or landlord, unless otherwise approved by the City. The account holder will be responsible for ensuring adequate services and that all locations, private sidewalks and streets are kept free of litter and stains. [COA] [FINANCE]

AT-7. LOUDSPEAKERS PROHIBITED:

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

AT-8. 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]

AT-9. PARKING MANAGEMENT:

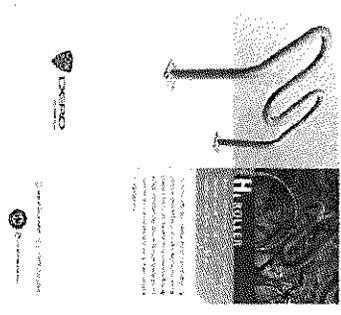
On-Site parking management shall conform with the approved Parking Management Plan. [COA] [PLANNING]

AT-10. PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and 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) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]



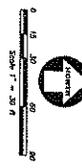
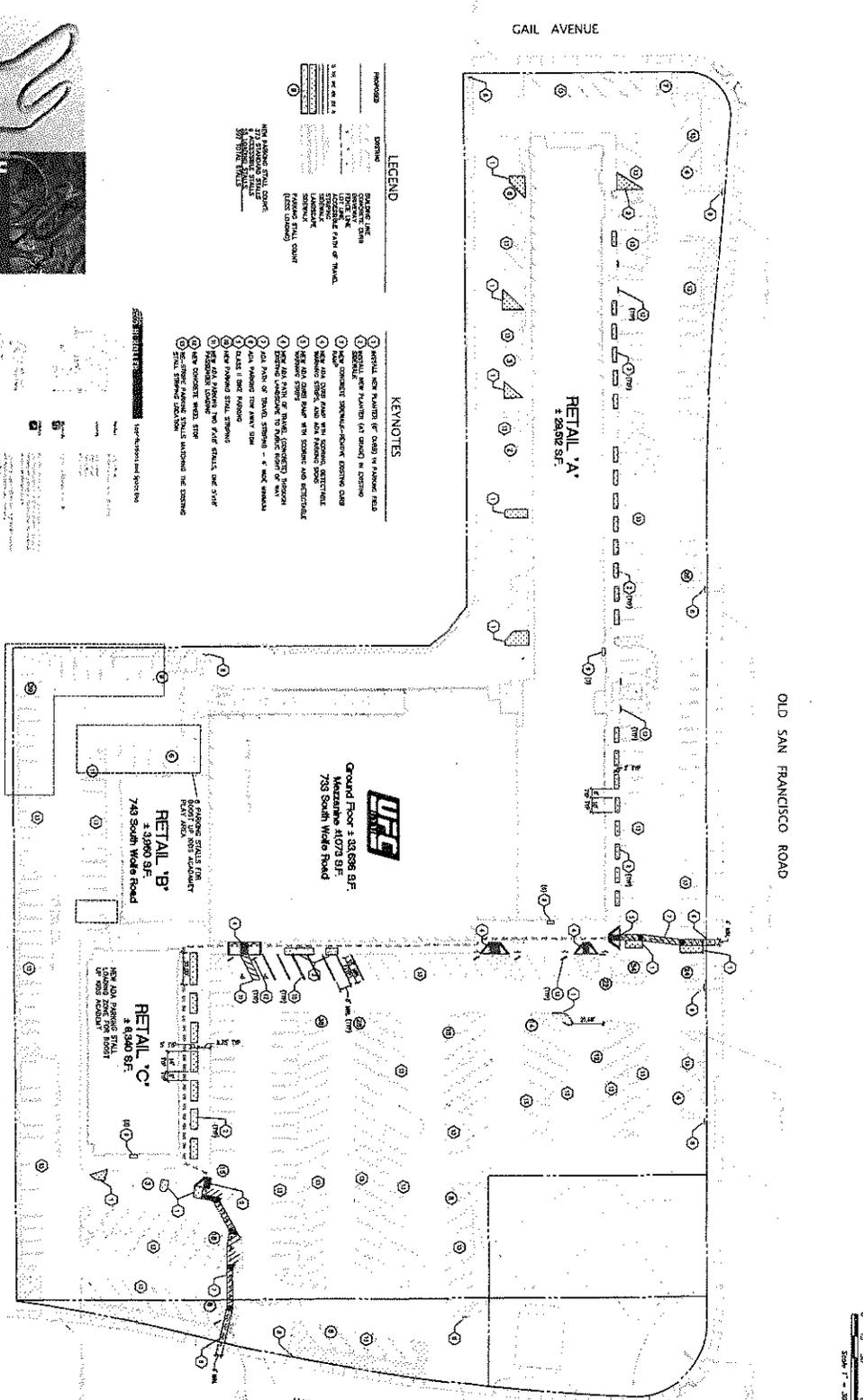


**LEGEND**

EXISTING  
 PROPOSED  
 CONSTRUCTION

**KEYNOTES**

1. INSTALL NEW PAVEMENT (OR CURB) IN PARKING AREA
2. EXISTING ASPHALT DRIVEWAY TO REMAIN IN EXISTING
3. EXISTING ASPHALT DRIVEWAY TO BE REPAIRED
4. NEW CONCRETE SIDEWALK-DRIVEWAY EXISTING CURB
5. NEW ASPHALT DRIVEWAY TO BE REPAIRED
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48. NEW ASPHALT DRIVEWAY TO BE REPAIRED
49. NEW ASPHALT DRIVEWAY TO BE REPAIRED
50. NEW ASPHALT DRIVEWAY TO BE REPAIRED



Page 2 of 9  
 ATTACHMENT B

<b>PROPOSED SITE CONDITIONS</b> OF <b>WOLFE REED CENTER - 733 SOUTH WOLFE ROAD</b> FOR <b>UFC GYM MULTI-PURPOSE FITNESS FACILITY</b>		<b>KIER &amp; WRIGHT</b> CIVIL ENGINEERS & SURVEYORS, INC. 2559 Collier Canyon Road Livermore, CA 94551 Phone: (925) 245-8224 Fax: (925) 242-7996	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	REVISION										
NO.	REVISION														
DATE: OCTOBER 2011 SCALE: 1" = 10' DRAWN BY: [Name] CHECKED BY: [Name]	SHEET: 02 OF: 3	SUNNYVALE, CALIFORNIA													



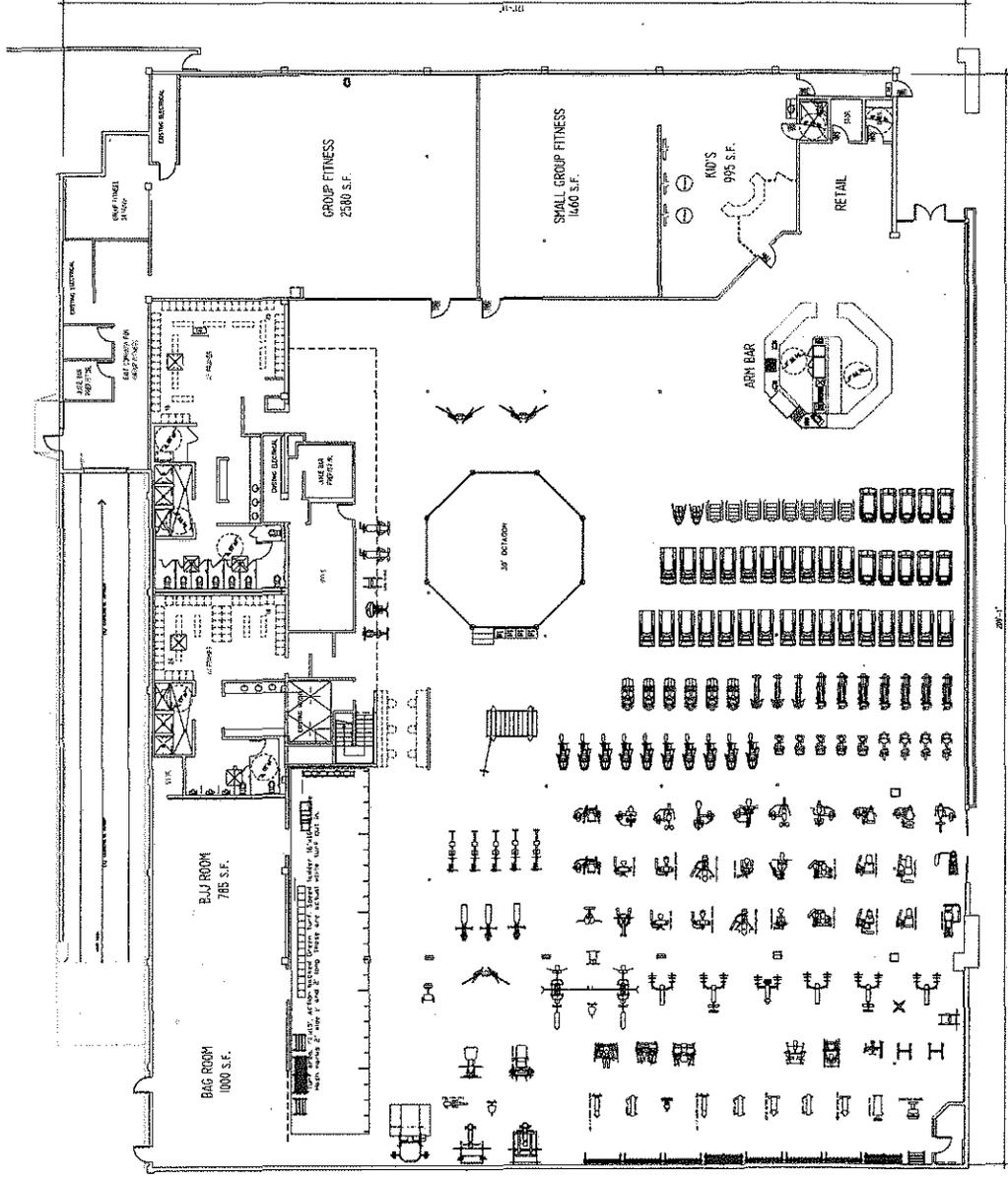




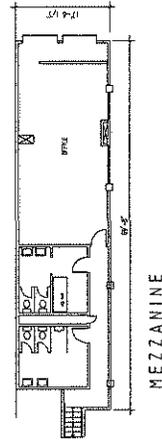
NEW EVOLUTION FITNESS CO.  
3385 Mt. Diablo Blvd. #250  
San Ramon, CA 94583  
925.273.8380 (toll free)  
Contact: Mike Freaney



