Southern Pacific Corridor Specific Plan

Sunnyvale, California

SITE 7

March 1984

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A. SITE LOCATION

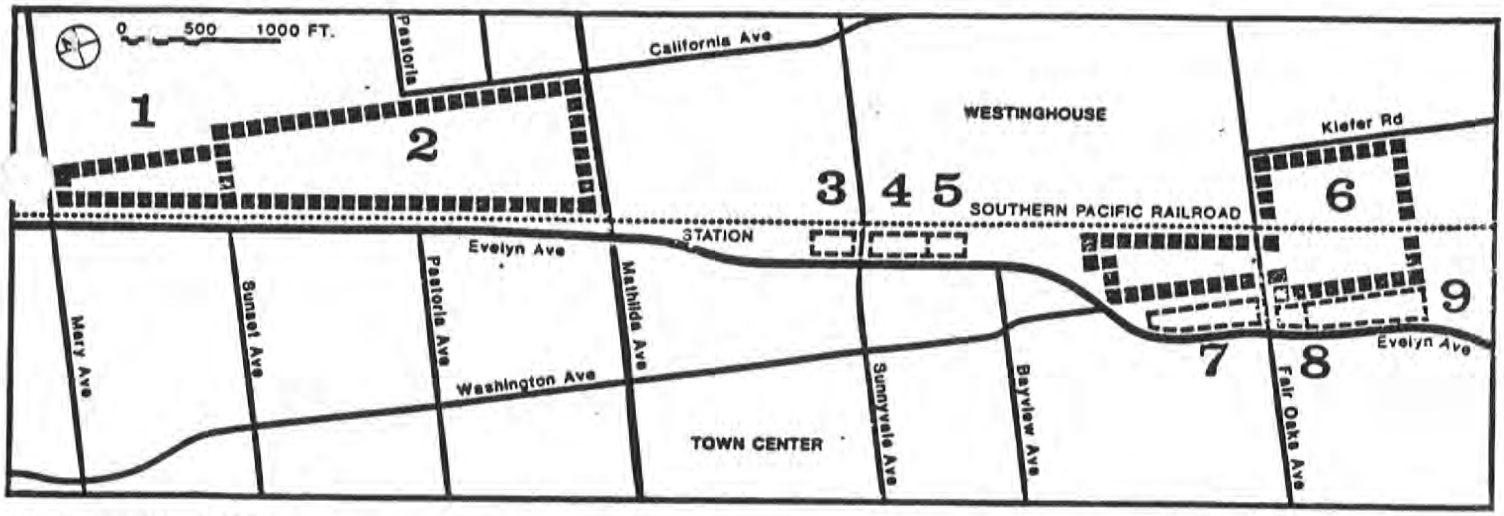
The property is located along Washington Avenue, generally between Fair Oaks Avenue and Evelyn Avenue. All but one of the parcels that make up this site are west of Deodar Way. It should be noted that this site is completely surrounded by Site 6A. See Diagram #1.

B. ZONING

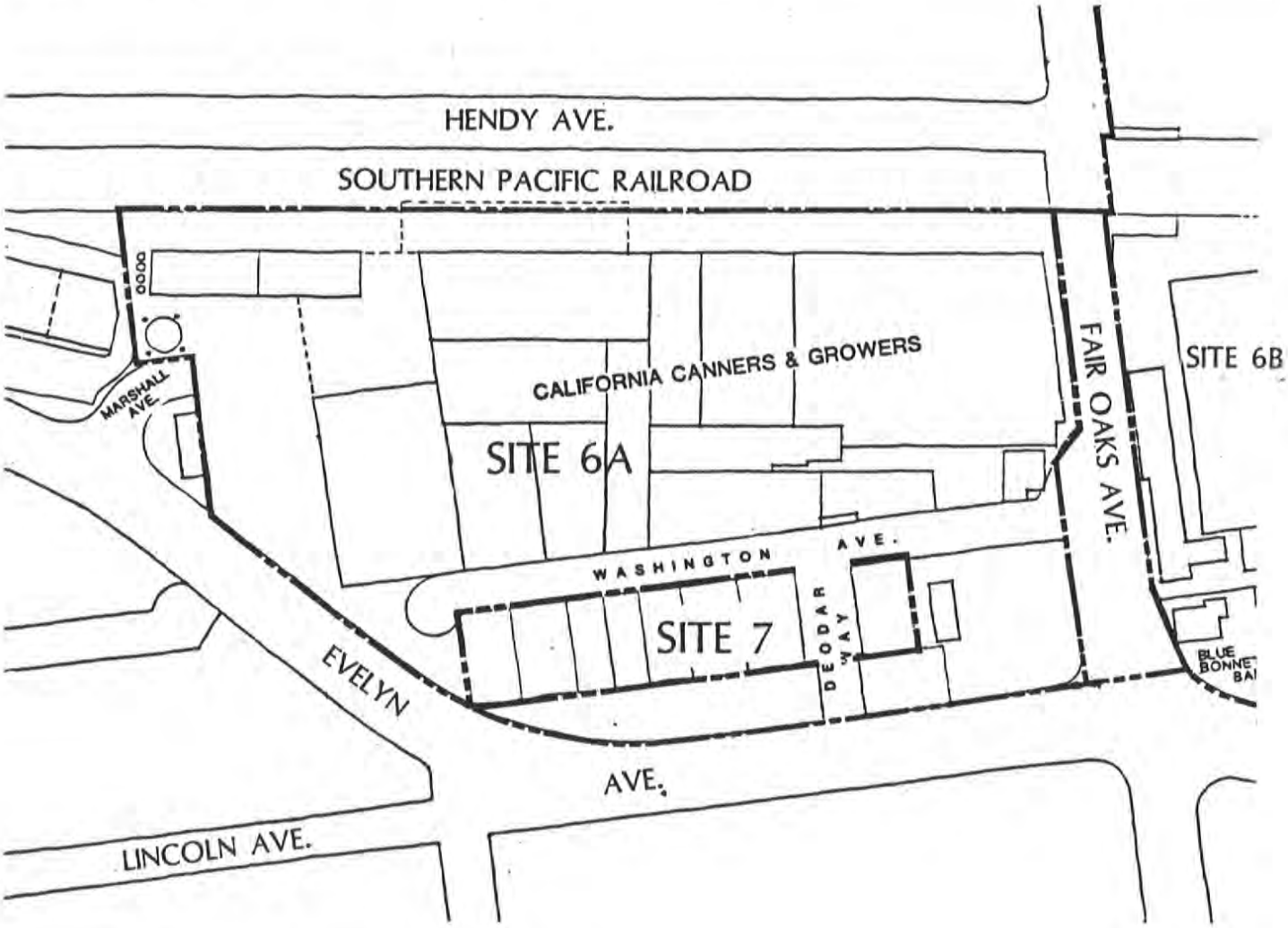
The property lies within the Sunnyvale Southern Pacific Corridor Specific Plan area. Under this plan, the property is designated for residential use and zoned R-3 PD.

Uses permitted on this property shall be those uses allowed in Title 19 section of the Sunnyvale Municipal Code. Those uses that are permitted shall be allowed with a Special Development Permit.

The existing low density residential land use is not inconsistent with this zoning and may be permitted as an interim use as discussed in Section 4 of these Specific Plan Standards.



STUDY AREA



0 100 200 ft

DIAGRAM #1

SITES 6A, 7

SITE LOCATION MAP

2. DEVELOPMENT OBJECTIVES

It is the City's intent to have this property developed in a manner which is compatible and complementary with the adjacent developments. This compatibility should include such items as building scale, mass, development intensity, colors and textures. The developer is expected to independently analyze the site and its individual problems, and is encouraged to develop creative and innovative design solutions.

