



www.LENICKgroup.com

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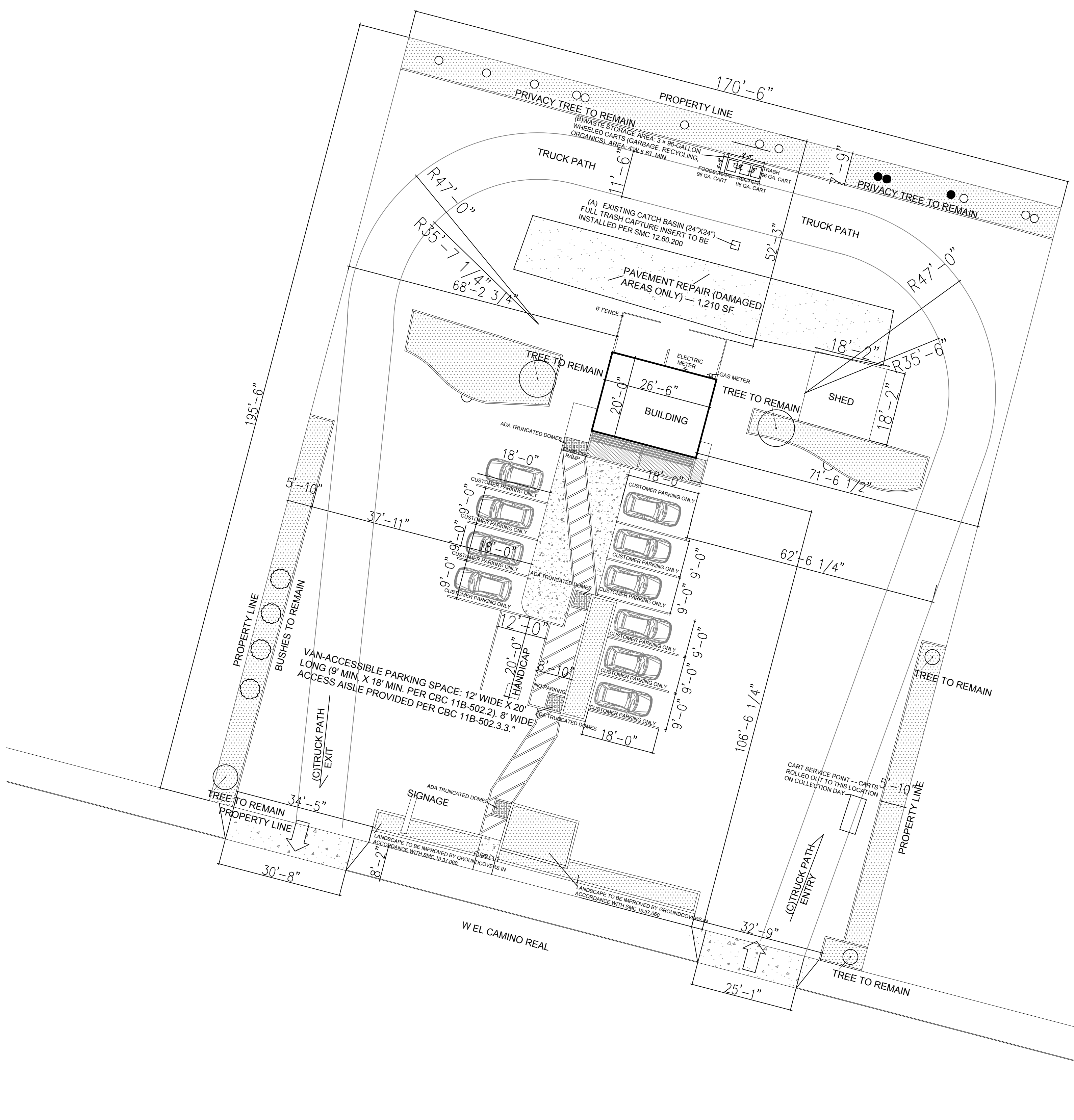
AUTO RACE INC.