**UFC GYM**  
**MULTI-PURPOSE FITNESS FACILITY**  
733 S. WOLFE ROAD  
SUNNYVALE, CALIFORNIA 91788



MAIN FLOOR PLAN



MEZZANINE

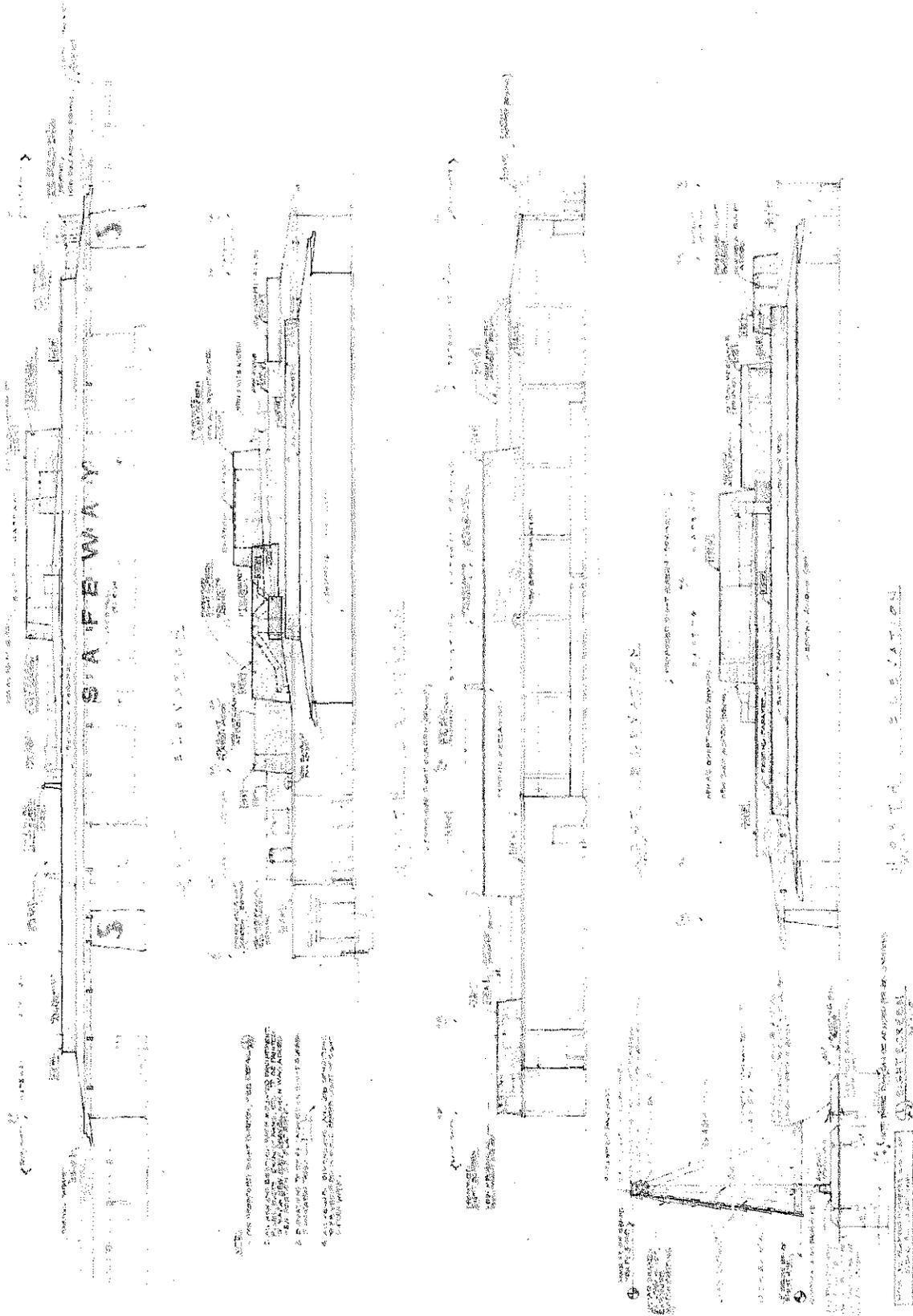
**PLANNING NOTES**  
1. ROOMS THAT HAVE THE PERSONAL FURNITURE FOR GROUP CLASSES ARE AS FOLLOWS:  
GROUP FITNESS  
SMALL GROUP FITNESS  
KIDS  
MAY HAVE EXERCISE WHEELS, BALLS, TALL AND SHORT HANDLING BARS  
BAG ROOM (SUNNYVALE, CA 91788)

**PRELIMINARY FLOOR PLAN**  
SCALE: 3/8"=1'-0"

NEW EVOLUTION FITNESS CO. (Owner)  
 3355 W. CUNNINGHAM #  
 Livermore, California 94550  
 925.279.8250, tel  
 Contact: Mike Feeney  
 October 18, 2013



**UFC GYM**  
**MULTI-PURPOSE FITNESS FACILITY**  
 733 S. WOLFE ROAD  
 SUNNYVALE, CALIFORNIA 91788



EXISTING ELEVATIONS



PLANNING NOTES

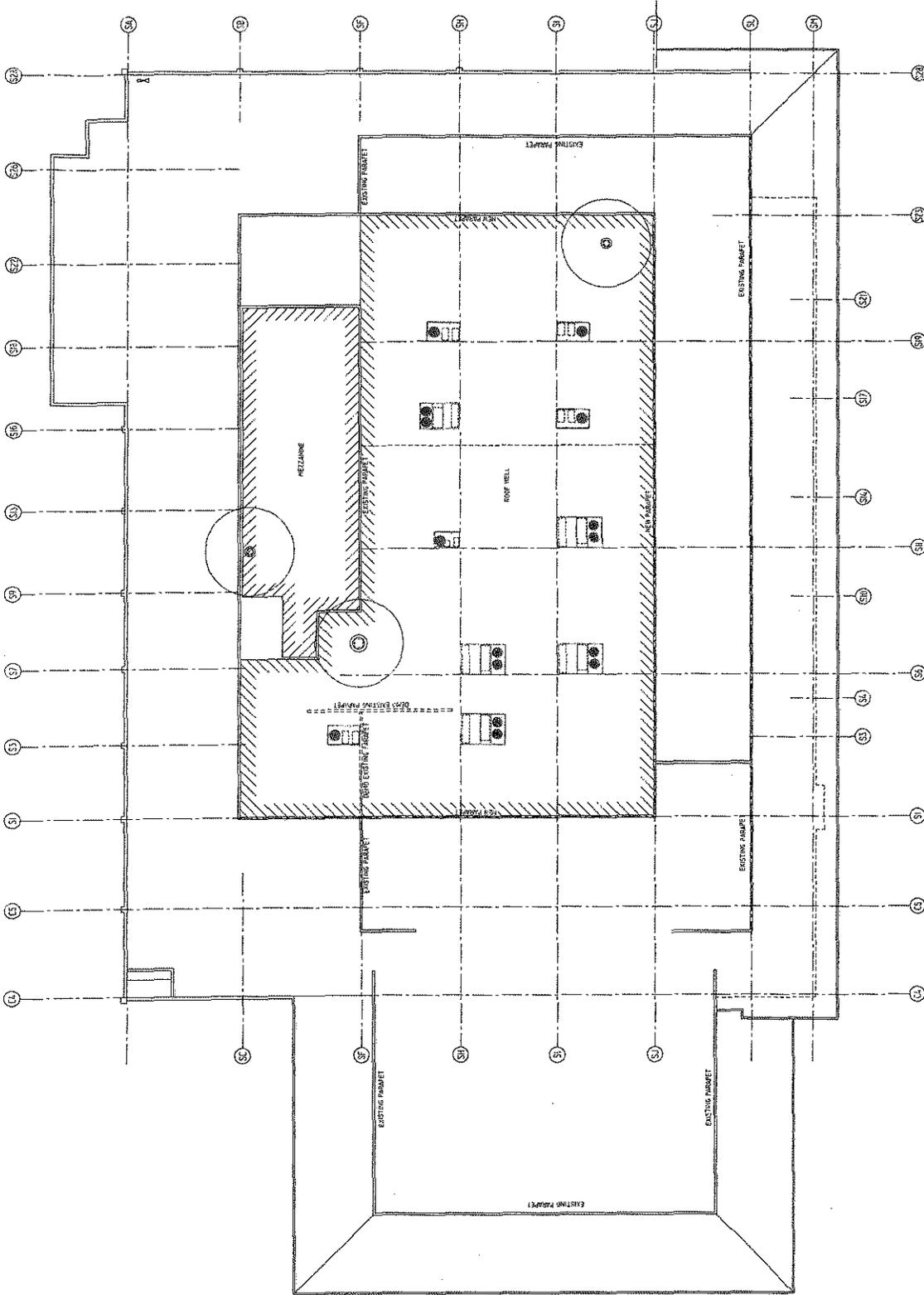
- 1. THE HEIGHT OF THE ROOF SCREEN MUST BE MINIMALLY AS HIGH AS THE HIGHEST POINT OF ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED.
- 2. ALL ROOFTOP EQUIPMENT WILL BE REPLACED WITH NEW EQUIPMENT.

