

Bell Plaza

Parking Management Plan

June 4, 2024

Policy brief & purpose

This Parking Management Plan will be included in the Conditions, Covenants and Restrictions (“CC&Rs”) for Bell Plaza, and outlines parking provisions for residents and visitors. The following will explain criteria for allocating parking spaces and establish rules for use of resident and guest parking spaces.

Scope

This policy applies to all residents and visitors that operate vehicles at Bell Plaza (“The Property”), including both a permanent and temporary basis. A “Visitor” is defined as a person who is invited to temporarily visit the home of or take part in a function organized by a resident of The Property.

Policy Elements

The Parking Management Plan contains the following elements:

- Use of Parking Spaces
- Preserving a safe and clean common parking area
- Parking violations and towing policy

Use of Parking Spaces

The Property contains 96 total parking spaces. This is comprised of 92 assigned spaces in private garages and four (4) additional spaces reserved for guest parking. There is one (1) van accessible and one (1) standard accessible stall.

Occupants shall park their vehicles in their garages so that parking spaces within the private streets are available primarily for guest parking. Rules regulating parking in the private streets may be adopted, including rules that prohibit occupants from parking in some or all of the parking spaces within the private street so that the spaces are available exclusively for guest parking, and rules that limit guest parking to twenty-four (24) hours.

No vehicles may be parked within a fire lane. No garage or parking space may be converted into any use (such as storage, workshop, hobby shop or car maintenance other than emergency use) that would prevent the parking of the number of vehicles

the spaces were designed to contain. Residents and their permittees may only park within the development the number of vehicles that can legally fit within the resident's garage and/or available private street parking space(s) as allowed by the rules of the Homeowners Association.

Garage access and parking spaces may not be sufficient in size to accommodate larger vehicles, including in particular sports utility vehicles, trucks, and vans. In addition, certain parking spaces may be smaller in size than a standard parking space and certain spaces may have limited vertical clearance. It is each Owner's sole responsibility to confirm that the garage and/or parking space(s) are accessible for the Owner's vehicle(s), that the Owner's vehicle(s) can fit within the Owner's garage and/or any parking space, and that the Owner's vehicle(s) can comply with the restrictions contained herein.

No mobile home, camper or recreational vehicle, boat, truck or similar equipment shall be parked within the development unless parked within an enclosed garage. For purposes herein, "truck" does not include a pickup truck that does not exceed one ton or a sports utility vehicle. In addition, trucks may park on a temporary basis for delivery or pickup purposes.

Unassigned parking spaces cannot be rented or reserved for a specific resident long term and will be available for parking on a first-come, first-served basis without fee or charge.

Preserving a safe and clean common parking area

The HOA shall maintain all parking lot striping and marking, trash and landscape droppings disposal, and assure that adequate lighting is available to maintain a safe and desirable parking area.

The following rules apply at all times:

- No littering
- Residents must respect others' property.
- Drivers should not speed, turn carelessly or drive irresponsibly.
- Residents/Guests should not conduct maintenance or repairs of any vehicle while in The Property. If the vehicle engine does not start, the vehicle must be towed away from The Property
- The Property is not responsible for loss or damage to any vehicle or its contents due to fire, theft, or trespassing.
- The Property will not assume any liability for theft, vandalism, fire or damage.