Residential use is planned for adjacent Sites 6A and 6B. The development of this site should be carefully designed to blend with these. Differences in development timing for these projects may result in the possibility that warehouse use still exists on Sites 6A and 6B when this property begins its development. In such an event, to the extent possible, the project should be designed to be compatible with both these existing uses and the future residential development.

The City's intent in establishing a residential designation for Sites 6 through 9 was to create land use continuity, and enhance the ability of these sites to be developed similarly and compatibly. Ideally all or several sites would be combined into a single residential project where the full benefit and potential of the sites could be realized.

To further encourage this site assemblage, incentives may be available to the developer of these sites. These may include, but not necessarily be limited to, the following:

A. A residential density incentive has been established for Site 7 to encourage lot assembly. Lots less than 50,000 sq. ft. are limited to one unit per 8,000 sq. ft. of lot area. If a lot was legally constructed prior to February 28, 1984, and has less than 8,000 sq. ft., it also may have one unit. If a lot has more than one unit on a lot less than 120,000 sq. ft., then it will be considered an interim use, as discussed in Section 4.

B. Washington Avenue, within the limits of Sites 6A and 7, could be closed and its right-of-way included within the developable area of the site.*

C. Deodar Way could be sold to the developer, closed and its right-of-way included within the developable area of the site.*

* Note: Access to Site 6B through Sites 6A and 7 will continue to be required unless or until another acceptable route is created and approved by the City.

D. The narrow strip of land between Site 7 and Evelyn Avenue can be included as developable area instead of being only a landscaped area as will be otherwise required.

E. Developed separately, Sites 6A and 7 will likely be developed at the lower end of the allowable density due to the many setback requirements and site planning inefficiencies caused by the site location and configuration. However, if the sites are combined, greater efficiencies are possible and higher development densities could be achieved.

To further encourage site assembly, the development plan shall be designed in a manner that does not inhibit the potential to integrate the future residential development planned for the adjacent site.

Residential units are to be clustered to optimize open space within the project. The clustered buildings shall be sited to orient onto the common open spaces as well as the public street frontages. To the extent possible open spaces shall be linked to provide a continuity and flow from one residential area to another. Furthermore, the units should be sited and oriented to minimize the noise impacts from the railroad and local streets while focusing onto common open space areas.

The residential units should be sited and oriented to minimize the noise impacts from the railroad, local streets and adjacent industrial while focusing onto common open space areas.

The Site Development Criteria graphic summary, Diagram #2, should be examined for an indication of the planning and design intents.

3. DEVELOPMENT STANDARDS

A. DEVELOPMENT PROGRAM

That permitted under the R-3 PD, Medium Density Residential, zoning classification, approximately 20 to 27 dwelling units per acre, net unless specifically approved by the City.

B. ACCESS, STREETS AND TRANSIT

1) Site Access

Access to the property will be from Deodar Way and Washington Avenue Should Sites 6A and 7 be combined, access can be directly from Evelyn Avenue at a point approved by the City.

2) Street Standards

a) Scope

The Site 7 developer is responsible for the construction and dedication of all public

street edge improvements or modifications fronting on the property.

Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards. Plans shall be approved by the Department of Public Works.

Should the assembly and merger of Sites 6A and 7 occur it may be possible for the developer of the combined parcels to obtain the area of Washington Avenue and purchase Deodar Way adjacent to Site 7 from the City of Sunnyvale if it can be demonstrated that a better project will result. Access to Site 6B through Site 6A will still be required unless and until otherwise approved by the City.

b) Street Widths

As required by the City of Sunnyvale. No parking will be permitted on public streets.

c) Sidewalks to match the existing or at least 5 feet in width, shall be installed along each right-of-way line.

d) Landscaping

At the expense of the developer, City forces shall install street trees as may be required by the Parks & Recreation Department.

e) Lighting

Area lights shall be provided and shall be of a design as approved by the Director of Community Development. The lights shall be directed and/or shielded in such a manner as to prevent glare or direct illumination on public streets and adjacent property and shall be maintained as installed. The lighting plan shall demonstrate a minimum illumination average of .5 foot candles on the pavement and an average light to dark ratio not to exceed 6 to 1 (City Council Resolution 193-76).

C. PARKING AND LOADING

1) Parking

Off-street parking and loading shall be provided according to the standards outlined in Section 48 of Chapter 19 of the Sunnyvale Municipal Code.

The allowable ratio of compact to standard size parking spaces shall be determined by the Special Development Permit. Parking spaces for handicaped persons shall be provided as determined by the Sunnyvale Municipal Code. These spaces shall be located directly adjacent to a walkway or other area marked for pedestrian use.

In addition to automobile parking, motorcycle and bicycle parking spaces shall be provided in compliance with requirements of the City's Parking Ordinance.

2) Loading

Provide one moving van space per cluster of buildings, as approved by the Director of Community Development.

D. SETBACKS AND EASEMENTS

1) Residential Buildings Setbacks

a) On public streets: Minimum of 20 feet.

b) Along the S.P. Railroad Frontage: No residential use shall occur within the limits of a 70 db CNEL contour line as defined by the City. Exceptions to this may be considered by the City if it can be demonstrated that the proposed solution satisfies both the intent and letter of the City and State laws.

c) No residential structure shall be sited closer than 100' from an industrial building, unless otherwise approved by the City.

Note: See Site Development Criteria, Diagram #2.

2) Parking Setbacks

a) On public streets: No parking shall occur within 25 feet of the street.

b) Along a side and rear property line: No parking shall occur within 10 feet of a property line.

c) Adjacent to residential buildings: Detached parking shall not be closer than 10 feet to an occupied residential space.

d) The primary covered parking space shall not farther than 200 feet from its unit.

E. SITE COVERAGE, OPEN SPACE AND LANDSCAPING

1) Site Coverage

Structural coverage percentage of lot area: 40

2) Open Space

a) Public Open Space

Subdivided property shall be subject to the "In-Lieu" park dedication fee which shall help to provide open space and facilities for the residents of the project.

b) Private Open Space

Minimum Landscaped Area: 425 sq. ft. per dwelling unit. The minimum landscaped area shall be increased to include all areas which are not covered by building floor area, paving or approved unenclosed storage areas.

Usable Open Space: 400 sq. ft. per dwelling unit. Outdoor areas on ground, deck or porch accessible for outdoor living, recreation, utility space, pedestrian access or landscaping. Does not include any required front yard areas, must have a minimum dimension of 12 feet or more in any direction, and a minimum area of 200 sq. ft., may include balconies if have minimum dimension of 7 feet and a minimum area of 80 sq. ft., may include roof, deck, porch areas if have a minimum dimension of 10 feet and minimum area of 120 sq. ft.

A 15-foot wide frontage strip is required. The strip is measured from inside edge of sidewalk and can include the sidewalk, but if resulting planter less than 6 feet in width, a hedge, wall, berm, raised planter or some combination at least 30 inches in height shall be provided as approved by the Director of Community Development.

A minimum of 5 percent of any parking lot shall be landscaped. This is to be provided within or adjoining off-street parking areas. At least one tree shall be provided for each 200 sq. ft. of landscaped area.

c) Landscaping

Substantial landscaping is expected to meet the design objectives outlined in these Development Standards. This will be especially important along the Washington Avenue and Evelyn Avenue frontages to adequately screen these areas from the residential units. This screening should include such sound walls, berms and plantings as is necessary to buffer much of the noise and visual impacts.

Another important area of substantial landscaping shall be the common open space and parking areas.

Deciduous trees shall be provided along south and west exposures for passive solar heating purposes.

Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

All areas not required for parking, driveways or structures shall be landscaped.

F. BUILDING HEIGHT AND BULK

Building heights and bulks shall be compatible with the surrounding developments. The structures shall not exceed 2 stories in height, above grade, without approval by the City. If Sites 6A and 7 are combined, structures shall not exceed 4 stories in height, above grade.