NEW EVOLUTION FITNESS GYM  
 10000 W. Center Street  
 Laguna Hills, California 94569  
 925-278-6200 (4)  
 Conflict: Mike Fashey



UFC GYM  
 MULTI-PURPOSE FITNESS FACILITY

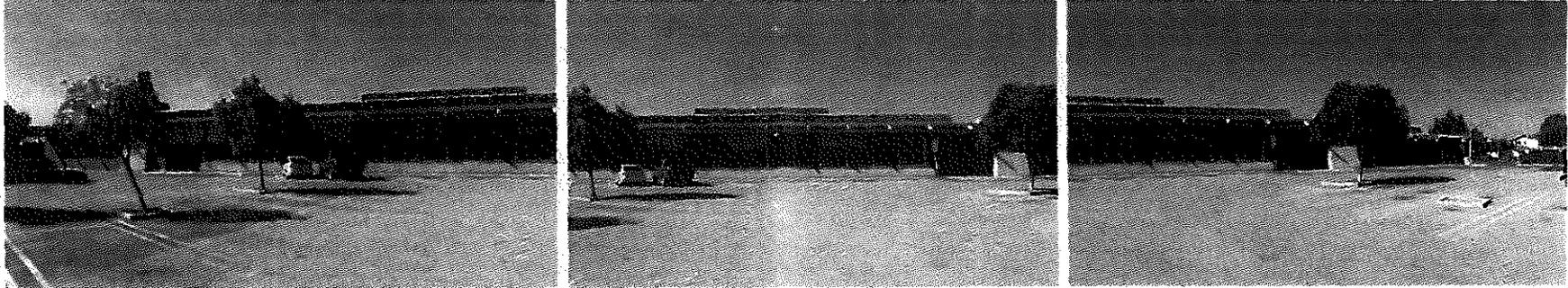
233 S. WOLFE ROAD  
 SUNNYVALE, CALIFORNIA 95076



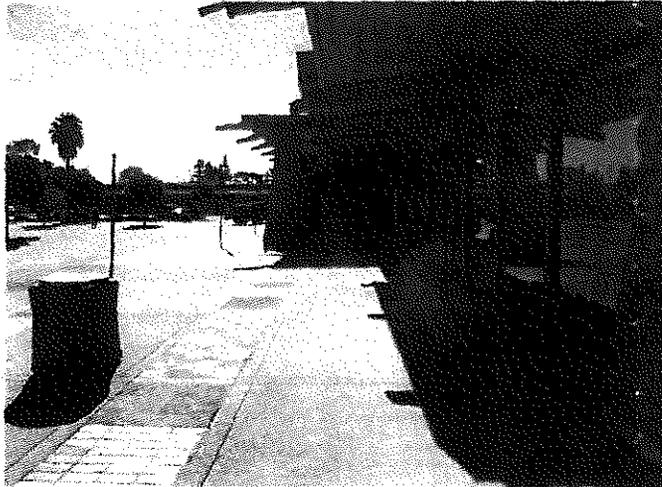
PRELIMINARY ROOF PLAN



SCALE: 3/32"=1'-0"



VIEW OF FRONT OF BUILDING (THREE SHOTS LOOKING WEST)



VIEW OF FRONT OF BUILDING (LOOKING SOUTH)

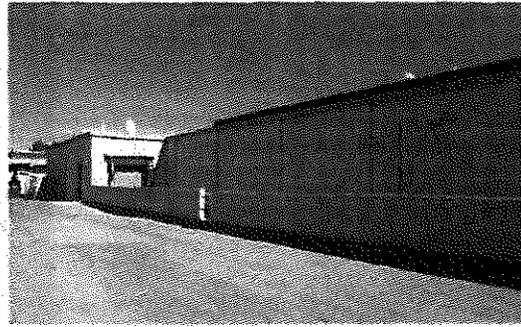


VIEW LOOKING NORTHEAST

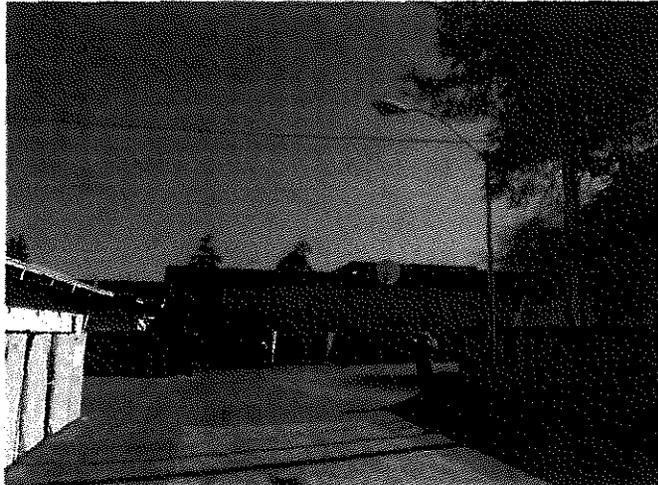
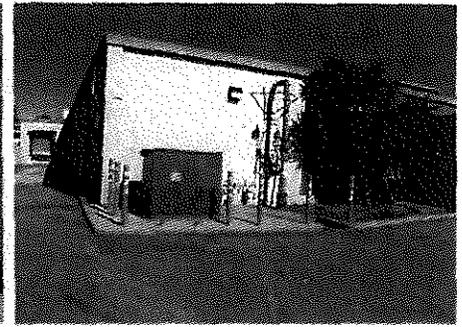




VIEW OF REAR OF BUILDING (LOOKING EAST)



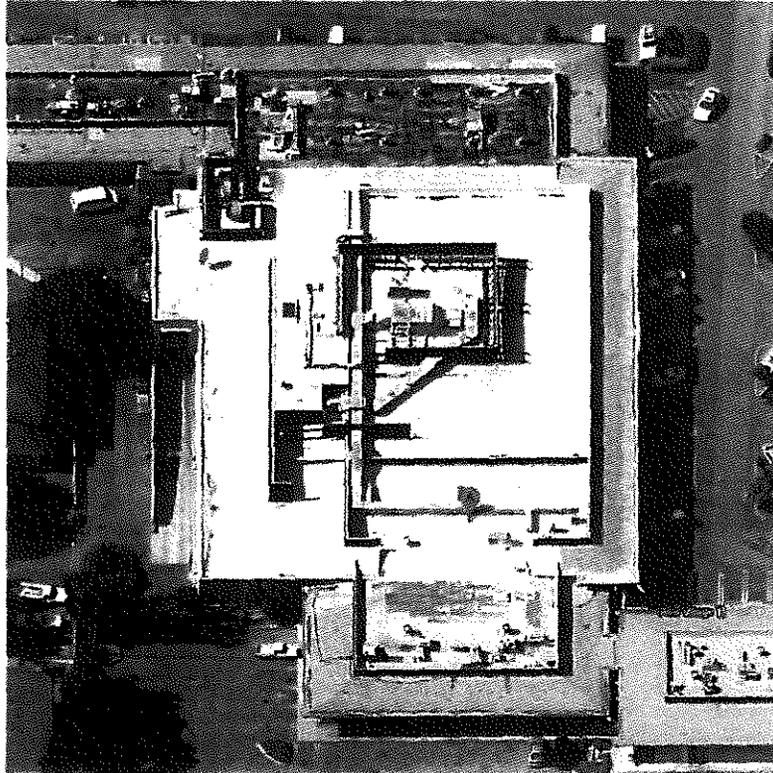
VIEW OF REAR OF BUILDING (LOOKING NORTHEAST)



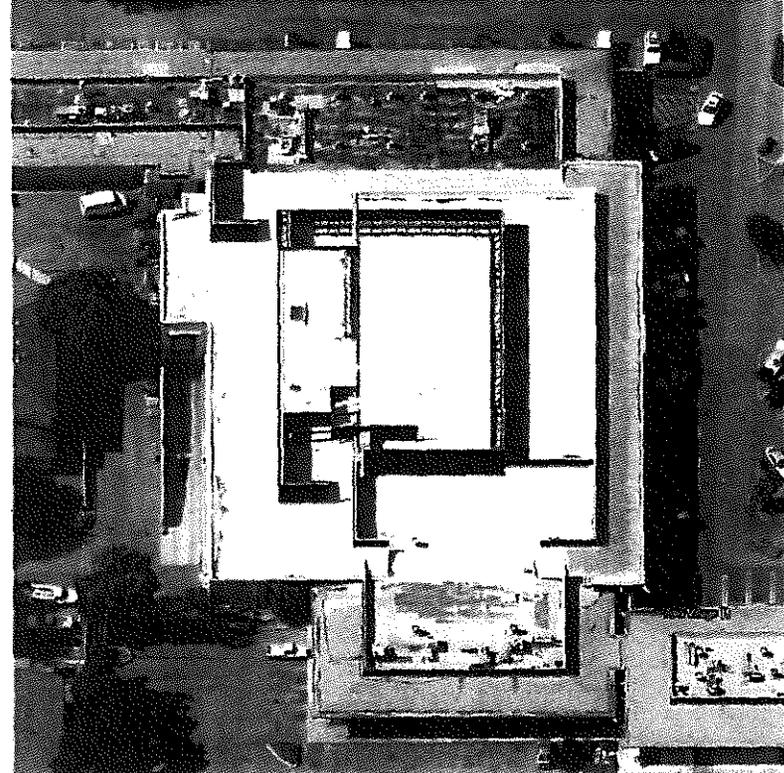
VIEW OF REAR OF BUILDING (LOOKING EAST FROM DRIVE)



VIEW LOOKING SOUTH



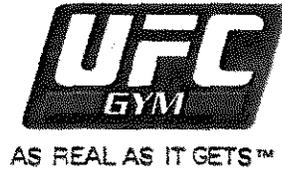
Before



After

NEW ROOF SCREENS CONFIGURATIONS ARE SHOWN (APPROXIMATE LOCATIONS AT THIS TIME). ALL NEW ROOFTOP EQUIPMENT WILL BE LOCATED BEHIND ROOF SCREENS AND WILL NOT BE VISIBLE FROM THE STREET (LOCATION OF EQUIPMENT TO BE DETERMINED)





## **Project Description - UFC Gym (Sunnyvale)**

### **Proposed Use**

General fitness facility, cardio vascular, free weights, and training.

### **Hours of Operation**

Open 24 hours.

### **Number of Employees**

75 to 100

### **Number of Patrons at any Given Time**

100 to 150



# USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

ATTACHMENT D  
Page 2 of 2

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

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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.

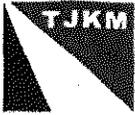
1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

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 ...

this new use brings a vital and new use to large tenant spaces that in this business economy could remain vacant for some time. The health club use brings the local neighborhood population together to this center while promoting a healthy lifestyle to the community. While doing this, it increases foot traffic to the center which increases the business for the other tenants in the center. These large vacated big boxes in community neighborhoods pose challenges in finding businesses to lease them. The larger health clubs have been one of the few uses to take advantage of these spaces and help revitalize these neighborhood centers and keep them from looking abandoned.

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



Vision That Moves Your Community

Transportation  
Consultants

November 13, 2013

Mr. Lance Maddux  
Project Engineer  
Hilbers, Inc.  
1210 Stabler Lane  
Yuba City, CA 95993

 **DRAFT**

Via email: lance@hilbersinc.com

**Re: Parking Management Plan for the Proposed UFC Gym at  
Wolfe Road/Old San Francisco Road in the City of Sunnyvale**

Dear Mr. Maddux:

TJKM Transportation Consultants is pleased to submit the subject plan for the above-referenced project located within the Wolfe Reed Shopping Center at the southwest corner of Wolfe Road and Old San Francisco Road in the City of Sunnyvale. TJKM understands that the project proposal consists of remodeling an existing 33,636-square foot former Safeway grocery store into a UFC Gym fitness facility within the same building footprint. The currently vacant building is located on the same site as adjacent shopping center retail uses.

