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ATTACHMENT 2

Re: LEXUS OF PLEASANTON – PUD MAJOR MODIFICATION SUBMITTAL

March 7, 2014

PUD-85-02-02D-06M
Lexus of Pleasanton

EXHIBIT B

RECEIVED MARCH 7, 2014

EXISTING SITE AND DEMOLITION

The site is currently zoned PUD-C-C. The existing 5.88 acre site consists of four buildings, including the Lexus and Infiniti showrooms and parts/service buildings. These buildings will be demolished in a phased construction plan and a new multi-level Lexus dealership will be developed. The existing site is mostly paved with asphalt for customer parking, inventory storage, and service vehicle storage. The majority of the existing site will be reconfigured to maximize the use of available space to accommodate parking and storage, as well as modernize the site.

GENERAL SITE

The site and building layout has been optimized to accommodate vehicles for sale, storage and display, customer sales and service, vehicle transportation and deliveries as well as providing emergency site access and circulation. The dealership will not use outdoor speakers. An additional fire apparatus access from the southern shared driveway to the southeast rear portion of the site has been provided as requested by the City, pending approval from the adjacent property owner. Energy efficient LED type, full cut-off lighting fixtures will be utilized on this project. The locations, sizes and composition of the site signage will be a part of a separate submittal package.

GRADING AND DRAINAGE

The majority of the site will be re-graded based on the new site plan. The site is fairly flat, but the new site plan will allow for the design of improved drainage. There are no plans for a radical change in site elevations, so cut and fill operations will be minimized during construction. Any needed drainage upgrades will be incorporated into the new design.

STORM WATER

This project will fall under the requirements outlined in the Alameda County C3 Storm Water Manual. The new site plan will include bio-retention areas to treat the storm water before it enters the storm drainage system. Additionally, trash capture devices will be installed at the storm drain system as it exits the site.

UTILITIES AND FIRE PROTECTION

Any existing sanitary sewer, domestic water, fire water, gas, and electrical lines that do not conflict with new construction will be reused. All other utility features will be new and designed in accordance with current standards. The new car wash will utilize 80% reclaimed water for its operation. Layout of any new fire water lines will be coordinated with the City and Livermore-Pleasanton Fire Department.

PAVING AND STRIPING

The site will be developed with all new parking areas, drive aisles, and entry/exits. Parking stalls will be configured to meet the current City design standards and will include areas for customer parking. Vehicle storage spaces and drive aisles may not comply with the City parking dimensional standards. Vehicle storage areas are not accessible to general public and vehicles in these areas are operated by staff only. Drive aisles and vehicle access will be developed to accommodate general traffic as well as emergency vehicle access. The exact locations, counts and the dimensions of the parking areas and drive aisles are subject to change upon final design of the building and traffic flow. The second floor above the service area of the building will be vehicle parking and will be accessed via an external ramp. The ramp will allow normal vehicle and fire apparatus passing under the ramp via a bridge with a minimum 13'-6" clearance. The site will have various concrete vehicle display areas as depicted on the Site Plan.

BUILDING

This project and the proposed building are required to meet the latest facility requirements that Lexus is demanding. This requires an increase in the showroom, Offices, Parts and Service Stall count, with a total building size of approximately 83,300 SF. In order to build the new facility and at the same time maintain the existing Lexus business on the same site, this project will be built in 2 phases. The first phase will consist of the New Service Department stalls, the new Carwash and the rooftop parking for a total of approximately 50,000 SF. The second phase will include the remaining portions of the building, including Showroom, Offices, Parts and Service Write-up for a total of approximately 33,300 SF.

The new building will consist of a new 2 story showroom with a central entrance. The front of the showroom will consist of Curtain Wall glazing, Aluminum Composite Material Panels (ACM) and a Stone element around the main entrance doors. The showroom will have both vehicle displays and sales areas. Adjacent to the showroom will be a customer waiting lounge for customers to use while they wait on their vehicle to be serviced. On the North side of the building will be a new 3 lane service write-up area, where service customers will go when requiring service work on their vehicle. This will be a 1 story portion of the building with the Exterior consisting of Precast Concrete panels and ACM. The 3 vehicle entrance doors will be high speed coiling doors with vision panels. The space will have floor tile and a finished ceiling. To the right of the showroom will be offices and a New Vehicle Delivery space, with space for 2 vehicles. This is where the customers will take delivery of their new vehicle. The exterior on both sides of the main showroom will consist of a 2 story Curtain wall system with spandrel glass panels located at the second floor and at the roof structure.

The second floor area that surrounds the showroom will house various office spaces used to support the sales operation. There is also a 2 level parts department will be located between the showroom area and the service area. The Parts department loading area will be located on the South side of the building and face the existing loading and trash enclosure from the retail development directly south of the site.

The New Service department will have 61 Service bays and will have roof top parking above. The exterior walls will be precast concrete panels with a small area of ACM and glazing that will face the off ramp from the freeway. Roof top lighting will be located away from the exterior perimeter and will be screened from the freeway by the decorative display feature on the north side of the building.

To the rear of the property there will be a concrete ramp up to the roof top parking with a carwash attached. At the very east of the site will be a detail canopy.

PRELIMINARY LANDSCAPE DESIGN CONCEPT

The proposed site design for the new Lexus of Pleasanton will require that the majority of existing plant materials will be removed to allow for the reconfiguration of buildings, vehicular circulation, car display and customer parking areas.

The proposed landscape design approach is to simplify the planting design by using a limited palette of plant species; create tree groupings at focal point planters located within the interior of the site; and to strategically distribute trees to preserve views of the vehicle display areas on-site and from Highway 580 and Rosewood Drive. In addition, the understory plant material will create a continuous low plant massing along these view corridors, allowing uninterrupted viewing into the dealership lot while passing at relatively moderate to high speeds. Plant groupings will also enhance visual interest at project entryways, parking islands, along the building foundations and site perimeter planter locations.

Plant materials will consist of predominately California natives and Mediterranean plant species adapted to the local and regional climate conditions. These plant types require less water usage and provide ease of maintenance. Tree and understory plant materials within the engineered BMP (infiltration) planters shall conform to the plant material recommendations provided in the California Stormwater (C.3) Technical Guide.

The landscape irrigation design will conform to the California Model Efficient Landscape Ordinance AB 1881 adopted by the California Department of Water Resources. While maintaining continued health, appearance and function for plant materials, irrigation delivery will be a water-efficient system designed to respond to low water-use plant materials. The irrigation system components will include efficient low flow, low gallonage emitters and bubblers, smart ET irrigation controller and weather sensors that program efficient ‘run times’ based on real-time plant water needs.