G. SPECIAL REQUIREMENTS

1) Conservation, Development and Utilization of Natural Resources.

a) Energy Conservation

Development of the site shall satisfy the requirements for the State of California, Title 24, Energy Conservation requirements, as well as all other state and local codes.

b) An active solar energy collection system shall be provided as the primary means of heating water for use.

All such systems shall comply with applicable State laws and regulations in addition to Chapter 16.42 of the Sunnyvale Municipal Code.

Applicant shall demonstrate that the solar system is designed to displace a minimum of 70% of the calculated annual natural gas or electricity which would otherwise be consumed for water heating.

All such systems shall carry a warranty as prescribed by the California Energy Commission in order to qualify for State Income Tax credit.

All such systems shall be designed and installed in accordance with an overall plan as approved by the Director of Community Development.

Roof system shall be designed to provide an adequate area with proper solar access and orientation to accommodate the required number of collector panels.

A separate active solar energy collection system shall be provided for each adjoining residential dwelling unit.

Where it can be demonstrated that a solar hot water heating system is not cost effective for a commercial or industrial development, the applicant may substitute alternative energy conservation methods subject to approval by the Director of Community Development.

2) Noise Insulation

Residential development shall satisfy the State of California Title 25, Noise Insulation Standards, regarding the acceptable indoor and outdoor noise levels. Additionally, no residential unit shall be located within the 70db CNEL level contour, unless otherwise approved by the City.

The development plan shall include an accurate acoustic analysis demonstrating that the building design complies with the local and state noise standards.

3) Vehicular access to Site 6B must be retained through Site 6A, unless otherwise approved by the City. The access currently exists via Deodar Way and Washington Avenue; however, this route may be altered to improve the development of Site 6A and/or the access to Site 6B, if approved by the City.

4) Handicap Regulations

Comply with handicap regulations as directed by the State of California Mobility and Communication Barriers Section.

5) Demolition

Obtain a Demolition Permit to remove all existing buildings, structures and debris from premises except as specifically allowed, prior to commencement of construction (MCS 16.12.010).

6) Utilities

Existing and proposed on-site and street frontage electrical, telephone, and cable TV services shall be placed underground or removed prior to occupancy (MCS 19.46.060).

All existing and proposed on-street overhead utilities shall be undergrounded prior to occupancy.

Any transformer placed between the line of the face of the building and the street shall be placed in an underground vault. At any other location, the transformer shall be screened, as approved by the Director of Community Development.

7) Hazardous Chemical Analysis

The developer of this site shall conduct soil tests on the property and submit to the City a "Hazardous Chemical Analysis" identifying the status of any subterranean pollutants and chemicals.

8) Roof Top Mechanical Equipment

All roof top mechanical equipment shall be concealed with architectural elements of the structure to prevent them from being seen from surrounding streets and over passes.

9) Miscellaneous

Any recreation facilities shall be constructed in conjunction with the construction of the first building in each cluster.

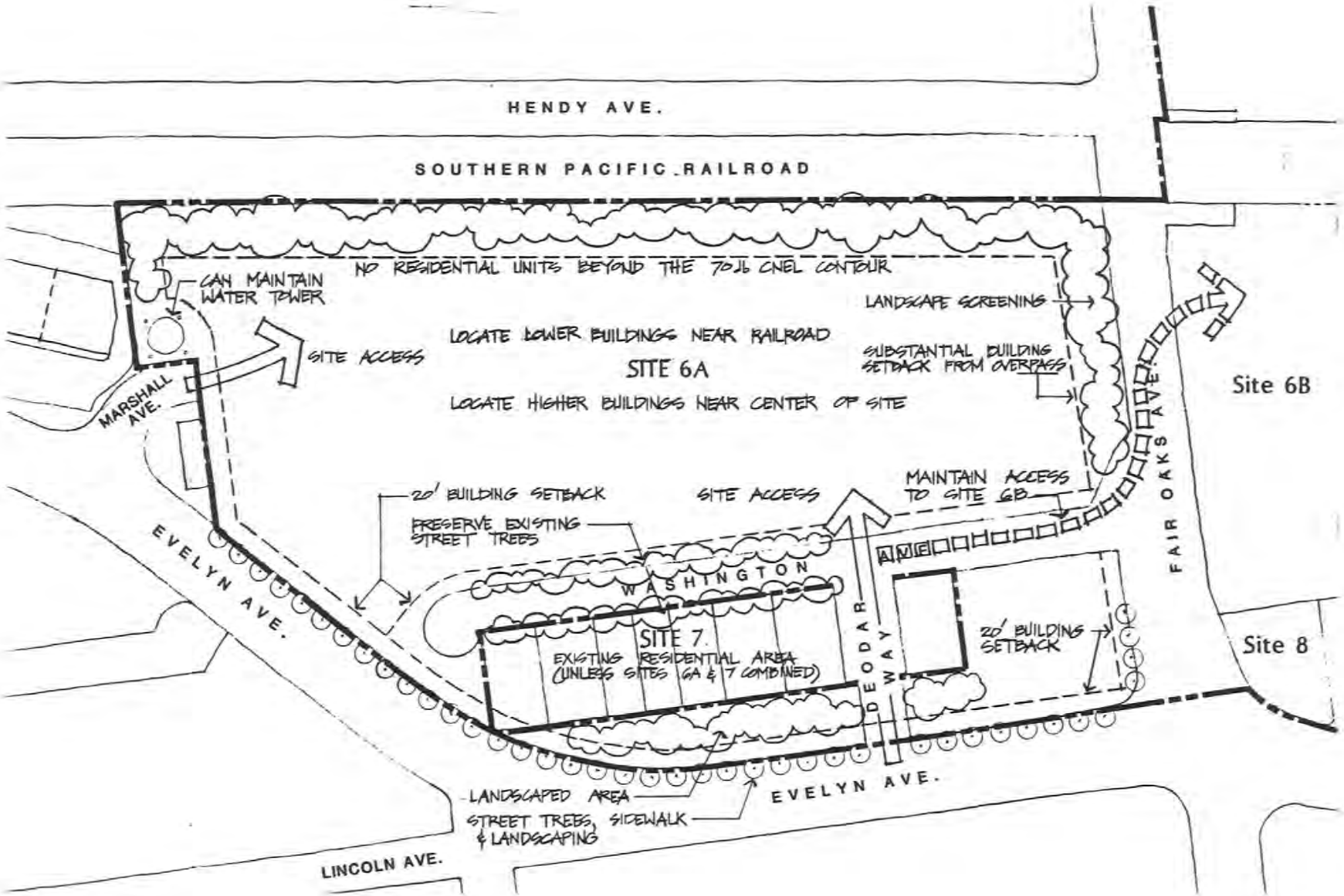
A "tot lot" shall be provided on-site to accommodate recreational needs of small children. This facility shall incorporate active play structures and other

amenities on a secured area of at least 1,500 sq. ft., as specifically approved in conjunction with detailed plans by the Director of Community Development.

Provide 300 cubic feet of lockable weatherproof storage space for each dwelling unit.

No hanging lockers shall be allowed in carports unless a full back wall is provided on the carport.

Provide car wash areas as may be approved by the Director of Community Development.



0 50 100 300 ft

SITES 6A, 7:

DIAGRAM #2

SITE DEVELOPMENT CRITERIA

4. INTERIM USE STANDARDS

The site currently contains a variety of single and multi-family residential units. With approval from the City, these may be remodeled and improved and may be permitted to remain in a similar use prior to being redeveloped as multi-family residential and will be subject to the following standards.

A. BUILDING ALTERATIONS

Building improvements, maintenance and alterations may occur to the existing structures to enhance their appearance, use and viability. Minor additions, if accompanied with necessary corresponding removals, may also occur with the approval of the City Planning Department.