The purpose of the study is to determine the potential impacts of the proposed UFC Gym occupancy on parking demand and supply within the existing parking lot area on the site and to prepare a plan that manages parking onsite based on future parking demands for all uses including the proposed gym.

The method by which TJKM is performing this analysis is by examining parking lot areas and scenarios as follows:

- Existing parking demand and supply at Wolfe Reed Center in the City of Sunnyvale;
- Existing parking demand and supply of UFC Gym in Concord;
- Future parking demand and supply of overall shared parking lot at Wolfe Reed Center, including estimated future parking demand of the proposed UFC Gym in Sunnyvale.

**Existing Site – Wolfe Reed Center, City of Sunnyvale**

The Wolfe Reed Center is located at the southwest corner of Wolfe Road and Old San Francisco Road in the City of Sunnyvale. The total gross floor area of the shopping center is 74,764 square feet with an available parking supply of 404 spaces. Various restaurants and retail stores are currently located in the shopping center. The former Safeway grocery store has a gross floor area of 33,636 square feet and is shown together with all other onsite commercial uses in Figure 1. The site can be accessed by driveways on Wolfe Road and Old San Francisco Road.

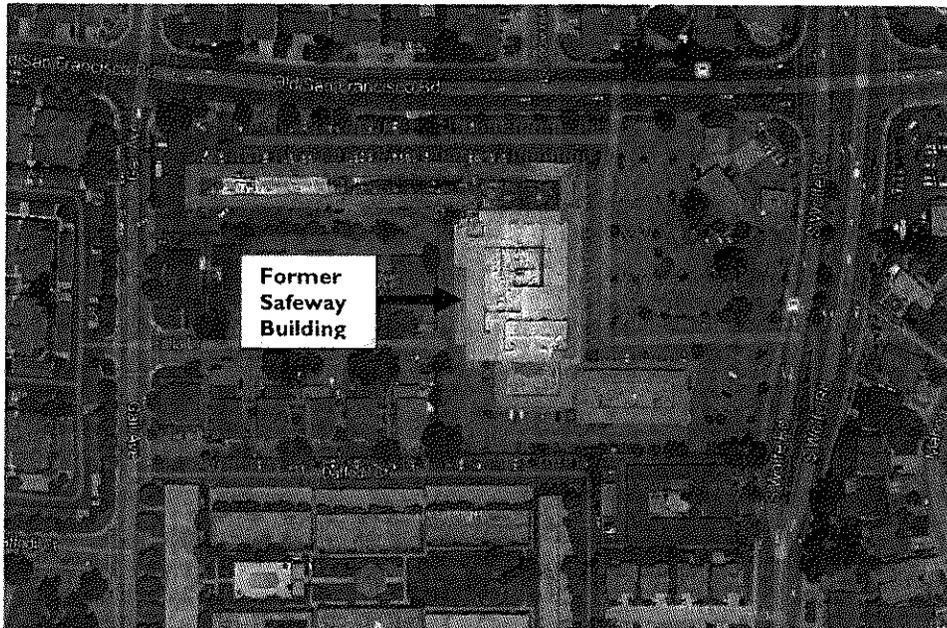
Pleasanton  
4305 Hacienda Drive  
Suite 550  
Pleasanton, CA  
94588-2798  
925.463.0611  
925.463.3690 fax

Fresno  
516 W. Shaw Avenue  
Suite 200  
Fresno, CA  
93704-2515  
559.325.7530  
559.221.4940 fax

Sacramento  
980 Ninth Street  
16<sup>th</sup> Floor  
Sacramento, CA  
95814-2736  
916.449.9095

Santa Rosa  
1400 N. Dutton Avenue  
Suite 21  
Santa Rosa, CA  
95401-4643  
707.575.5800  
707.575.5888 fax

tjkm@tjkm.com  
www.tjkm.com



**Figure 1: Vicinity Map of Wolfe Reed Center**

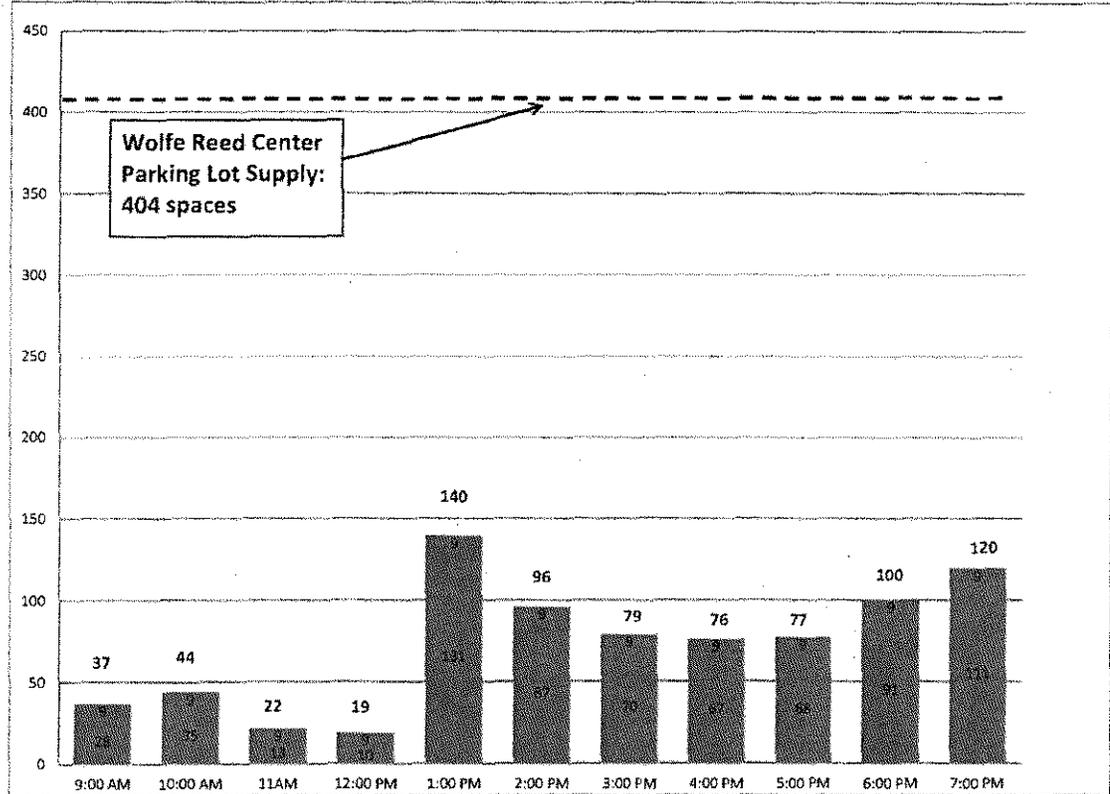
#### **Existing Parking Supply and Demand – Wolfe Reed Center, City of Sunnyvale**

On Friday and Saturday, August 16 and 17, 2013, TJKM conducted field observations of existing parking supply and demand for the entire Wolfe Reed Center site. The shopping center parking lot consists of 375 general-use parking stalls, plus 11 ADA accessible stalls and 18 loading stalls. This results in a total of 404 parking stalls. This total excludes eight stalls (seven general-use and one ADA accessible) immediately adjacent to the Shell Gas Station at the northeast corner of the site.

During the two days cited above, TJKM conducted hourly field observations of existing parking utilization (demand) at the above parking facilities, beginning at 9:00 a.m. and ending at 7:00 p.m. each day. The purpose was to determine when vehicular parking demand generally peaks during the course of a typical Friday and Saturday, which is when most shopping centers generally experience peak parking demand during the week. Currently, there is one 1,711-square foot vacant building pad within the shopping center. TJKM estimated its parking demand based on City of Sunnyvale code parking requirements. Using City of Sunnyvale code requirements for general retail and service parking (5 spaces per 1,000 square feet), the vacant pad is expected to have a parking demand of nine vehicles.

Chart 1 below shows the total estimated parking demand observed by TJKM on Friday, August 16, 2013. The first significant observed peak was at 1:00 p.m., when 131 parked vehicles were observed. This peak appears due in part to customers having lunch at the various restaurants in the shopping center. The next significant peak was at 7:00 p.m., when 111 total parked vehicles were observed in the shopping center. This evening peak appears due in part to customers having dinner at site restaurants plus shopping at the small site stores. Chart 1 also includes the estimated peak parking demand (9 spaces) of the vacant pad in the shopping center for every hour, which results in peak demands of 140 parked vehicles at 1:00 p.m. and 120 parked vehicles at 7:00 p.m. Based on these results, the overall site parking lot has a minimum of 264 parking stalls available during the peak weekday demand period.

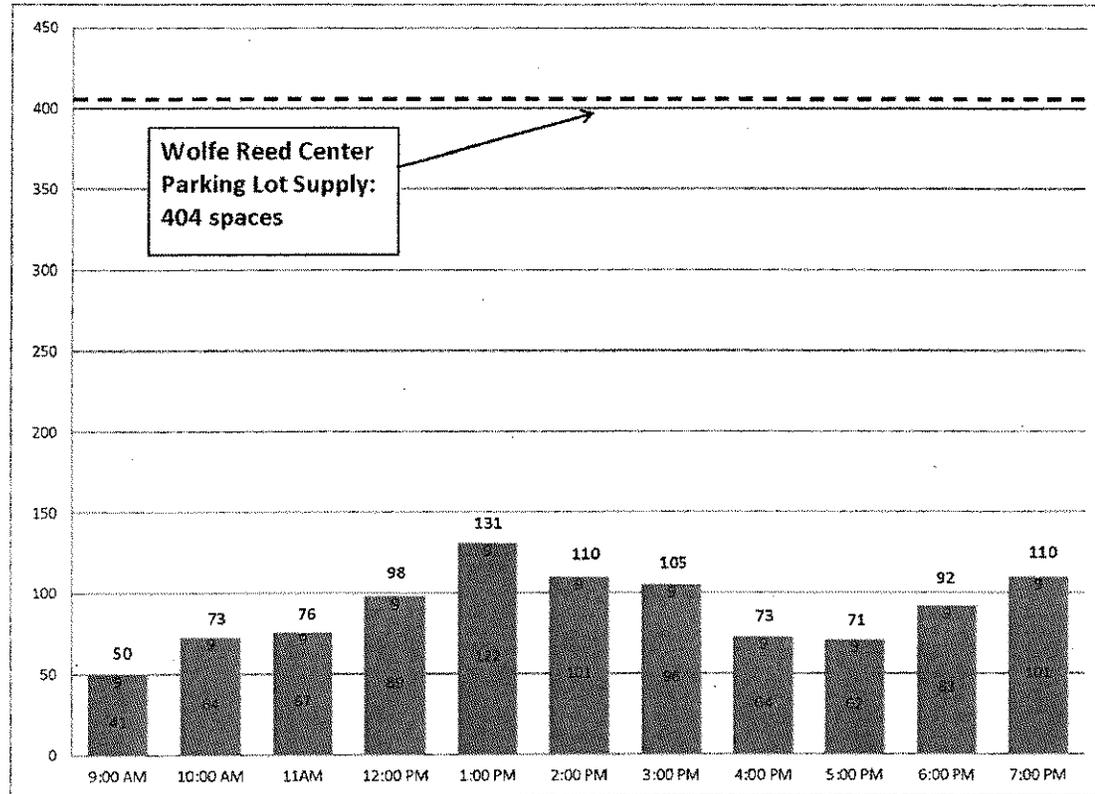
**Chart I: Observed Weekday (Friday) Parking Demand for Wolfe Reed Center, Sunnyvale**



