



5-STORY, LIFESTYLE HOTEL

SUNNYVALE, CALIFORNIA

725 SOUTH FAIR OAKS AVE, SUNNYVALE, CA 94086

SPECIAL DEVELOPMENT PERMIT

9/4/2015

SPECIAL DEVELOPMENT
PERMIT
REVIEW

725 SOUTH FAIR OAKS AVE,
SUNNYVALE, CALIFORNIA 94086

COVER SHEET / INDEX
HOTEL AC SUNNYVALE
SUNNYVALE, CALIFORNIA

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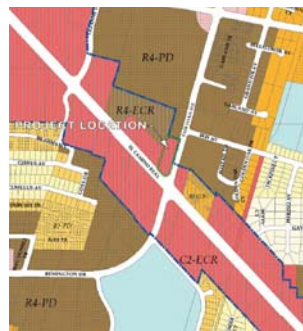
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R. K. K.

DLR Group
Architecture Engineering Planning Interiors

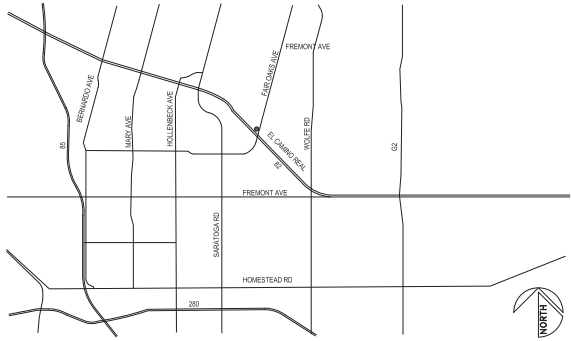


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ZONING MAP



LOCATION MAP



AREA / GUESTROOM SUMMARY

AC HOTEL											
TYPES	KING ROOM	* KING ROOM (ACC)	DBL QUEEN ROOM	* DBL QUEEN ROOM (ACC)	# KEYS	GUESTROOMS	CORRIDOR/CIRC.	PUBLIC AMENITY	BACK OF HOUSE	SHAFT	NET SF
(1) GROUND	12	1	0	0	13	4,570	2,050	7,897	2,390	650	17,540
(2) SECOND	26	2	17	0	45	15,654	2,100	0	596	650	18,000
(3) THIRD	26	1	16	1	44	15,260	2,100	0	590	650	18,000
(4) FOURTH	30	0	9	1	40	13,880	2,000	502	308	650	17,150
(5) FIFTH	36	1	2	1	40	13,880	1,780	502	308	650	16,930
(6) ROOF											
TOTAL	130	5	44	3	182	63,244	10,000	8,901	2,302	3,250	89,620
	71%	3%	24%	2%	100%						86,547
PROVIDED PARKING											
SURFACE (NOT IN STRUCTURE)											
B1											

PROJECT DATA

ASSESSOR'S PARCEL NO:	211-01-046
LOT AREA:	54,579 SF (1,2529 ACRES)
LOT COVERAGE:	19,000 SF
EXISTING BLDG AREA: (TO BE DEMOLISHED)	7,762 SF
LANDSCAPE AREA:	12,815 SF
PAVING AREA:	6,834 SF
DRIVEWAY PARKING AREA:	20,205 SF
UNDERGROUND PARKING AREA AND BASEMENT BLDG:	41,779 SF
COVERED AREA (PORTE COCHERE):	965 SF
PROPOSED BLDG AREA:	
GROUND FLOOR:	17,540 SF
SECOND FLOOR:	18,000 SF
THIRD FLOOR:	18,000 SF
FOURTH FLOOR:	17,150 SF
FIFTH FLOOR:	16,930 SF
TOTAL:	88,620 SF
F.A.R.:	1.64
TYPE OF CONSTRUCTION:	TYPICAL BIL. INFO. 10% FULLY SPRINKLERED OVER CONCRETE POODUM
USE AND OCCUPANCY:	MIXED (A2, B, R-1) NON-SEPARATED OCCUPANCIES

