



## GENESIS-HYUNDAI STUDIO SHOWROOM

Village at San Antonio Center North

2575 California Street, Suites 90 & 92

### PROJECT DESCRIPTION

**Provisional Use Permit** - This Provisional Use Permit is for the tenant improvements, occupancy, and operations of 10,293+/- square feet of tenant space for Auto Retail Sales with Outdoor Storage Use located in Building 6 of the Village at San Antonio Center North (the "project"). Phase II of the Center was completed in 2019 and includes office, commercial, retail and restaurant space, a new Hyatt Centric hotel and ICON Theatre. The new Studio space, currently in shell condition, will be divided into two separate but contiguous showrooms. The Hyundai showroom will occupy 6,240 SF, and the Genesis showroom will occupy 4,053 SF. Cardinale will use the top level (8th floor) of the Center North's shared parking garage in Building 5 for storage of 100 cars for sales inventory purposes. The Service Center is located off-site at 2150 Old Middlefield Way in Mountain View and is not a part of this application.

**Development Review Permit** - This Development Review Permit is for the addition of minor facade enhancements that give the Genesis-Hyundai showrooms a branded storefront while incorporating materials, textures, and colors complimentary and consistent with the existing Building 6 façade and the Village at San Antonio Center Design Guidelines.

**Village at San Antonio Center** - Completed in 2019, Phase II of the Center includes approximately 360,000 SF of office, 108,000 SF of commercial/retail/restaurant space, a 167 key hotel, and a 1,400 seat theatre. The proposed tenant space is located within an existing building referred to as Building 6, totaling 95,591 SF.

**Mountain View 2030 General Plan** - The project site has a Mixed-Use Center General Plan land use designation which encourages centers with integrated, complementary uses that draw visitors from surrounding neighborhoods and the region.

**Zoning - San Antonio Precise Plan (P-40)** - The project site is within the San Antonio Precise Plan Mixed-Use Center with an Active Space requirement which encourages an active, mixed-use environment with complimentary uses that will add vitality and more demand for shopping areas that serve the surrounding neighborhoods. Auto Retail Sales with Outdoor Storage uses that have regular customer foot traffic and transparent storefronts are permitted with a Provisional Use Permit.

**Active Space Facade Requirement** - The tenant space has been designed to comply with the active space façade requirement, with clear windows and openings, and each space providing clear visibility into and out of the space. All windows will be required to stay clear and transparent. Interior space visible from the exterior will not be obstructed by demising walls and will provide views into active spaces such as the vibrant Studio showrooms and other engaging interior features.

## TENANT IMPROVEMENTS

### **Interior Buildout**

No structural changes are proposed. A non-load-bearing demising wall will provide separation between the Genesis and Hyundai Studios to offer distinct customer experiences. Interiors will have a modern, sophisticated, minimalist aesthetic, with high end finishes. Each Studio will have its own custom finishes, a showroom with vehicle display, multiple partitioned sales offices (including non-bearing interior partition walls and full-height glazed office walls), finance office, business office, customer lounge and restrooms, and new mechanical, electrical and plumbing. The showrooms will also feature suspended ceilings of various levels. The Genesis showroom features a modern, glass enclosed "Brand Cube" where customers can review materials and learn more about the vehicles and accessories. At night, the Brand Cube will be illuminated from above to create a landmark visible to passersby from the exterior. 1 EV Charging Station will be installed in each showroom making a total of 2.

### **Exterior and Façade Enhancements**

On the Hyundai showroom side, above the existing aluminum canopy along California Street, the project would add a 7-foot tall, aluminum composite panel ("ACM") in a rich, bronze color with a branded "shaped sky" pattern and Hyundai logo. The signature ACM panel will extend from the building corner at Pachetti Way to the existing wood veneer panels along the California Street frontage, and wrap around the corner of the building to the existing wood veneer panels on the Pachetti Way façade. The project would remove one existing roll-up door on California Street and replace with a functional door framed by a distinctive arch made of the same flat, bronzed colored ACM panels and branded with the "shaped sky" design and Hyundai logo.

The project will also remove a set of existing glass doors along the Hyundai storefront to the west of the main customer entrance to provide additional access for showroom display vehicles.

On the Genesis side, the Studio will be anchored by a 6'7" tall ACM panel in an elegant basalt grey matte finish with Genesis logo and logotype, which will extend partially across the existing wood veneer. The project would remove a portion of the existing glass curtain wall to insert a foldable door to accommodate the delivery of showroom vehicles.

No changes are proposed to the existing sidewalks and curbs on California Street and Pachetti Way. Showroom vehicles will be delivered using a temporary, portable, rubber curb ramp off California Street and will enter through the newly constructed doors in each Studio. No changes are proposed or needed to the Building 5 parking garage, where the sales inventory will be stored. No extra security or lighting is proposed. The project would relocate one existing bike rack on California Street approximately 29 feet 9 inches to the west.

## OPERATIONS

**Cardinale Automotive Group** - Cardinale Automotive Group ("CAG") or an affiliated entity or designee plans to own and operate both Studio showrooms at this location for the sale of new and pre-owned vehicles.

**Hours and Operations** - The Genesis and Hyundai showrooms will be located on the ground floor of Building 6 with dual pedestrian/customer entrances on California Street. Operations will consist of sales of new and used automobiles as well as general customer service operations, finance, and business operations. No detailing, washing, and servicing of vehicles will occur at this location.

- Employees
  - o Average of approximately 15 employees on-site per day
  
- Showroom and Sales Operations
  - o Open 7 days per week: 9:00 AM - 8:00 PM weekdays; 9:00 AM - 7:00 PM on Saturdays, and 10:00 AM - 6:00 PM on Sundays
  - o Average of approximately 15 customers per day
  - o Concierge services - Cardinale is projecting 20% online sales with up to 50% of vehicles sold to be delivered directly to the buyer's home
  - o Technology enhanced sales and service communications systems
  - o No loudspeaker or PA systems
  - o Average of 12 customer test drives per day
  
- Office Administration
  - o M-F 9:00 AM - 6:00 PM
  - o Operations management, finance, accounting, billings
  
- Deliveries
  - o Approximately 5 vehicle deliveries per week
  - o M-F 9:00 AM - 8:00 PM
  - o Saturday 9:00 AM - 7:00 PM
  - o Hours of operation subject to change

**Vehicle Parking** - Employees and customers will have access to any of the designated retail areas (garage and surface locations) in the Center. Retail parking in Phase II of the Center was provided at the ratio of 5.555 spaces per 1,000 square feet. The adjacent Building 5 garage has 8 stories and 1,378 stalls, including 147 spaces underground. There are 883 retail spaces on levels 1 - 6, and another 348 spaces of shared parking on levels 7 and 8 for retail and overflow office use. Currently, the upper 4 levels (5, 6, 7 & 8) are not in use due to lack of demand.

**Bike Parking** - Employees and customers will have shared access to 152 short-term bike parking spaces and 14 long-term spaces in Center North.

**Inventory Storage** - The Studio would require up to 100 stalls in the adjacent Building 5 garage for inventory purposes to serve the sales operation, including test drive vehicles and vehicles for immediate sale to customers. The 100 spaces will be reserved by the property owner, Brookfield Properties, on the top level of the garage (8th floor), which are the least used stalls in the Center. The project would add 2 Level 3 Electrical Vehicle Chargers to the vehicle inventory storage located on Level 8 on adjacent Building 5.