Legend: Overall Parking Demand Total in **Bold**; Blue = Existing Parking Demand; Red = Estimated Parking Demand of Vacant Retail Pad

Chart II below shows the total estimated parking demand observed by TJKM on Saturday, August 17, 2013. The first significant observed peak was at 1:00 p.m., when 122 parked vehicles were observed. This peak appears due in part to customers having lunch at the restaurants in the shopping center. The next significant peak was at 7:00 p.m., when 101 total parked vehicles were observed in the shopping center. This evening peak also appears due to customers having dinner at the restaurants in the shopping center. Chart II also includes the estimated peak parking demand (9 spaces) of the vacant pad in the shopping center for every hour, which results in peak demands of 131 parked vehicles at 1:00 p.m. and 110 parked vehicles at 7:00 p.m. Based on these results, the overall site parking lot has a minimum of 273 parking stalls available during the peak weekend demand period.

**Chart II: Observed Weekend (Saturday) Parking Demand for Wolfe Reed Center, Sunnyvale**



Legend: Overall Parking Demand Total in **Bold**; Blue = Existing Parking Demand; Red = Estimated Parking Demand of Vacant Pad

**Existing Parking Supply and Demand – UFC Gym, City of Concord**

TJKM observed parking demand at an existing UFC Gym in the Willows Shopping Center in Concord to derive an empirical peak parking rate that will help inform the forecasted parking demand associated with the proposed UFC Gym in Sunnyvale. This site was chosen because it shares similar land use characteristics with the proposed site (UFC Gym plus surrounding retail). The Concord gym has a square footage of 38,000 square feet, which is slightly more than the current Sunnyvale Safeway footprint of 33,636 feet.

On Friday and Saturday, August 16 and 17, 2013, TJKM conducted field observations of existing parking supply and demand for the UFC Gym in Concord. The surveyed parking area attributable to UFC Gym activity consists of 422 general-use parking stalls, plus 16 ADA accessible stalls, six motorcycle stalls, and six 30-minute stalls. This results in a total of 450 surveyed parking stalls.

Mr. Lance Maddux  
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During the two days cited above, TJKM conducted hourly field observations of existing parking utilization (demand) at the above parking facilities, beginning at 9:00 a.m. and ending at 7:00 p.m. each day. TJKM also observed hourly in and out person counts of the front door at the UFC Gym. Because gym patrons were counted in groups, it is assumed that these counts can be used to represent arrivals ("In") and departures ("Out") of parked vehicles for the UFC Gym. The "Out" trips were subtracted from "In" trips at each hourly observation to estimate the "Net" changes in parking demand. These hourly Net changes were then applied to the base parking demand observed at 9:00 a.m. for each hour thereafter to estimate the hourly parking demand of the existing UFC Gym from 9:00 a.m. to 7:00 p.m.

Chart III below shows the total estimated parking demand for the Concord UFC Gym observed by TJKM on Friday, August 16, 2013. The observed peak demand was at 6:00 and 7:00 p.m., when an estimated 205 vehicles were parked. This peak appears due in part to gym patrons going to the gym facility after work. Typically, parking demand peaks at 1:00 p.m. for most gym facilities, but because UFC Gym offers more fitness classes throughout the day and extending into the evening than a typical gym, the demand stays relatively steady for the observed hours. According to the UFC Gym website, there are various fitness classes happening every hour from 8:00 a.m. to 8:00 p.m., Monday through Friday, with classes typically lasting one hour.

**Chart III: Observed Weekday (Friday) Parking Demand for UFC Gym, City of Concord**

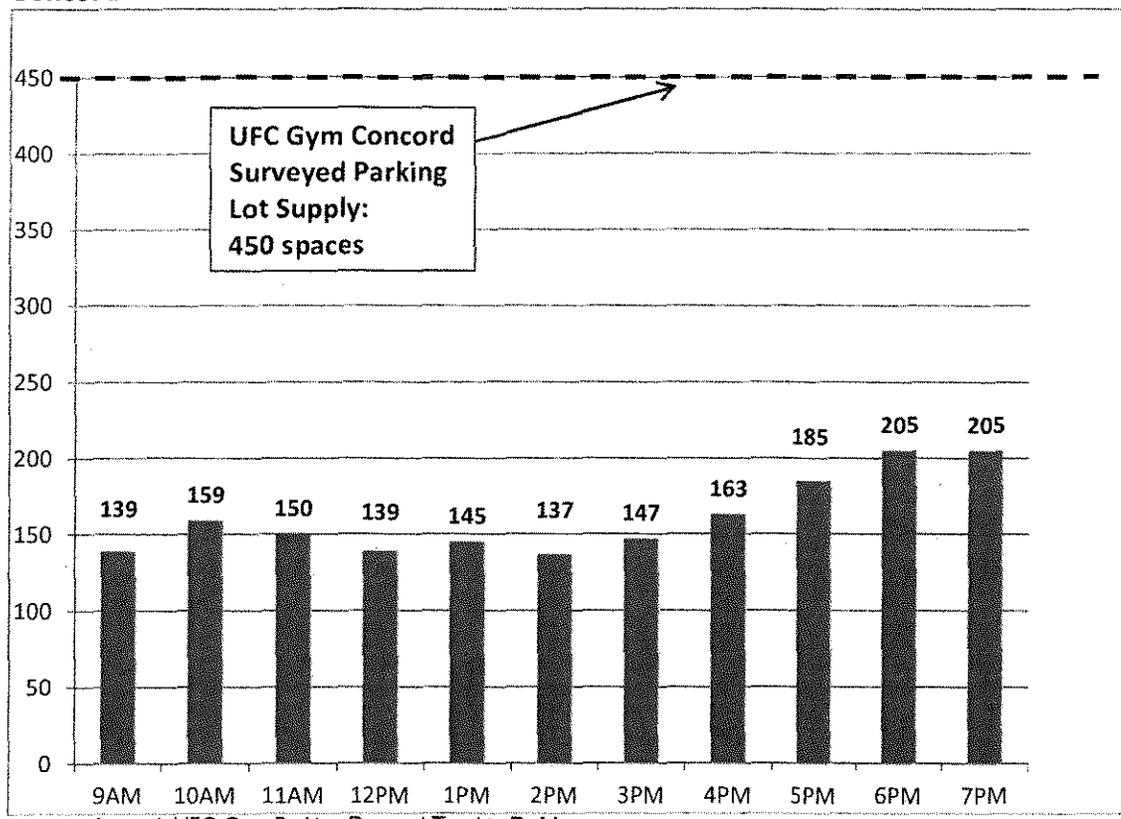
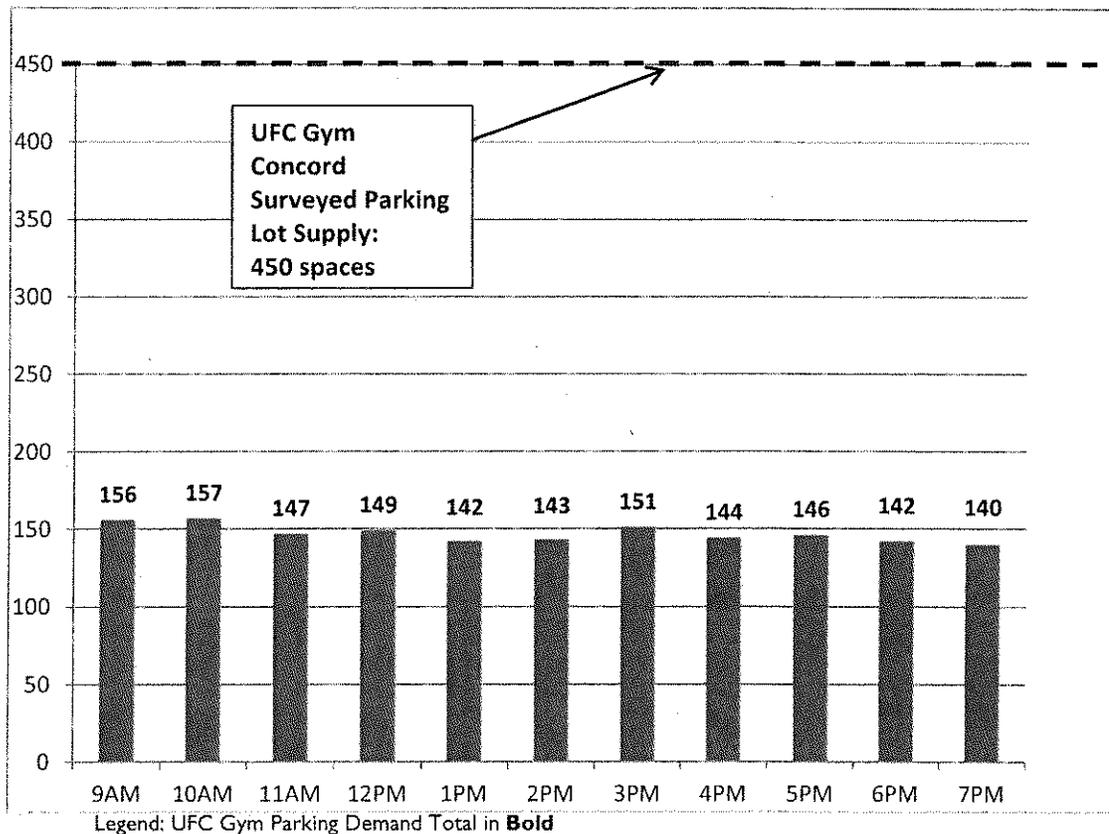


Chart IV below shows the total estimated parking demand for the Concord UFC Gym observed by TJKM on Saturday, August 17, 2013. The observed peak demand was at 9:00 a.m. and 10:00 a.m., when an estimated 156 and 157 vehicles were parked, respectively. However, the hourly parking demands for the weekend observations generally show a steady demand without any significant peaks from 9:00 a.m. to 7:00 p.m. Weekend fitness classes at this facility occur every hour from 8:00 a.m. to 1:00 p.m. It should also be noted that the Concord UFC facility is open 24 hours.