B. ACCESS, STREETS AND TRANSIT

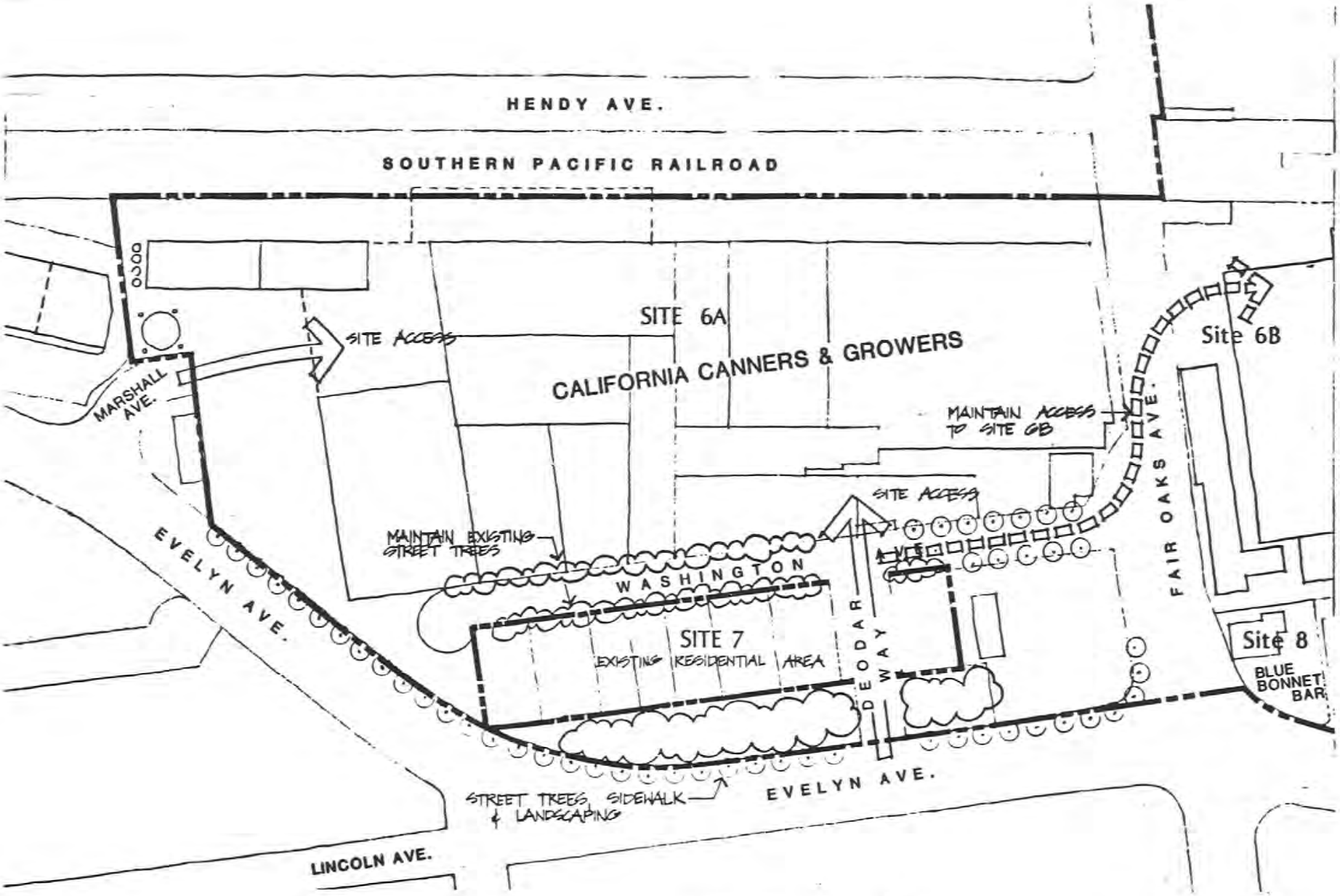
The same standards regarding site access, public streets and transit for residential development will apply to this interim use.

C. PARKING AND LOADING

Adequate on-site parking shall be provided in accordance with the City standards for the interim use.

D. SPECIAL REQUIREMENTS

1) A residential density incentive has been established for Site 7 to encourage lot assembly. Lots less than 50,000 sq. ft. are limited to one unit per 8,000 sq. ft. of lot area. If a lot was legally constructed prior to February 28, 1984 and has less than 8,000 sq. ft., it also may have one unit. If a lot has more than one unit on a lot less than 120,000 sq. ft., then it will be considered an interim use.



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SITES 6A, 7:

DIAGRAM #3

SITE DEVELOPMENT CRITERIA

(Interim Use)

Southern Pacific Corridor Specific Plan

Sunnyvale, California

SITE 8

March 1984

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B. Zoning

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C. Parking and Loading

D. Setbacks and Easements

E. Site Coverage, Open Space and Landscaping

F. Building Height and Bulk

G. Special Requirements

4. INTERIM USE STANDARDS

A. Building Alterations

B. Access, Streets and Transit

C. Parking and Loading

D. Open Space and Landscaping

1. SITE

A. SITE LOCATION

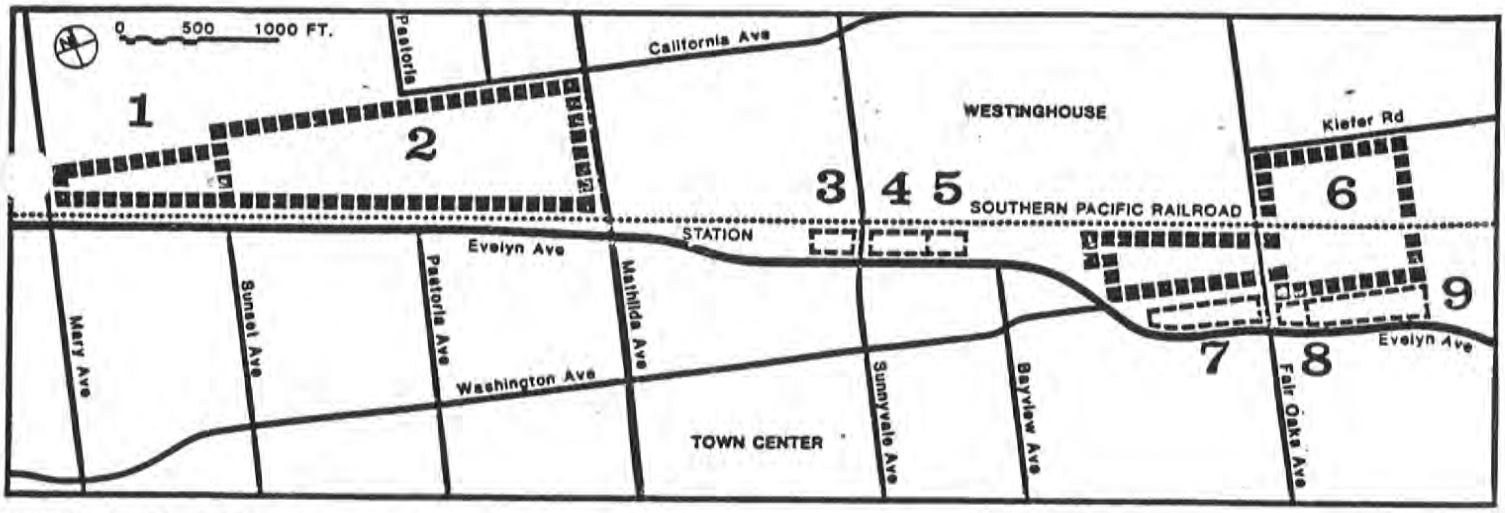
The property is located at the northeast corner of Evelyn Avenue and Fair Oaks Avenue, between Elm Court and the Schuckl Building on Site 6B. See Diagram #1.

