

## 1400 North Tustin Street - Project Description

Toyota of Orange, a New and Used Auto sales and service business located at 1400 South Tustin Street, is proposing to update its existing Service Advisor center to provide additional customer service adviser intake, expanded office facilities (on Second floor) a dedicated New Car Delivery area under a new shade canopy structure, modify current site circulation and reconfigure some of the back service vehicle storage and inventory lot with new CMU screen walls protection.

The existing dealership is located within Thematic District #4 and has been a part of the visual fabric of Tustin Street for the past 5 decades. Visually the building has varying masses for primary and secondary structure. The materials and colors are consistent with the corporate material selection identifying the Toyota brand across the nation. The new construction finishes will match the existing building exterior continuing the silver metallic ACM paneling, exterior cement plaster with a fine grain sand texture that matches the existing finish and color along with new low-e exterior storefront glazing. It will also unify the color scheme with the satellite service center across the street. All vehicles shall be serviced inside the building in keeping with the district requirements for automotive services. The project also screens all service vehicles, behind a 6' high CMU side yard wall, from visibility of the neighbors at the back of the site and from Tustin Street. Some additional low planted landscaping will assist in softening the transition from the sidewalk to the vehicles displayed for sale from Tustin Street.

On the site, new side yard walls will be used to define the protected service and inventory stalls. Relocated existing building signage will be submitted under separate permit at time of Building permit. New EV charger stations will be proposed at convenient, accessible and strategic locations for customer and inventory charging. Existing accessible parking stalls will be modified as a result of the increased required parking to accommodate the modified site circulation and service advisor expansion. Other site improvement include a new outdoor customer waiting area in front of the service advisors outfitted with a similar shade structure to the vehicle coves, outdoor patio seating, protective side walls and interlocking pavers. The New Car Delivery area will have the same improved interlocking pavers for vehicle display and a shade structure for vehicle coverage.

### Building footage breakdown:

The existing building is approx. 47,900 s.f. over two floors and the remodel new construction expands the footage to 56,190 s.f. over two floors.

Overall Project site size: 4.15 Acres

#### Existing First Floor:

Admin/Showroom:	12,935 s.f.
Service:	20,750 s.f.
Service writers:	590 s.f.
Parts Storage:	2,375 s.f.
Parts Retail:	<u>1,150 s.f.</u>
Total	39,800 s.f.

#### Existing second floor:

Parts storage:	2,750 s.f.
Admin:	<u>5,250 s.f.</u>
Total	<u>8,100 s.f.</u>
Existing building total footage:	47,900 s.f.

#### Proposed Building Footage

Admin/Showroom:	12,935 s.f.
Service	20,750 s.f.
Service writers:	2,400
Parts storage	2,375 s.f.
Parts retail	<u>1,150 s.f.</u>

Total 41,610 s.f.

Proposed Second floor:

Parts storage/File storage: 5,350  
Admin: 9,230  
Total 14,580 s.f.  
Proposed building total footage: 56,190 s.f.

Parking on site shall be broken down per "provided" numbers below and grouped for clear definition of use. Employee, service and some inventory cars behind the privacy CMU side-yard walls. Ther customer cars along the primary circulation path in front of the CMU privacy wall.

Parking Breakdown:

Parking is provided based on the required parking ratios for the City of Orange.

Service:	20,750 s.f. (@ 3.5/1000:)	80
Parts Storage:	5,125 s.f. (@2.5/1000:)	13
Parts Sales:	1,150 s.f. (@4/1000:)	11
<u>Showroom/Administration:</u>	<u>29,165 s.f. (@2.5/1000:)</u>	<u>73</u>
Total parking required:	56,190 s.f.	177

Parking Provided

Service:	100
Employee:	60
Customer:	30
Accessible (part of customer and Employee count:)	6
<u>EV and EVCS (as part of Customer and employee count:)</u>	<u>21</u>
Total parking provided:	190
Inventory (remainder of available on site):	84

Additional stalls shall be provided across the street at 1485 N Tustin, allocating 179 stalls to be used for Inventory parking.

Operational details:

Operational hours: 7 days a week from 7 AM to 8 PM and Sundays 10 AM to 7 PM  
Service works 7:00-6:00 Monday through Saturday  
Sales works 8:00-8:00 Monday through Sunday  
Estimate of employees on this site: 225 employees working in varying shifts.

Services provided onsite:

Vehicle sales, parts sales, parts delivery and vehicle service.

Onsite circulation:

Primary vehicle traffic will be through Toyota Way as has been the case for the past 50 years. No change is incorporated as part of this remodel. The inclusion of use of the northern drive is for added traffic relief on site to allowing for service vehicle testing and return, customer test drive and general customer and employee departure to relive the outgoing vehicle flow at Toyota Way

New cars will continue to be delivered across the street at 1485 Tustin and then shuttled to 1400 by staff on an as needed basis. Test drives for customers will exit through the northern drive and return at Toyota Way. Customer departure will be through the northern drive past the proposed security kiosk.

Service vehicle intake and return takes place at the 6 drive lanes provided as part of the remodel. Directional control (with overhead electronic lane markers) of those lanes will vary throughout the day based on incoming and outgoing volume. Service vehicles after hand-off are staged onsite at 1400 or transferred by staff to 1485 Tustin, depending on type and length of service. Service vehicles returned to customers will be brought up for customer pick up in the two southern-most lanes for easy departure through Toyota Way or they will be valet shuttled directly to their vehicle at 1485.

Oldcastle Flogard catch basin inserts Model No. FF-24DGO will be installed in any catch basin within the proximity of the detailing area to help mitigate any storm water runoff.

### Landscaping Narrative

The existing Queen Palms and Mexican Fan palms on site to be protected in place, cleaned and trimmed. The existing turf area and accent planting design adjacent to the existing building are to remain. The existing screen shrubs and vines along the East and west property line shall be protected in place. The new landscaping improvements are proposed along the street frontage for North Tustin Street and will replace existing turf at the back side of sidewalk with new decorative rock or decomposed granite mulch in combination with spotted boulders and drought tolerant accent succulents and shrubs. The new drought tolerant succulents and shrub material shall be irrigated with new drip irrigation. A new smart irrigation controller shall be proposed. The existing irrigation meter and backflow unit shall remain.

The overall site area landscaping is approx. 6,815 s.f. (4% of the overall property) with a Parking Area landscaping of approx. 5020 s.f. (4% of parking areas.)

The existing property is currently the Toyota of Orange New and Used vehicle Sales and Service dealership. The existing graded and paved topography is generally flat. Fencing is existing masonry block walls to remain with new areas to be secured with new walls and gates. Also, to be provided is a security lot control kiosk finished to match new service advisor construction.

The surrounding properties have a mixture of uses. To the west and across the street to the south is a mixture of single-story retail shops and on grade parking along with the remote service center for Toyota of Orange. To the north is Single-story residential mobile home park. To the East, across the adjacent storm water drainage channel, is a Retail Landscape nursery.

Project is intended to be Constructed in one phase. Temporary service advisor facilities will be set up across the street to minimize congestion during construction once the remodel for 1485 Tustin Street is completed.