**Chart IV: Observed Weekend (Saturday) Parking Demand for UFC Gym, City of Concord**



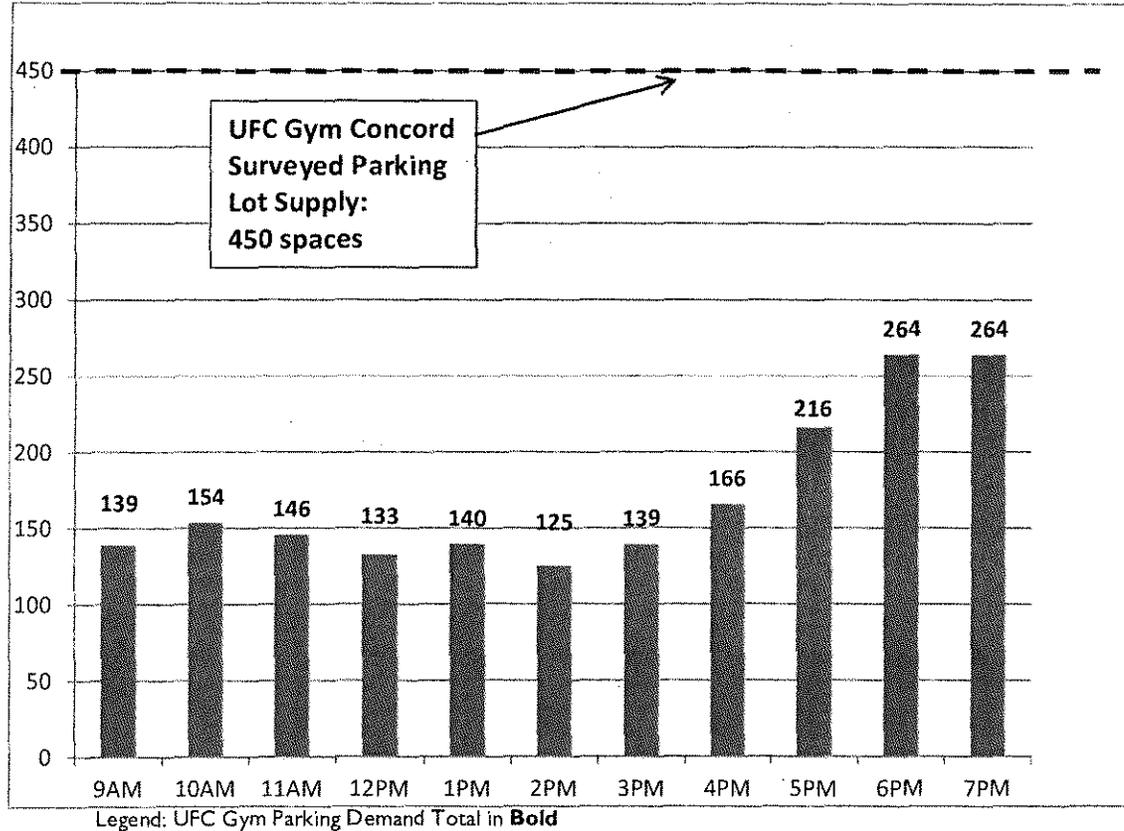
According to UFC staff, the highest member activity occurs Mondays through Wednesdays during a typical week. Accordingly, TJKM also estimated the parking demand of Monday through Wednesday at the Concord UFC Gym by factoring the Friday field occupancy observations according to the Monday through Wednesday membership front desk counts collected the same week by UFC Gym. The calculations can be found in Attachment B. Out of these three days, Tuesday was observed to have the highest demand. Using the vehicle parking demand from Friday and the membership gate counts from Tuesday, TJKM estimated a worse-case Tuesday UFC vehicle parking demand.

Chart V below shows the total estimated parking demand for the Concord UFC Gym on Tuesday, August 13, 2013. The estimated peak demand was at 6:00 p.m. and 7:00 p.m., with 264 parked vehicles. The steady demand in the evening further shows that the gym utilization is driven by the fitness classes offered in the evenings.

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 Consultants

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**Chart V: Observed Weekday (Tuesday) Parking Demand for UFC Gym, City of Concord**



**Future Parking Demand with Proposed UFC Gym – Wolfe Reed Center, Sunnyvale**

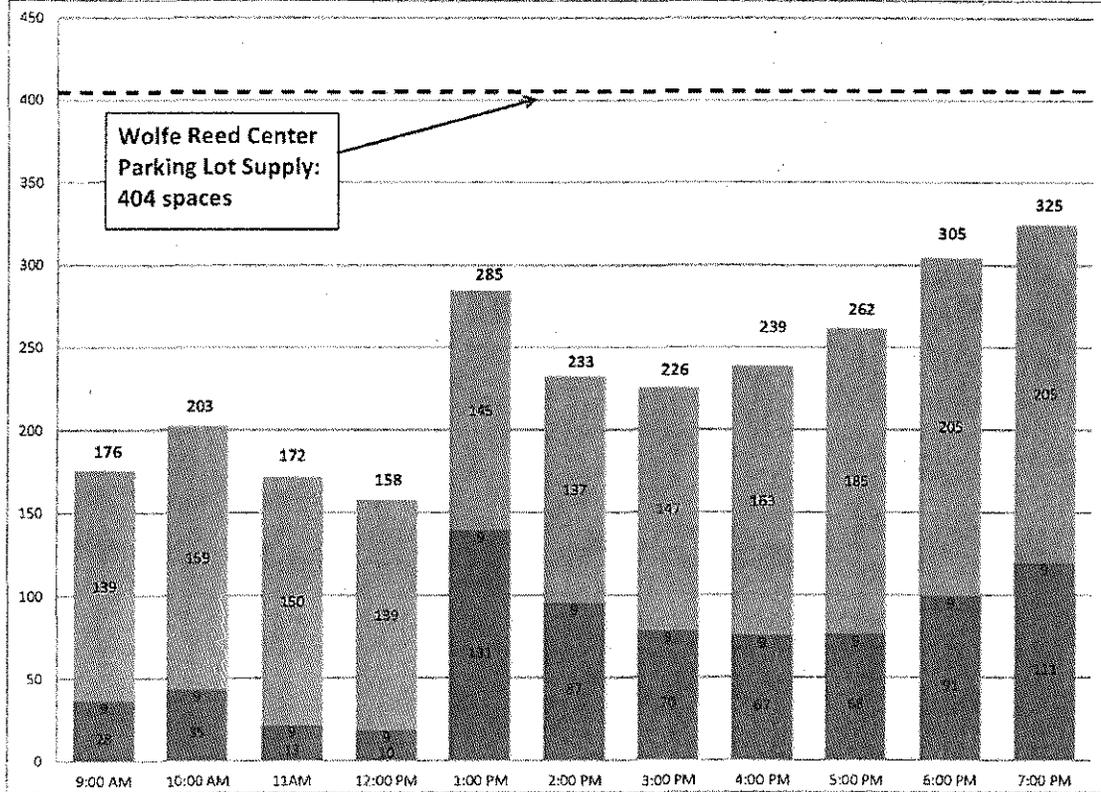
The observed parking demand at the existing UFC Gym in Concord was added to the existing parking demand at the Wolfe Reed Center to estimate the future parking demand at the shopping center with the proposed UFC Gym in Sunnyvale. TJKM understands that the project proposal consists of remodeling an existing 33,636-square foot (SF) former Safeway grocery store into a UFC Gym fitness facility within the same building footprint. Because the proposed gym facility will be within the same building footprint, the number of parking stalls supplied at the site will not change. Given that the Concord UFC Gym is slightly larger in terms of building area and the same parking demand is being assumed for Sunnyvale, this demand is therefore considered to be a conservative estimate since the Sunnyvale building footprint is smaller.

Chart VI shows the expected future weekday parking demand at the Wolfe Reed Center that includes the additional parking demand of the proposed UFC Gym. The parking demand peaks shown in Chart V are expected to be 285 occupied spaces at 1:00 p.m., 305 occupied spaces at 6:00 p.m., and 325 occupied spaces at 7:00 p.m. Based on these results, the shopping center parking lot is expected have a minimum of 79 parking stalls available during the peak weekday demand period.

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**Chart VI: Future Weekday (Friday) Parking Demand with UFC Gym, Wolfe Reed Center**



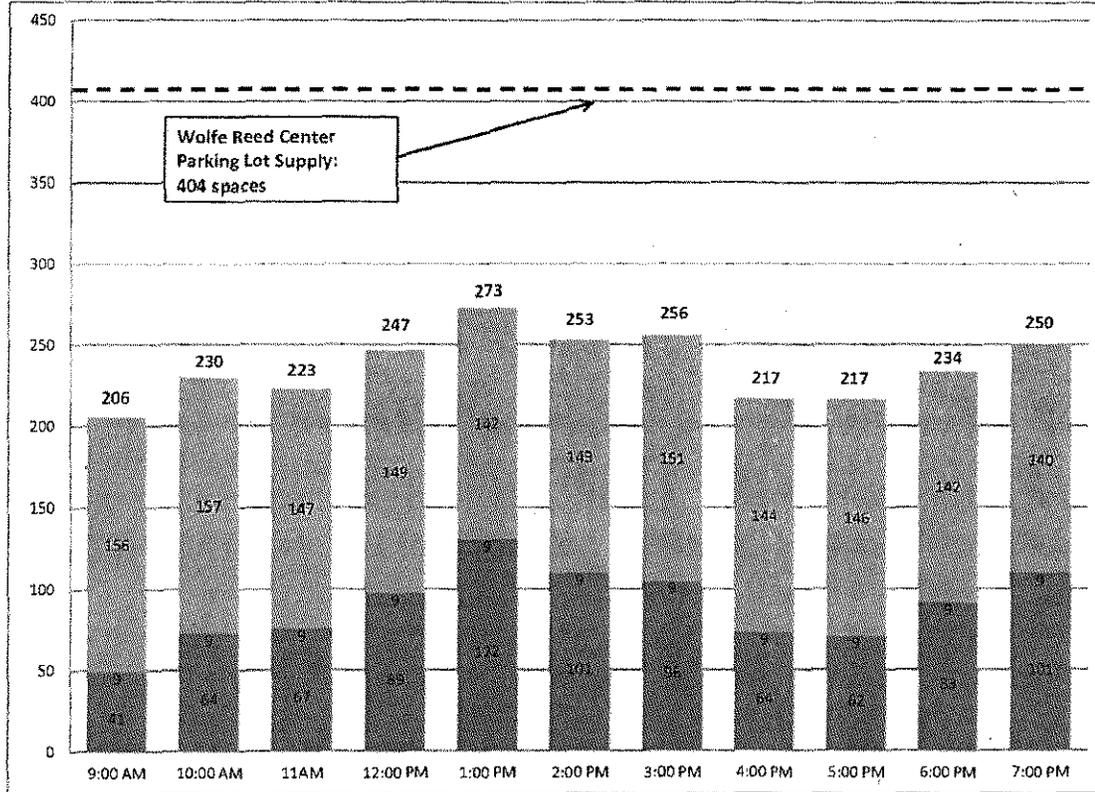
Legend: Overall Parking Demand Total in **Bold**; Blue = Existing Parking Demand; Red = Estimated Parking Demand of Vacant Pad; Green = Estimated Parking Demand of Proposed UFC Gym.