B. ZONING

The property lies within the Sunnyvale Southern Pacific Corridor Specific Plan area. Under this plan, the property is designated for residential use and zoned R-3 PD.

Uses permitted on this property shall be those uses allowed in Title 19 of the Sunnyvale Municipal Code. Those uses that are permitted shall be allowed with a Special Development Permit.

The current property land use is inconsistent with this zoning but may be permitted as an interim use as discussed in Section 4 of these Specific Plan Standards.



STUDY AREA

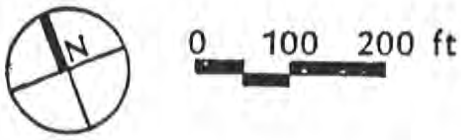


DIAGRAM #1

SITES 6B, 8, 9

SITE LOCATION MAP

2. DEVELOPMENT OBJECTIVES

It is the City's intent to have this property developed in a manner which is compatible and complementary with the adjacent developments. This compatibility should include such items as building scale, mass, development intensity, colors and textures. The developer is expected to independently analyze the site and its individual problems, and is encouraged to develop creative and innovative design solutions.

Residential use is planned for adjacent Sites 6B and 9. The development of this site should be carefully designed to blend with these. The site would only be redeveloped to a residential if and when Sites 6B, 8 and 9 are combined into a new residential project, consistent with this plan. Until such time, the existing use, the Blue Bonnet Bar, may remain in use.

The City's intent in establishing a residential designation for Sites 6 through 9 was to create land use continuity, and enhance the ability of these sites to be developed similarly and compatibly. Ideally all or several sites would be combined into a single residential project where the full benefit and potential of the sites could be realized.

To further encourage this site assemblage, incentives may be available to the developer of Sites 6B, 8 and 9. These may include, but not necessarily be limited to, the following:

A. Elm Court could be closed and its right-of-way included within the developable area of the site.

B. It is unlikely that quality residential units could be developed on this site due to a variety of problems. Furthermore, developed separately, Sites 6B, 8 and 9 would likely be developed at the lower end of the allowable density due to the many setback requirements, access limitations, and site planning inefficiencies caused by the sites locations and configurations. However, if the sites are combined, greater efficiencies are possible and higher development densities could be achieved.

To further encourage site assembly, the development plan shall be designed in a manner that does not inhibit the potential to integrate the future residential development planned for the adjacent site.

A heavy landscaping treatment along the Evelyn Avenue and Fair Oaks frontages is desired to screen the residential areas from the traffic and overpass.

The residential units should be sited and oriented to minimize the noise impacts from the railroad, local streets and adjacent industrial while focusing onto common open space areas.

The Site Development Criteria graphic summary, Diagram #2, should be examined for an indication of the planning and design intents.

3. DEVELOPMENT STANDARDS

A. DEVELOPMENT PROGRAM

That permitted under the R-3 PD, Medium Density Residential, zoning classification, approximately 20 to 27 dwelling units per acre.

B. ACCESS, STREETS AND TRANSIT

1) Site Access

Access to the property will be from Elm Court should Sites 6B, 8 and 9 be combined into a new residential project. Access may be from Evelyn Avenue at a point approved by the City.

2) Street Standards

a) Scope

The Site 8 developer is responsible for the construction and dedication of all public street edge improvements or modifications fronting on the property.

Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards. Plans shall be approved by the Department of Public Works.

Should the assembly and merger of Sites 6B, 8 and and 9 occur, it may be possible for the developer of the combined parcels to obtain the area of Elm Court if it can be demonstrated that a better project will result. Access to Site 6B through Site 6A will still be required unless and until otherwise approved by the City.

b) Street Widths

As required by the City of Sunnyvale. No parking will be permitted on public streets.

c) Sidewalks to match the existing or at least 5 feet in width, shall be installed along each right-of-way line.

d) Landscaping

At the expense of the developer, City forces shall install such street trees as may be required by the Parks & Recreation Department.

e) Lighting

Area lights shall be provided and shall be of a design as approved by the Director of Community Development. The lights shall be directed and/or shielded in such a manner as to prevent glare or direct illumination on public streets and adjacent property and shall be maintained as installed. The lighting plan shall demonstrate a minimum illumination average of .5 foot candles on the pavement and an average light to dark ratio not to exceed 6 to 1 (City Council Resolution 193-76).

C. PARKING AND LOADING

1) Parking

Off-street parking and loading shall be provided according to the standards outlined in Section 48 of Chapter 19 of the Sunnyvale Municipal Code.

The allowable ratio of compact to standard size parking spaces shall be determined by the Special Development Permit. Parking spaces for handicapped persons shall be provided as determined by the Sunnyvale Municipal Code. These spaces shall be located directly adjacent to a walkway or other area marked for pedestrian use.

In addition to automobile parking, motorcycle and bicycle parking spaces shall be provided in compliance with requirements of the City's Parking Ordinance.

3) Loading

Provide one moving van space per cluster of buildings, as approved by the Director of Community Development.

D. SETBACKS AND EASEMENTS

1) Residential Buildings Setbacks

a) On public streets: Minimum of 20 feet.

b) Along the S.P. Railroad Frontage: No residential use shall occur within the limits of a 70 db CNEL contour line as defined by the City Planning Department. Exceptions to this may be considered by the City if it can be demonstrated that the proposed solution

satisfies both the intent and letter of the City and State laws.

c) No residential structure shall be sited closer than 100' from an industrial building, unless otherwise approved by the City.

Note: See Site Development Criteria, Diagram #2.

2) Parking Setbacks

a) On public streets: No parking shall occur within 25 feet of the street.

b) Along a side or rear property line: No parking shall occur within 5 feet of a property line.

c) Adjacent to residential buildings: Detached parking shall not be closer than 10 feet to an occupied residential space.

E. SITE COVERAGE, OPEN SPACE AND LANDSCAPING

1) Site Coverage

Structural coverage percentage of lot area: 40

2) Open Space

a) Public Open Space

Not applicable.

b) Private Open Space

Minimum Landscaped Area: 425 sq. ft. per dwelling unit. The minimum landscaped area shall be increased to include all areas which are not covered by building floor area, paving or approved unenclosed storage areas.

Usable Open Space: 400 sq. ft. per dwelling unit. Outdoor areas on ground, deck or porch accessible for outdoor living, recreation, utility space, pedestrian access or landscaping. Does not include any required front yard areas, must have a minimum dimension of 12 feet or more in any direction, and a minimum area of 200 sq. ft., may include balconies if have minimum dimension of 7 feet and a minimum area of 80 sq. ft., may include roof, deck, porch areas if have a minimum dimension of 10 feet and minimum area of 120 sq. ft.

A 15-foot wide frontage strip is required. The strip is measured from curb and can include the sidewalk, but if resulting planter less than 6 feet in width, a hedge, wall, berm, raised planter or some combination at least 30 inches in height shall be provided as approved by the Director of Community Development.

A minimum of 5 percent of any parking lot shall be landscaped. This is to be provided within or adjoining off-street parking areas. At least one tree shall be provided for each 200 sq. ft. of landscaped area.

c) Landscaping

Substantial landscaping is expected to meet the design objectives outlined in these Development Standards. This will be especially important along the railroad and Fair Oaks Avenue frontages to adequately screen these areas from the residential units. This screening should include such sound walls, berms and plantings as is necessary to buffer much of the noise and visual impacts.

Another important area of substantial landscaping shall be the common open space and parking areas.

Deciduous trees shall be provided along south and west exposures for passive solar heating purposes.

Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

All areas not required for parking, driveways or structures shall be landscaped.

F. BUILDING HEIGHT AND BULK

Building heights and bulks shall be compatible with the surrounding developments. The structures shall not exceed 2 stories in height, above grade, without approval by the City. If Sites 6B, 8 and 9 are combined, structures shall not exceed 4 stories in height above grade.

