



GENERAL CONTRACTING SERVICES, INC.

LETTER OF PROJECT JUSTIFICATION

Planning Division
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

RE: Planning Application # PLN21-15129

To whom it may concern:

The justification for this project is a request for a conditional to bring the new Stevens Creek Lincoln business to the City of Santa Clara at 3155 Stevens Creek Blvd., which is an existing auto sales and service site, formerly called Stevens Creek Subaru.

The overall project will renovate, upgrade and expand the existing facility to become a state-of-the-art modern new car dealership with new exterior and interior finishes and signage; a modified and improved Service Write-up canopy; an improved, expanded, interior-facing and enclosed Service Center; and, improved site amenities, landscaping, etc. as necessary to complement the new facility.

Hours of operation are intended to be Sales from 9am until 9pm Monday through Saturday and Sunday 10am to 8pm with Service Department will be open from 7am until 7pm Mon thru Sat, closed on Sundays.

Maximum employees for Sales are 10 employees and Service are 14 employees for a total maximum of 24 employees at peak, our current site plan has 45 parking spaces total. Currently Stevens Creek Lincoln has a 3 year lease located at 3158 Stevens Creek BLVD which will provide 25 additional parking spaces for dealership. Prior to the end of the lease Stevens Creek Lincoln will have a permanent solution for the additional parking by installing a 3-level stacker that will provide 64 total parking spaces for inventory and Service vehicles. . This is shown on the proposed site plans for future as needed.

Respectfully,

Myron Schlager
Sr. Project Manager
AutoBuilders General Contracting Services, Inc.

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