Chart VII shows the future weekend parking demand at the Wolfe Reed Center with the additional parking demand of the proposed UFC Gym. The expected parking demand peaks shown in Chart VII are expected to be 273 occupied spaces at 1:00 p.m., 256 occupied spaces at 3:00 p.m., and 250 occupied spaces at 7:00 p.m. Based on these results, the shopping center parking lot is expected to have a minimum of 131 parking stalls available during the peak weekend demand period.

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**Chart VII: Future Weekend (Saturday) Parking Demand for UFC Gym, City of Concord**



Legend: Overall Parking Demand Total in **Bold**; Blue = Existing Parking Demand; Red = Estimated Parking Demand of Vacant Pad; Green = Estimated Parking Demand of Proposed UFC Gym.

At City staff request, TJKM looked further into expected Friday and Saturday restaurant parking demand during the later evening hours (8:00 p.m. / 9:00 p.m.) to determine impacts to existing parking supply. According to industry standard time of day factors for parking demand contained in *The Dimensions of Parking, 5th Edition* (Urban Land Institute), similar shopping centers and restaurants typically maintain 90-100 percent of their peak parking demand at 8:00 p.m. and 9:00 p.m. Also, based on evaluation of the Concord UFC front desk counts, UFC parking demand declines significantly after 7:00 p.m. as daily classes wind down, allowing for more available parking spaces for the onsite restaurant and retail uses. Therefore, TJKM expects that there will be adequate parking supply available for the restaurant and retail uses after 7:00 p.m. on typical Friday and Saturday evenings.

**Future Parking Demand with Proposed UFC Gym on Peak Tuesday**

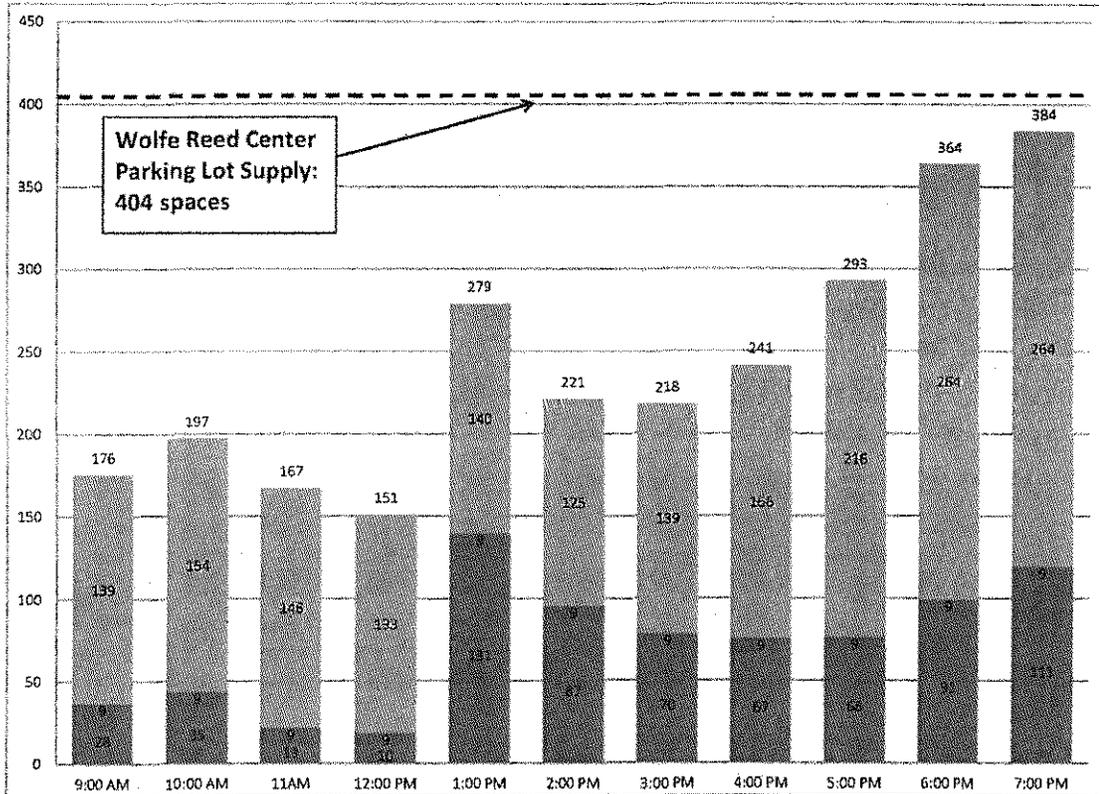
Chart VIII shows the estimated future weekday (Tuesday) parking demand at the Wolfe Reed Center with the additional parking demand from the proposed UFC Gym. Tuesday represents the worst-case of UFC parking demand during a typical week. The expected parking demand peaks shown in Chart VIII are expected to be 279 occupied spaces at 1:00 p.m., 364 occupied spaces at 6:00 p.m., and 384 occupied spaces at 7:00 p.m. Based on these results, the shopping center parking lot is expected to have a minimum of 20 parking stalls available during the peak weekday (Tuesday) demand period.

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It should also be noted that the restaurant and retail parking demand shown in Chart VIII consists of the worst-case peak demand occurring on typical Fridays. This component of the parking demand estimate therefore represents a conservative estimate of restaurant and retail parking demand on a typical Tuesday.

**Chart VIII: Future Weekday (Tuesday) Parking Demand for UFC Gym, City of Concord**



Legend: Overall Parking Demand Total in **Bold**; Blue = Existing Parking Demand; Red = Estimated Parking Demand of Vacant Pad; Green = Estimated Parking Demand of Proposed UFC Gym.

## **Parking Management Plan**

### *Parking Allocation*

As stated earlier, the existing Wolfe Reed Center parking lot consists of 404 parking stalls, including 375 general-use parking stalls, 11 ADA-accessible stalls and 18 loading stalls. Given the current total building floor area of 74,764 square feet for all buildings on site, the overall Wolfe Reed Center is currently parked at approximately 5.4 stalls per 1,000 square feet (sq. ft.). The City of Sunnyvale Municipal Code Section 19.46.100 requires a minimum of 4 stalls per 1,000 sq. ft. and maximum of 5 stalls per 1,000 sq. ft. for general retail and service land uses, and between 9 and 13 stalls per 1,000 sq. ft. for restaurants without bars or entertainment.

The proposed UFC Gym falls under the City category of recreational and athletic facilities, for which the Code requires parking stalls at a rate of 5 per 1,000 sq. ft. of general floor area plus 20/1,000 sq. ft. of classroom floor area. Based on the project site plan allocation of floor area, the UFC Gym would therefore be required to have a minimum of 240 parking stalls by Code. However, the overall site is underparked, given that when 240 stalls are subtracted from the 404-stall effective supply, this leaves 164 stalls for remaining uses ranging from an approved martial arts center to existing restaurants. Restaurants in particular have a Code-required parking rate of 9 to 13 stalls per 1,000 sq. ft., which exceeds the overall site's parking supply rate of 5.4 per 1,000 sq. ft. Given this situation, a parking management plan is therefore required for the UFC Gym project at Wolfe Reed Center.

### *Current Conditions of Approval with Other Approved Onsite Tenants*

There are parking conditions of approval (COAs) for other currently approved onsite tenants that will affect parking operations for the proposed UFC Gym use. According to City staff, these are:

- **Athidi Party Hall Final COAs (Approved Permit for Expansion of Restaurant into new Space for Use as Party Hall):** The rear parking lot shall be open for use by shopping center employees. Employee parking locations shall be away from the building, in parking spaces that are the least used. Employees shall be required to park on the site.
- **Final COAs (Approved Permit to allow a child care center (martial arts school) for up to 112 children within a tenant space in the shopping center at 743 S. Wolfe Road):**
  - a) Parents shall be instructed to drop off and pick up students in the parking area located to the south of the building.
  - b) Vans used by the center to transport students shall drop off in the parking area located to the south of the building.
  - c) Employees shall be instructed to use parking locations further from the building, in parking spaces that are less frequently used by center patrons. Employees shall be required to park on the site rather than in adjacent residential areas.
  - d) Specify the location for storing vans. The van parking location shall be located in outlying parking spaces less frequently used by center patrons.
  - e) The Director of Community Development may require the Parking Management Plan to be updated periodically to address changing parking conditions on the site.
  - f) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
  - g) Afternoon and evening classes shall be scheduled to provide a minimum of 15 minutes between the end of one class and the start of the next class to reduce parking conflicts between students. All employee, customer, and compact spaces to be

marked. This shall be specified on the Building Permit plans and completed prior to occupancy.

h) Kim's Martial Arts and Learning Center operates four vans for transporting students. The vans will pick up students from area schools and drop them off for the after-school program. Some students will also be dropped off individually by parents. When not in use, the vans will be stored in the shopping center parking lot.

i) Fencing for Play Area: the applicant also proposes to add an approximately 2,000 square foot fenced outdoor area at the rear of the shopping center to meet CCLD requirements. The area will be enclosed with a five-foot tall wrought iron fence and will require removal of four existing parking spaces. A 225 square foot sail shade is proposed in the play area to provide shading as required by CCLD.