G. SPECIAL REQUIREMENTS

1) Conservation, Development and Utilization of Natural Resources.

a) Energy Conservation

Development of the site shall satisfy the requirements for the State of California, Title 24, Energy Conservation requirements, as well as all other state and local codes.

b) An active solar energy collection system shall be provided as the primary means of heating water for use.

All such systems shall comply with applicable State laws and regulations in addition to Chapter 16.42 of the Sunnyvale Municipal Code.

Applicant shall demonstrate that the solar system is designed to displace a minimum of 70% of the calculated annual natural gas or electricity which would otherwise be consumed for water heating.

All such systems shall carry a warranty as prescribed by the California Energy Commission in order to qualify for State Income Tax credit.

All such systems shall be designed and installed in accordance with an overall plan as approved by the Director of Community Development.

Roof system shall be designed to provide an adequate area with proper solar access and orientation to accommodate the required number of collector panels.

A separate active solar energy collection system shall be provided for each adjoining residential dwelling unit.

Where it can be demonstrated that a solar hot water heating system is not cost effective for a commercial or industrial development, the applicant may substitute alternative energy conservation methods subject to approval by the Director of Community Development.

2) Noise Insulation

Residential development shall satisfy the State of California Title 25, Noise Insulation Standards, regarding the acceptable indoor and outdoor noise levels. Additionally, no residential unit shall be located within the 70db CNEL level contour, unless otherwise approved by the City Planning Department.

3) Handicap Regulations

Comply with handicap regulations as directed by the State of California Mobility and Communication Barriers Section.

4) Demolition

Obtain a Demolition Permit to remove all existing buildings, structures and debris from premises except as specifically allowed, prior to commencement of construction (MCS 16.12.010).

5) Utilities

Existing and proposed on-site and street frontage electrical, telephone, and cable TV services shall be placed underground or removed prior to occupancy (MCS 19.46.060).

All existing and proposed on-street overhead utilities shall be undergrounded prior to occupancy.

Any transformer placed between the line of the face of the building and the street shall be placed in an underground vault. At any other location, the transformer shall be screened, as approved by the Director of Community Development.

6) Hazardous Chemical Analysis

The developer of this site shall conduct soil tests on the property and submit to the City a "Hazardous Chemical Analysis" identifying the status of any subterranean pollutants and chemicals.

7) Roof Top Mechanical Equipment

All roof top mecnanical equipment shall be concealed with architectural elements of the structure to prevent them from being seen from surrounding streets and over passes.

8) Miscellaneous

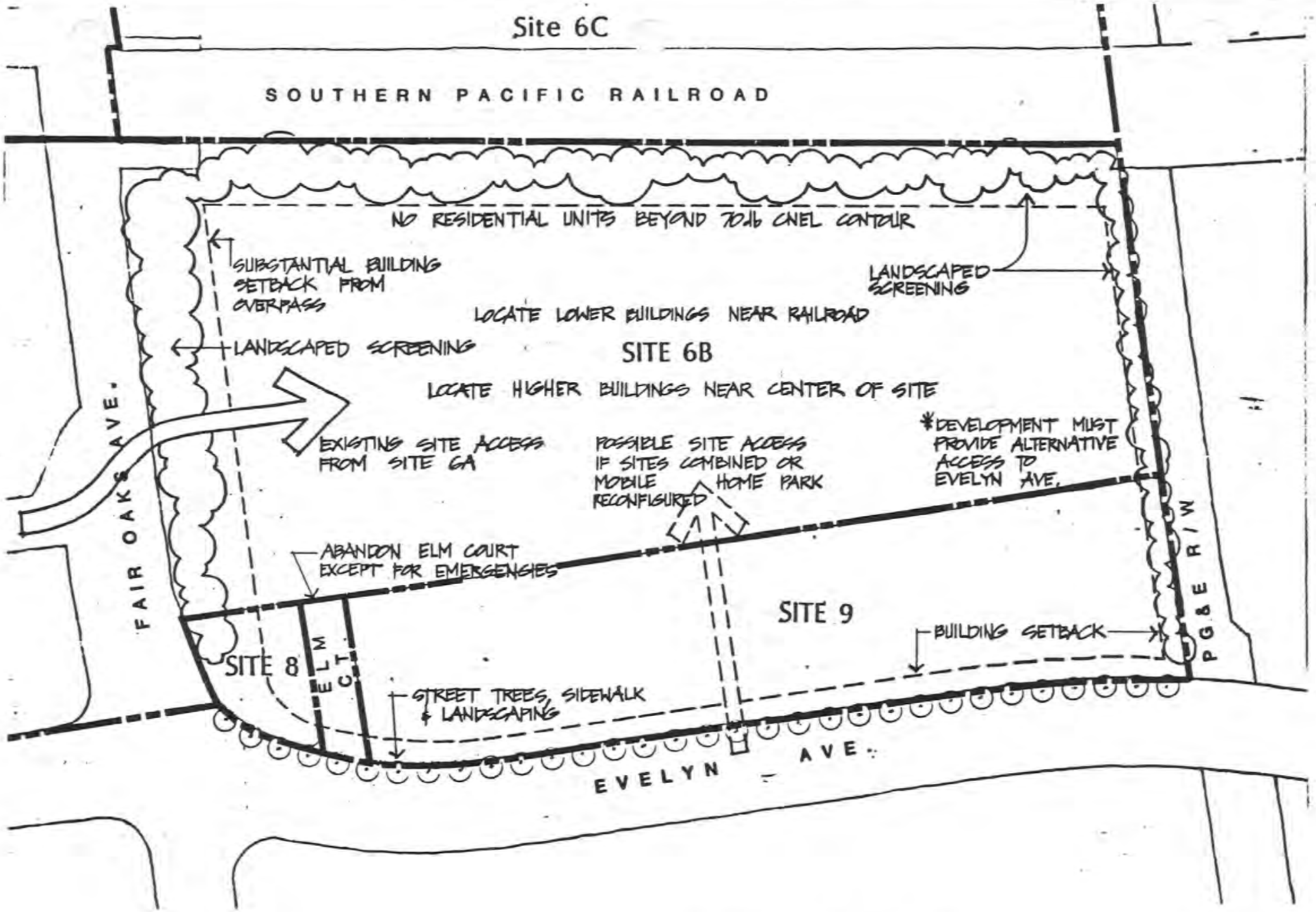
Any recreation facilities shall be constructed in conjunction with the construction of the first building in each cluster.

A "tot lot" shall be provided on-site to accommodate recreational needs of small children. This facility shall incorporate active play structures and other amenities on a secured area of at least 1,500 sq. ft., as specifically approved in conjunction with detailed plans by the Director of Community Development.

Provide 300 cubic feet of lockable weatherproof storage space for each dwelling unit.

No hanging lockers shall be allowed in carports unless a full back wall is provided on the carport.

Provide car wash areas as may be approved by the Director of Community Development.



0 100 300 ft
50

SITES 6B, 8, 9:

DIAGRAM #2

SITE DEVELOPMENT CRITERIA

4. INTERIM USE STANDARDS

The site currently contains the Blue Bonnet Bar. With approval from the City, this facility may be remodeled and improved and may be permitted to remain prior to being redeveloped as residential. Should in excess of 51% of the building be destroyed, it may not be rebuilt in an incompatible use. While it remains, it will be subject to the following standards.

A. BUILDING ALTERATIONS

Building improvements, maintenance and alterations may occur to the existing structures to enhance their appearance, use and viability. Minor additions, if accompanied with necessary corresponding removals, may also occur with the approval of the City Planning Department.