PROJECT NARRATIVE

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THE PROPOSED LIFESTYLE HOTEL IS LOCATED ON THE NORTHWEST CORNER OF EL CAMINO REAL AND SOUTH FAIR OAKS AVENUE IN SUNNYVALE, CALIFORNIA. THE NEW HOTEL DEVELOPMENT WILL TAKE PLACE ON AN UNDEVELOPED 1.25 ACRE SITE, SURROUNDED BY TWO AND THREE STORY APARTMENT BUILDINGS TO THE NORTH, ONE-STOREY COMMERCIAL, RETAIL, TO THE WEST, EL CAMINO REAL TO THE SOUTH, AND A FOUR STORY APARTMENT BUILDING AND ONE STORY COMMERCIAL BUILDING TO THE EAST. ADJACENT PARCELS HAVE THE FOLLOWING USES: A LEISURE AND BUSINESS FRIENDLY HOTEL CONSISTING OF 162 KEYS, A BUSINESS MEETING ROOM, POOL, SPA, A POOL, BREAKFAST AREA, AND FITNESS CENTER. THE PROJECT CONSISTS OF ONE FIVE STORY, TYPE III BUILDING. THE BUILDING IS SITUATED ALONG SOUTH FAIR OAKS AVE. PRIMARY ACCESS TO THE SITE WILL BE FROM EL CAMINO REAL. ADDITIONAL SECONDARY VEHICULAR ACCESS TO THE SITE IS PROVIDED ALONG FAIR OAKS AVE.

THE REQUIRED 146 PARKING SPACES WILL BE PROVIDED ON SITE AT GRADE AND IN A SUBTERRANEAN PARKING GARAGE ACCESSIBLE VIA RAMP. FOUR ADDITIONAL PARKING SPACES ARE PROVIDED. THE MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 75'4" AS PER CITY DEVELOPMENT STANDARDS. THE PROPOSED PROJECT WOULD INCLUDE PEDESTRIAN CIRCULATION IMPROVEMENTS TO PUBLIC SIDEWALKS AND CROSSWALKS ALONG THE STREET FRONTAGES ON BOTH ADJACENT AREAS SUCH AS OPEN SPACE, PLANTERS, AND SEATING AREAS ARE PROVIDED AROUND THE PROJECT.

ADDITIONAL FORMS & REPORTS

.FORMS.

STANDARD APPLICATION FORM
CHANGE OF USE FORM
ENVIRONMENTAL INFORMATION FORM
GREEN BUILDING CHECKLIST
PROJECT DATA SHEET COMMERCIAL
STORM WATER MANAGEMENT PLAN DATA FORM
USE PERMIT (SIP AND IMPACT)
WATER-EFFICIENT LANDSCAPING CHECKLIST

.REPORTS.