#### *Shared Parking Plan for UFC Gym*

Given the central location of the proposed UFC Gym building within the Wolfe Reed Center, it is expected that UFC Gym members will park in the large parking area at the front of the building on the eastern side of the site, which consists of 178 stalls. The preceding analysis determined that a demand of up to 264 parked vehicles would be generated by the proposed UFC use. It is anticipated that the balance of UFC parking demand (86 vehicles) would park within other areas of the site. The preceding parking analysis showed that a minimum surplus of 20 stalls would be available for the overall site during the worst-case Tuesday period when UFC and restaurant demand would overlap (evenings).

At any one time, up to 17 UFC employees are expected to drive and park onsite. In order to maximize available parking supply for UFC Gym members in this area, UFC Gym employees shall be instructed to park in less-utilized areas, including the southern border/southeastern corner of the site, where there are 27 parking stalls.

The 27 stalls that can potentially be used for UFC employee parking are located adjacent to 34 stalls that have been designated for loading (1), employee (9), and parent (24) parking for the approved Kim's Martial Arts Center (Building C on the site at 743 S. Wolfe Road). An additional six stalls are to be removed to accommodate an outdoor play area associated with and adjacent to the martial arts center. It should be noted that although the 34 stalls designated for martial arts center employees and parents would be in effect during typical operating hours (8 AM to 9 PM Monday through Friday, and 8 AM to 5 PM Saturday and Sunday), these stalls could be made available to UFC Gym patrons outside these hours. Consequently, UFC staff shall notify patrons when these parking stalls are available for general use.

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November 13, 2013  
Page 13**Conclusions**

Based on the preceding study of hourly weekday and weekend parking demand at the existing Wolfe Reed Center parking lot and observed parking demand at a peer UFC Gym facility in Concord, the overall Wolfe Reed Center parking lot is expected to have more than adequate parking supply available during all peak days and hours to accommodate peak parking demand generated by the proposed UFC Gym. With the occupancy of the UFC Gym, a minimum of 79 stalls is expected to be available in the parking lot during the worst-case Friday weekday peak at 7:00 p.m. Similarly, a minimum of 131 stalls is expected to be available within the lot during the worst-case Saturday weekend peak at 1:00 p.m. On a typical Tuesday consisting of worst-case UFC parking demand, a minimum of 20 stalls is expected to be available in the parking lot. These results assume full occupancy of the shopping center, including occupancy of one other currently vacant retail pad. Given these results, the current parking lot at the Wolfe Reed Center is expected to adequately accommodate all parking demand resulting from the UFC Gym building conversion.

In terms of a parking management plan for UFC patrons and employees, TJKM recommends the following conditions:

- UFC shall require employee and patron parking onsite.
- UFC shall promote patron use of the parking stalls in the parking area fronting the project building (178 total stalls on eastern side of site). The balance of UFC patron parking will occur elsewhere within the site. A parking demand analysis for the entire site revealed that a minimum surplus of 20 parking stalls would be available at all times onsite.
- UFC shall require employee use of the parking stalls that are the least used, including the 27 stalls along the southern border of the project site that are adjacent to the stalls reserved for the approved martial arts center located within the Building 'C' pad.
- During hours when the martial arts center is not in operation, UFC shall additionally promote UFC employee use of the parking stalls set aside for the martial arts center.

TJKM appreciates this opportunity to conduct this parking demand analysis and management plan for the proposed UFC Gym in Sunnyvale. If you have any questions about this study or require additional information, please call Andrew Kluter, P.E. at (925) 264-5034. Thank you for choosing TJKM for your transportation consulting needs.

Sincerely,



Andrew Kluter, P.E.  
Project Manager



Jeffrey Lacap  
Associate Transportation Engineer

**Attachments**

- A: Concord and Sunnyvale Parking Occupancy Count Sheets
- B: Tuesday Parking Demand Calculations

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**Attachment A: Concord and Sunnyvale Parking Occupancy Count  
Sheets**

Wolfe Reed Center, 8/16/13, 8/17/13

Day	Occupancy										
	9:00 AM	10:00 AM	11 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Friday	28	35	13	10	131	87	70	67	68	91	111
Saturday	41	64	67	89	122	101	96	64	62	83	101
Existing Supply	404	404	404	404	404	404	404	404	404	404	404
<b>Minimum Available Parking Supply</b>	<b>363</b>	<b>340</b>	<b>337</b>	<b>315</b>	<b>273</b>	<b>303</b>	<b>308</b>	<b>337</b>	<b>336</b>	<b>313</b>	<b>293</b>

	Weekday (Friday) Demand										
	9:00 AM	10:00 AM	11 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Existing Parking Demand	28	35	13	10	131	87	70	67	68	91	111
Estimated Demand of Vacant Pad	9	9	9	9	9	9	9	9	9	9	9
UFC Gym Concord Demand	139	159	150	139	145	137	147	163	185	205	205
Total	176	203	172	158	285	233	226	239	262	305	325

	Weekend (Saturday) Demand										
	9:00 AM	10:00 AM	11 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Existing Parking Demand	41	64	67	89	122	101	96	64	62	83	101
Estimated Demand of Vacant Pad	9	9	9	9	9	9	9	9	9	9	9
UFC Gym Concord Demand	156	157	147	149	142	143	151	144	146	142	140
Total	206	230	223	247	273	253	256	217	217	234	250

	Weekday (Tuesday) Demand										
	9:00 AM	10:00 AM	11 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Existing Parking Demand	28	35	13	10	131	87	70	67	68	91	111
Estimated Demand of Vacant Pad	9	9	9	9	9	9	9	9	9	9	9
UFC Gym Concord Demand	139	154	146	133	140	125	139	166	216	264	264
Total	176	197	167	151	279	221	218	241	293	364	384

UFC Gym  
 Concord  
 Weekday  
 (Friday) Parking  
 Demand

8/16/2013

Time	Demand	Net Door Counts
9AM	139	20
10AM	159	-9
11AM	150	-11
12PM	139	6
1PM	145	-8
2PM	137	10
3PM	147	16
4PM	163	22
5PM	185	20
6PM	205	0
7PM	205	-39

UFC Gym  
 Concord  
 Weekday  
 (Tuesday)  
 Parking  
 Demand

8/13/2013

Time	Demand	Net Door Counts
9AM	139	15
10AM	154	-8
11AM	146	-13
12PM	133	7
1PM	140	-14
2PM	125	14
3PM	139	27
4PM	166	51
5PM	216	48
6PM	264	0
7PM	264	-107

UFC Gym  
 Concord  
 Weekend  
 Parking Demand

8/17/2013

Time	Demand	Net Door Counts
9AM	156	1
10AM	157	-10
11AM	147	2
12PM	149	-7
1PM	142	1
2PM	143	8
3PM	151	-7
4PM	144	2
5PM	146	-4
6PM	142	-2
7PM	140	6

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**Attachment B: Tuesday Parking Demand Calculations**

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	8/11/2013 (M)	8/12/2013 (T)	8/13/2013 (W)	8/14/2013 (Th)	8/15/2013 (F)	8/16/2013 (Sat)	8/17/2013 (Sun)
12am	3	3	6	4	0	0	0
1am	2	3	7	4	0	0	0
2am	0	2	0	0	0	1	0
3am	1	4	4	4	2	3	0
4am	0	19	13	14	13	11	0
5am	3	45	44	57	37	35	0
6am	7	31	45	40	29	25	19
7am	24	31	45	30	48	39	53
8am	42	73	65	85	73	66	78
9am	70	61	47	73	62	64	76
10am	86	52	54	61	46	61	69
11am	47	47	56	45	53	47	55
12pm	35	35	36	42	33	31	44
1pm	25	37	43	28	5	24	30
2pm	23	31	45	47	2	32	38
3pm	21	66	53	67	12	32	11
4pm	17	121	131	118	54	57	18
5pm	29	137	165	161	172	69	20
6pm	18	166	166	139	52	72	15
7pm	19	72	44	108	29	16	27
8pm	26	15	29	15	17	0	19
9pm	17	9	1	5	5	1	17
10pm	16	35	2	3	6	0	18
11pm	8	18	0	0	0	0	5
	539	1113	1101	1150	750	686	612

	Fridays Persons IN	Friday Vehicles IN	Occupancy (Factor)
9am	64	62	1.03
10am	61	58	1.05
11am	47	45	1.04
12pm	31	39	1.00
1pm	24	37	1.00
2pm	32	39	1.00
3pm	32	47	1.00
4pm	57	71	1.00
5pm	69	77	1.00
6pm	72	66	1.09
7pm	16	49	1.00

	Tuesday Persons IN	Tuesday Veh IN (Converted; Tuesday Persons IN x Occupancy (Factor))
9am	47	46
10am	54	51
11am	56	54
12pm	36	36
1pm	43	43
2pm	45	45
3pm	53	53
4pm	131	131
5pm	165	165
6pm	166	152
7pm	44	44

	Out Ratio (Vehicles)	Tuesday Veh Out (Tuesday Veh IN x Out Ratio (Vehicles))	Tuesday Veh Net (Tuesday Veh IN minus OUT)
9am	0.68	31	15
10am	1.16	59	-8
11am	1.24	67	-13
12pm	0.85	30	6
1pm	1.22	52	-9
2pm	0.74	33	12
3pm	0.66	35	18
4pm	0.69	90	41
5pm	0.74	122	43
6pm	1.00	152	0
7pm	1.80	79	-35

UFC Gym  
Concord  
Weekday  
(Tuesday)  
Parking  
Demand

8/23/2013

Time	Demand	Net Door Counts
9AM	139	15
10AM	154	-8
11AM	146	-13
12PM	133	7
1PM	140	-14
2PM	125	14
3PM	139	27
4PM	166	51
5PM	216	48
6PM	264	0
7PM	264	-107

**Parking Calculations**  
**Project 2013-7540**  
**Address: 733 S. Wolfe Rd.**

Sq. Footage of Shopping Center, Excluding 733 S. Wolfe Rd.:	41,038
Sq. Footage of Restaurant Space, Excluding Party Halls:	9,408
Sq. Footage of Party Hall Space:	8,808
Restaurant Percentage of Total Shopping Center Space*:	22.93%

\*Restaurant total < 40% of shopping center size; restaurant parking calculated at shopping center rate, per Code

Land Use Type	Size of Tenant Space (square feet)	Parking Rate	Parking Stalls Required
Shopping Center, without Party Halls	32,230	4/1,000 sq. ft.	128.92
Party Halls	8,808	13/1,000 sq. ft.	114.504
Gym Classroom Area	4,365	20/1,000 sq. ft.	87.3
Gym General Floor Area	30,344	5/1,000 sq. ft.	151.72

**Total No. of Required Parking Stalls per City Code** **482.444**

**Proposed Total No. of Parking Stalls per Submitted Plans** **393**