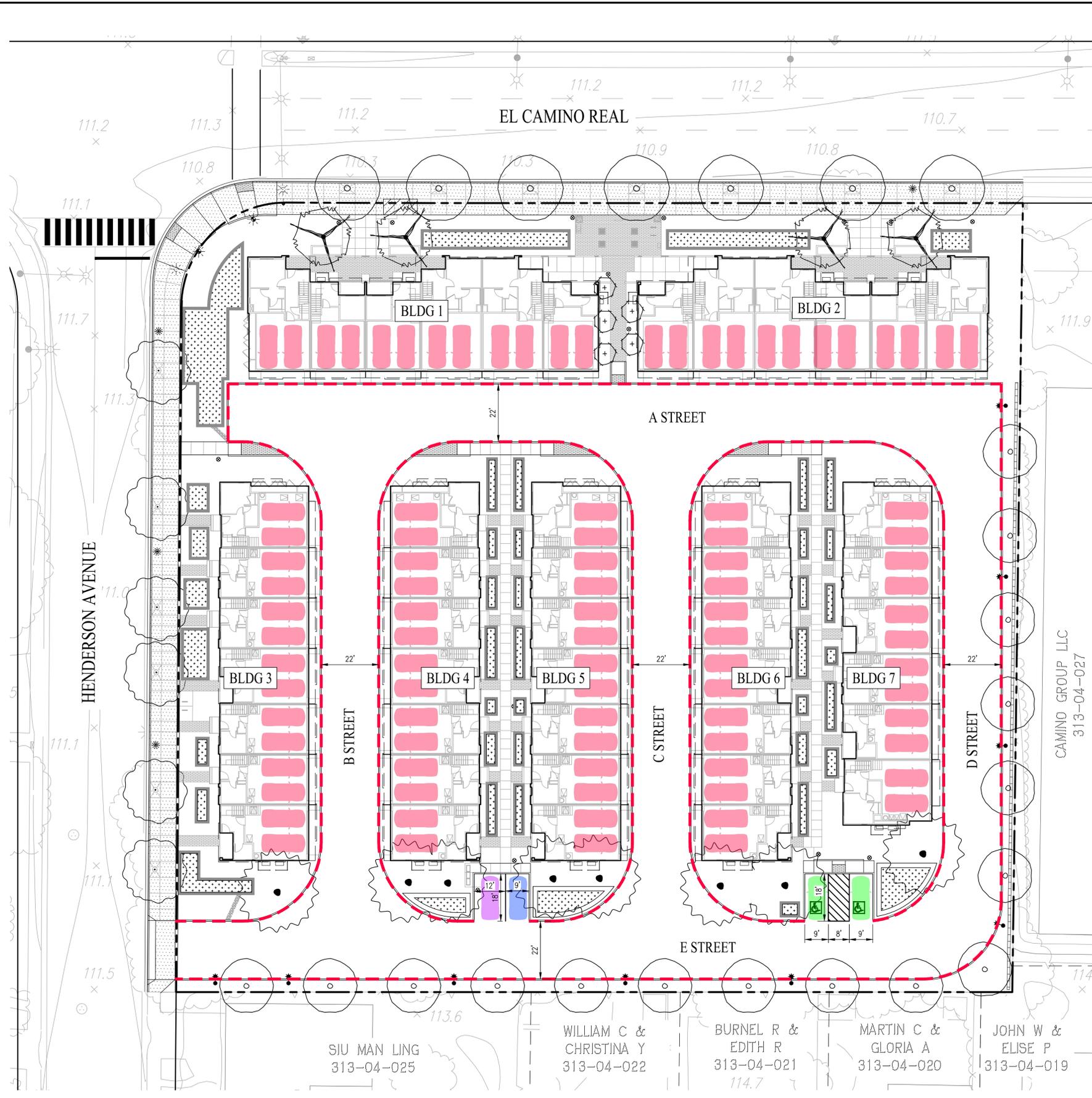
Parking violations and towing policy (corrective consequences)

This policy has been drafted in accordance with all applicable jurisdictional vehicle codes. Towing will be carried out strictly in accordance with CVC 22658, CVC 22658.2 and CVC 22658A

THE FOLLOWING PARKING VIOLATIONS WILL SUBJECT VEHICLES TO IMMEDIATE TOWING WITHOUT PRIOR WARNING:

- *Parking in a red zone or unmarked parking space*
- *Parking in a designated handicapped space without proper authority*
- *Parking as to block any carport, driveway, courtyard or any vehicle*
- *Parking any commercial or recreational vehicle on any part of the Property*
- *Any vehicle occupying two parking spaces. Vehicles must be parked between marked lines*
- *Parking any inoperable vehicle on The Property*
- *Parking in an unassigned parking space*

RESIDENTS ARE RESPONSIBLE FOR INFORMING THEIR GUESTS OF THE PROPERTY PARKING RULES. ALL TOWING WILL BE DONE AT THE EXPENSE OF THE OWNER/LESSEE OF THE VEHICLE IN VIOLATION OF THE ABOVE TOWING



LEGEND

- EXISTING BOUNDARY
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- NO PARKING ZONE (RED ZONE)
- BUILDING NUMBER
- ACCESSIBLE PARKING SPACE
- 92 GARAGE PARKING (PRIVATE)
- 1 STANDARD PARKING (PUBLIC)
- 1 LOADING PARKING (PUBLIC)
- 2 ACCESSIBLE (PUBLIC)

# OF BEDROOMS	TOTAL DU	REQUIRED SEGMENT		PROVIDED (SPACES)	NOTES
		MINIMUM (SPACES)	MAXIMUM (SPACES)		
2-BEDROOM	18	1.5	2.25	2	MC 19.36.120(a)
3-BEDROOM	16	2	2.25	2.25	
4-BEDROOM	12	2	2.25	2	
TOTAL	46	83	103.5	96	
RATIO		1.8 SPACES PER UNIT	2.25 SPACES PER UNIT	2.09 SPACES PER UNIT	

PARKING SPACES REQUIRED	
RESIDENTIAL	
PRIVATE COVERED GARAGE	92
UNASSIGNED	
STANDARD	1
LOADING	1
REQUIRED ACCESSIBLE PARKING:	
RESIDENTIAL	
UNASSIGNED ADA SPACED	2
TOTAL PARKING	
TOTAL	96

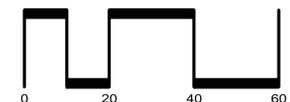
NOTES:
1. PARKING IS PROHIBITED ALONG THE ENTIRE ROADWAY SYSTEM.

PRELIMINARY PARKING PLAN

BELL PLAZA - TOWNHOMES

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: JULY 10, 2024

SIU MAN LING 313-04-025
WILLIAM C & CHRISTINA Y 313-04-022
BURNEL R & EDITH R 313-04-021
MARTIN C & GLORIA A 313-04-020
JOHN W & ELISE P 313-04-019



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