975 W EL CAMINO REAL, SUNNYVALE, CA 94087

PROPERTY ADDRESS: 975 W EL CAMINO REAL, SUNNYVALE, CA 94087
ASSESSOR'S PARCEL NUMBER (APN): 165-01-038
ZONING: ECR (EL CAMINO REAL) WITH COMBINING DISTRICT C
PROPOSED USE: USED CAR DEALERSHIP (OWNER: AUTO RACE INC)

SITE AND BUILDING DATA

PROJECT DATA	EXISTING	PROPOSED
LOT SIZE	33,000 SQ FT (0.76 ACRES)	NO CHANGE
TOTAL FLOOR AREA	530 SQ FT	NO CHANGE
TENANT FLOOR AREA	530 SQ FT	NO CHANGE
BUILDING FOOTPRINT	854 SQ FT (INCLUDING SHED)	NO CHANGE
FLOOR AREA RATIO (FAR)	0.026 (2.6%)	NO CHANGE
LOT COVERAGE	2.59%	NO CHANGE
LANDSCAPE AREA	3,280 SQF (~10% OF LOT)	NO CHANGE
IMPERVIOUS SURFAVE	29,720 SQF (90% OF LOT)	1,210 SQF TO BE REPAIRED
OUTDOOR VEHICLE DISPLAY AREA	~28,686 SQF	NO CHANGE



PARKING ANALYSIS

CAR DEALERSHIP CUSTOMER PARKING SPACES: 10 DEDICATED SPACES
CAR DEALERSHIP INVENTORY SPACES: ~41 SPACES (NOT DEDICATED)
ACCESSIBLE PARKING: PER CBC TABLE 11B-208.2, ACCESSIBLE PARKING IS CALCULATED BASED ON THE 10 DEDICATED CUSTOMER PARKING SPACES ONLY
VEHICLE INVENTORY SPACES ARE NOT AVAILABLE FOR PUBLIC USE AND ARE NOT CLASSIFIED AS A PUBLIC PARKING FACILITY PER CBC 11B-208.1. BASED ON 10 DEDICATED CUSTOMER SPACES, 1 VAN-ACCESSIBLE SPACE IS REQUIRED AND PROVIDED. VAN-ACCESSIBLE SPACE DIMENSIONS EXCEED CBC 11B-502 MINIMUMS: 12' WIDE X 20' LONG (9' MIN. X 18' MIN. PER CBC 11B-502.2) WITH 8' WIDE ACCESS AISLE PER CBC 11B-502.3.3. ACCESSIBLE ROUTE CONNECTS FROM ACCESS AISLE TO MAIN BUILDING ENTRANCE PER CBC 11B-206.2.1."

ACCESSIBLE PARKING	REQUIREMENT
Required per CBC	1 accessible spaces (1 van-accessible)
Provided	1 to be marked

NOTES:

- 1- THIS IS A CHANGE OF USE PERMIT OF AN EXISTING CAR DEALERSHIP PROPERTY THAT HAS BEEN VACANT FOR SEVERAL YEARS.
- 2- THE PROPERTY PREVIOUSLY OPERATED AS A CAR DEALERSHIP AND IS RETURNING TO THE SAME USE.
- 3- PARKING SIGNIFICANTLY EXCEEDS MINIMUM REQUIREMENTS
- 4- ACCESSIBLE PARKING SPACES WILL BE VERIFIED, PROPERLY MARKED, AND BROUGHT INTO COMPLIANCE WITH CURRENT ADA/CBC STANDARDS AS NEEDED.
- 5- THE LANDSCAPING LOCATED ALONG THE FRONT PROPERTY LINE ADJACENT TO THE SIDEWALK WILL BE IMPROVED.
- 6- STORMWATER NOTE: TOTAL NEW/REPLACED IMPERVIOUS SURFACE AREA IS LIMITED TO APPROXIMATELY 1,210 SQUARE FEET OF LOCALIZED PAVEMENT REPAIRS. THIS SCOPE DOES NOT MEET OR EXCEED THE 10,000 SQUARE FOOT THRESHOLD FOR REGULATED PROJECT STATUS PER SMC 12.60.140. A STORMWATER MANAGEMENT PLAN PER SMC 12.60.210 IS NOT REQUIRED. FULL TRASH CAPTURE DEVICES SHALL BE INSTALLED AT ALL ONSITE STORM DRAIN INLETS PER SMC 12.60.200.

Revision	Description	Date
1	RESPOND TO CITY COMMENTS	03/01/2026
2	RESPOND TO CITY COMMENTS	03/26/2026

Client:
REZA NOSRATI
NAZANIN FARROKHZAD

Project Description:
975 W EL CAMINO REAL,
SUNNYVALE, CA 94087

Drawing Description:
PROPOSED SITE PLAN

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

Drawing No. **A1**