ACOUSTICAL REPORT
ARBORIST REPORT
GEOTECH REPORT
LIGHTING REPORT

PLANNING & ZONING INFORMATION

DEVELOPMENT PERMIT FILE NO:	2015-7303
LOCATION OF PROPERTY:	NORTHWEST CORNER OF EAST EL CAMINO REAL AND SOUTH FAIR OAKS AVENUE
ZONING:	CCSER HIGHWAY BUSINESS, EL CAMINO REAL COMBINING (SE-7C)
GENERAL PLAN DESIGNATION:	PRECISE PLAN FOR THE EL CAMINO REAL (COMMUNITY CENTER NODE)
PROPOSED USE:	5-STORY HOTEL - 162 ROOMS - WITH UNDERGROUND PARKING (AC HOTEL BY HARBOTTY) (ALLOWED BY USE PERMIT)
BUILDING SETBACKS:	FIREWORKS AVENUE FRONTAGE: 15' EL CAMINO REAL FRONTAGE: 10' SIDE ADJACENT RESIDENTIAL: 20'
SIDE:	6'
HEIGHT REQUIREMENT:	8 STORY MAXIMUM - 75 FT MAXIMUM (HOTELS ALLOWED TO EXCEED 75'4" HT WITH USE PERMIT)
F.A.U.R. REQUIREMENT:	NONE, DENSITY LIMIT BASED ON LOT COVERAGE & HEIGHT
LOT SIZE REQUIREMENT:	2 ACRES
LOT COVERAGE REQUIREMENT:	35% MAXIMUM (19,103 SF)
PAVEMENT COVERAGE REQUIREMENT:	45% MAXIMUM (24,560 SF)
LANDSCAPE COVERAGE REQUIREMENT:	25% OF LOT MIN. OR 10% BLDG. AREA (10,916 SF)
LANDSCAPE FRONTAGE REQUIREMENT:	15 FT LANDSCAPE FRONTAGE MIN.
SHADING REQUIREMENTS:	50% OF PARKING LOT SHADING WITHIN 15 YRS. OF PLANTING
REQUIREMENTS FOR PROPOSED NONRESIDENTIAL USE DEVELOPMENT THAT IS ADJACENT TO A RESIDENTIAL ZONING DISTRICT NOT COMBINED WITH EOR:	(A) BUFFER WALLS AND LANDSCAPING, A TWENTY-FOOT WIDE LANDSCAPED BUFFER AREA IS REQUIRED. THE PROPERTIES SHALL BE SEPARATED BY A MAINTAIN WALL OF A MINIMUM HEIGHT OF EIGHT FEET AS MEASURED FROM THE HIGHEST ADJACENT GRADE. (B) LOADING AREAS AND TRASH ENCLOSURES, ALL LOADING AREAS AND TRASH ENCLOSURES SHALL BE SET BACK A MINIMUM OF TWENTY FEET FROM THE PROPERTY LINE. (C) LIGHTING, LIGHT STANDARDS LOCATED WITHIN A REQUIRED LANDSCAPED BUFFER SHALL NOT EXCEED EIGHT FEET IN HEIGHT, AND SHALL NOT EXCEED FIFTEEN FEET IN HEIGHT OUTSIDE OF THE BUFFER.

REQUIRED PARKING:
0.8 PARKING STALLS PER ROOM MINIMUM
12 PARKING STALLS PER ROOM MINIMUM
TOTAL REQUIRED PARKING:
182 ROOMS X 0.8 STALLS = 146 STALLS MINIMUM
182 ROOMS X 1.2 STALLS = 218 STALLS MAXIMUM

PARKING PROVIDER:
150 STALLS

ACCESSIBLE PARKING STALLS:
REQUIRED (ENTIRE SITE): 3 STALLS, INCLUDING 1 VAN ACCESSIBLE STALL(S).
PROVIDED (ENTIRE SITE): 3 STALLS, INCLUDING 1 VAN ACCESSIBLE STALL(S).

CALIFORNIA DESIGNATED PARKING: 150 STALLS

DESIGNATED PARKING PROVIDED:
150 CALIFORNIA DESIGNATED PARKING STALLS

BICYCLE PARKING:
5% OF VEHICLE SPACES (219 VEHICLE PARKING STALLS X 5%) = 11 STALLS
11 BICYCLE PARKING SPACES REQUIRED

BICYCLE PARKING PROVIDER:
6 BICYCLE PARKING SPACES (Bikes)
12 BICYCLE PARKING SPACES (Bikes)

REQUIRED LOADING AREAS:
1 LOADING AREA REQUIRED (MINIMUM 10 FT X 35 FT)
MINIMUM 10 FT FROM BUILDING
MINIMUM 20 FT FROM PUBLIC SIDEWALK
MINIMUM 20 FT FROM PROPERTY LINE
(LOADING ZONES PROVIDED)

APPLICABLE CODES

ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:

AMERICAN DEBRIS/DEBRIS ACT
CALIFORNIA STATE TITLE 24
CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
CITY OF SUNNYVALE

PROJECT DIRECTORY

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