B. ACCESS, STREETS AND TRANSIT

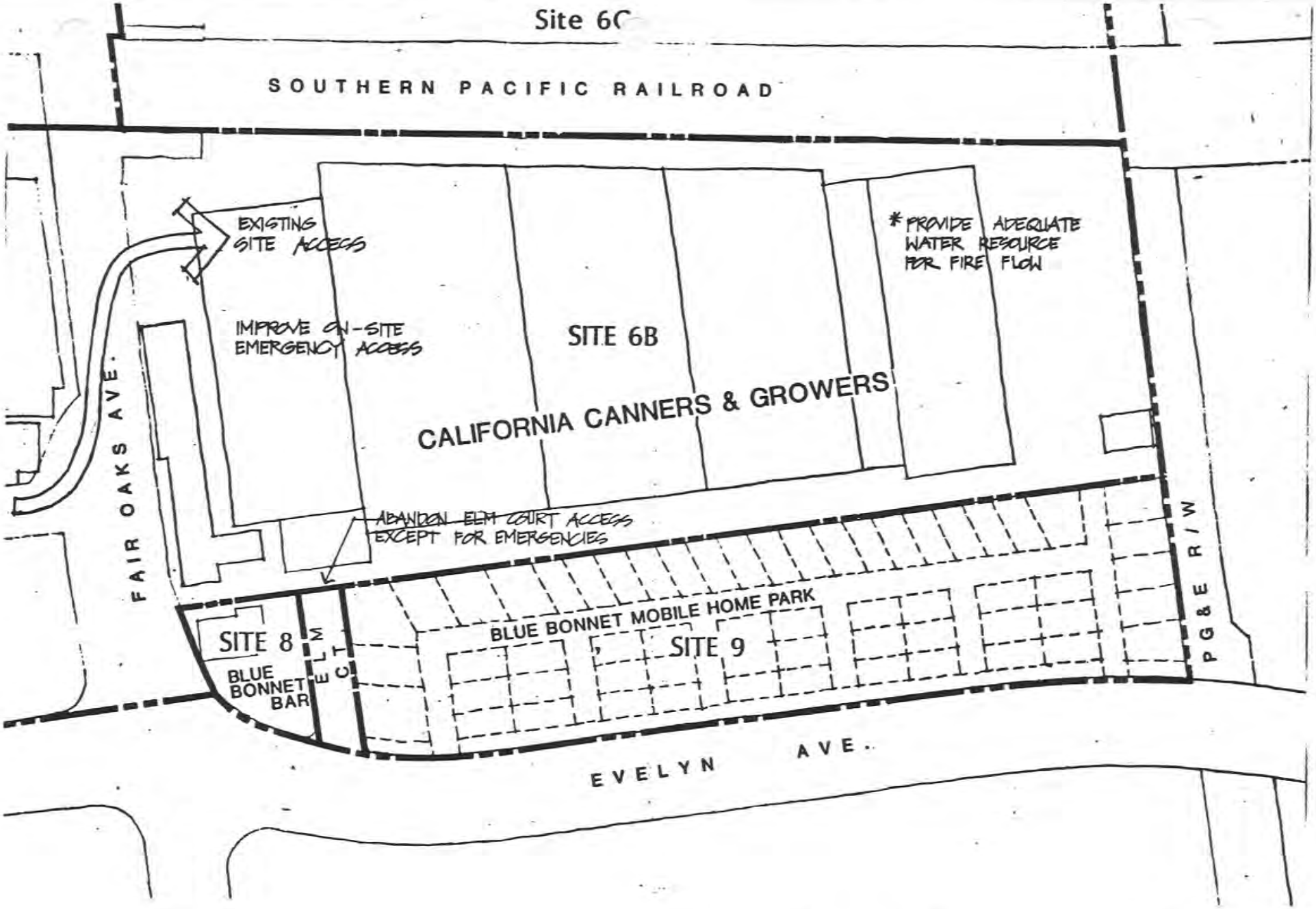
The same standards regarding site access, public streets and transit for residential development will apply to this interim use.

C. PARKING AND LOADING

Adequate on-site parking, loading and on-site circulation for trucks and automobiles shall be provided in accordance with the City standards for the interim use.

D. OPEN SPACE AND LANDSCAPING

The existing structures and parking shall be adequately landscaped to screen them from the adjacent residential area as well as the surrounding street traffic.



SITES 6B, 8, 9:

DIAGRAM #3

SITE DEVELOPMENT CRITERIA

(Interim Use)

Southern Pacific Corridor Specific Plan

Sunnyvale, California

SITE 9

March 1984

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4. INTERIM USE STANDARDS

A. Building Alterations

B. Access, Streets and Transit

C. Parking and Loading

D. Open Space and Landscaping

1. SITE

A. SITE LOCATION

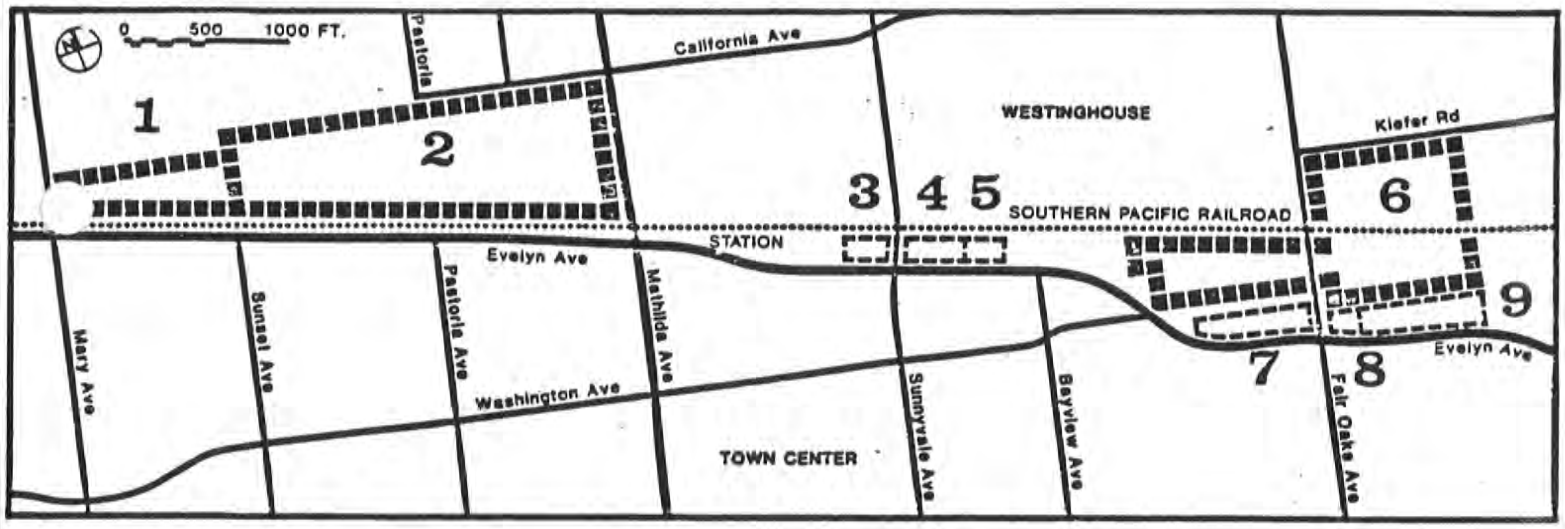
The property is located along the north side of Evelyn Avenue between Elm Court and the PG&E right-of-way. The site is adjacent to the former California Canners and Growers facility, Site 6B, and the Blue Bonnet Bar, Site 8. See Diagram #1.

B. ZONING

The property lies within the Sunnyvale Southern Pacific Corridor Specific Plan area. Under this plan, the property is designated for residential use and zoned R-3 PD.

Uses permitted on this property shall be those uses allowed in Title 19 section of the Sunnyvale Municipal Code. Those uses that are permitted shall be allowed with Special Development Permit.

The existing mobile home residential land use is not fully consistent with this zoning but may be permitted as an interim use as discussed in Section 4 of these Specific Plan Standards.



STUDY AREA

0 100 200 ft

DIAGRAM #1

SITES 6B, 8, 9

SITE LOCATION MAP

2. DEVELOPMENT OBJECTIVES

It is the City's intent to have this property developed in a manner which is compatible and complementary with the adjacent developments. This compatibility should include such items as building scale, mass, development intensity, colors and textures. The developer is expected to independently analyze the site and its individual problems, and is encouraged to develop creative and innovative design solutions.

Residential use is planned for adjacent Sites 6B and 8. The development of this site should be carefully designed to blend with these. This site would probably only be redeveloped to multi-family if and when Sites 6B and 9 are combined into a single parcel. Until such time, the existing use, the Blue Bonnet Mobile Home Park, may remain in use.

The City's intent in establishing a residential designation for Sites 6 through 9 was to create land use continuity, and enhance the ability of these sites to be developed similarly and compatibly. Ideally all or several sites would be combined into a single residential project where the full benefit and potential of the sites could be realized.

To further encourage this site assemblage, incentives may be available to the developer of Sites 6B, 8 and 9. These may include, but not necessarily be limited to, the following:

A. Elm Court would be closed and its right-of-way included within the developable area of the site.

B. It is unlikely that quality residential units could be developed on Site 6B alone, due to a variety of problems. Furthermore, developed separately, Sites 6B, 8 and 9 would likely be developed at the lower end of the allowable density due to the many setback requirements, access limitations, and site planning inefficiencies caused by the site locations and configurations. However, if the sites are combined, greater efficiencies are possible, and higher development densities could be achieved.

To further encourage site assembly, the development plan shall be designed in a manner that does not inhibit the potential to integrate the future residential development planned for the adjacent site.

An interim alternative to assembling Sites 6B, 8 and 9 to enhance the developability of Site 6B is to reconfigure the existing Blue Bonnet Mobile Home Park. Reconfiguration could provide Site 6B with better visibility, access and parcel shape.

Any relocation or reconfiguration of the Mobile Home Park will require an approved Relocation Plan and must be done within the State of California guidelines.

Residential units are to be clustered to optimize open space within the project. The clustered buildings shall be sited to orient onto the common open spaces as well as the public street frontages. To the extent possible open spaces shall be linked to provide a continuity and flow from one residential area to another. Furthermore, the units should be sited and oriented to minimize the noise impacts from the railroad and local streets while focusing onto common open space areas.

A heavy landscaping treatment along the railroad and Fair Oaks frontages is desired to screen the residential areas from the train and overpass.

The new residential units should be sited and oriented to minimize the noise impacts from the railroad, local streets and adjacent industrial while focusing onto common open space areas.

The Site Development Criteria graphic summary, Diagram #2, should be examined for an indication of the planning and design intents.

3. DEVELOPMENT STANDARDS

A. DEVELOPMENT PROGRAM

That permitted under the R-3 PD, Medium Density Residential, zoning classification, approximately 20 to 27 dwelling units per acre, net unless specifically approved by the City.

B. ACCESS, STREETS AND TRANSIT

1) Site Access

Access to the property will be from Evelyn Avenue.

2) Street Standards

a) Scope

The Site 9 developer is responsible for the construction and dedication of all public street edge improvements or modifications fronting on the property.

Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards. Plans shall be approved by the Department of Public Works.

Should the assembly and merger of Sites 6B, 8 and 9 occur, it may be possible for the developer of the combined parcels to obtain the area of Elm

Court from the City of Sunnyvale if it can be demonstrated that a better project will result.

b) Street Widths

As required by the City of Sunnyvale. No parking will be permitted on public streets.

c) Sidewalks to match the existing or at least 5 feet in width, shall be installed along each right-of-way line.

d) Landscaping

At the expense of the developer, City forces shall install such street trees as may be required by the Parks & Recreation Department.

e) Lighting

Area lights shall be provided and shall be of a design as approved by the Director of Community Development. The lights shall be directed and/or shielded in such a manner as to prevent glare or direct illumination on public streets and adjacent property and shall be maintained as installed. The lighting plan shall demonstrate a minimum illumination average of .5 foot candles on the pavement and an average light to dark ratio not to exceed 6 to 1 (City Council Resolution 193-76).

C. PARKING AND LOADING

1) Parking

Off-street parking and loading shall be provided according to the standards outlined in Section 48 of Chapter 19 of the Sunnyvale Municipal Code.

The allowable ratio of compact to standard size parking spaces shall be determined by the Special Development Permit. Parking spaces for handicaped persons shall be provided as determined by the Sunnyvale Municipal Code. These spaces shall be located directly adjacent to a walkway or other area marked for pedestrian use.

In addition to automobile parking, motorcycle and bicycle parking spaces shall be provided in compliance with requirements of the City's Parking Ordinance.

3) Loading

Provide one moving van space per cluster of buildings, as approved by the Director of Community Development.

D. SETBACKS AND EASEMENTS

1) Residential Buildings Setbacks

a) On public streets: Minimum of 20 feet.

b) If Sites 6B, 8 and 9 are combined, then along the S.P. Railroad Frontage: No residential use shall occur within the limits of a 70 db CNEL contour line as defined by the City Planning Department. Exceptions to this may be considered by the City if it can be demonstrated that the proposed solution satisfies both the intent and letter of the City and State laws.

c) No residential structure shall be sited closer than 100' from an industrial building, unless otherwise approved by the City.

Note: See Site Development Criteria, Diagram #2.

2) Parking Setbacks

a) On public streets: No parking shall occur within 25 feet of the street.

b) Along a side or rear property line: No parking shall occur within 5 feet of a property line.

c) Adjacent to residential buildings: Detached parking shall not be closer than 15 feet to an occupied residential space.

d) The primary covered parking space shall not farther than 200 feet from its unit.

E. SITE COVERAGE, OPEN SPACE AND LANDSCAPING

1) Site Coverage

Structural coverage percentage of lot area: 40

2) Open Space

Subdivided property shall be subject to the "In-Lieu" park dedication fee which shall help to provide open space and facilities for the residents of the project.

b) Private Open Space

Minimum Landscaped Area: 425 sq.ft. per dwelling unit. The minimum landscaped area shall be increased to include all areas which are not covered by building floor area, paving or approved unenclosed storage areas.

Usable Open Space: 400 sq.ft. per dwelling unit. Outdoor areas on ground, deck or porch accessible for outdoor living, recreation, utility space, pedestrian access or landscaping. Does not include any required front yard areas, must have a minimum dimension of 12 feet or more in any direction, and a minimum area of 200 sq.ft., may include balconies if have minimum dimension of 7 feet and a minimum area of 80 sq.ft., may include roof, deck, porch areas if have a minimum dimension of 10 feet and minimum area of 120 sq.ft.

A 15-foot wide frontage strip is required. The strip is measured from inside edge of sidewalk and can include the sidewalk, but if resulting planter less than 6 feet in width, a hedge, wall, berm, raised planter or some combination at least 30 inches in height shall be provided as approved by the Director of Community Development.

A minimum of 5 percent of any parking lot shall be landscaped. This is to be provided within or adjoining off-street parking areas. At least one tree shall be provided for each 200 sq.ft. of landscaped area.

c) Landscaping

Substantial landscaping is expected to meet the design objectives outlined in these Development Standards. This will be especially important along the PG&E and Evelyn Avenue frontages to adequately screen these areas from the residential units. This screening should include such sound walls, berms and plantings as is necessary to buffer much of the noise and visual impacts.

Another important area of substantial landscaping shall be the common open space and parking areas.

Deciduous trees shall be provided along south and west exposures for passive solar heating purposes.

Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

All areas not required for parking, driveways or structures shall be landscaped.

F. BUILDING HEIGHT AND BULK

Building heights and bulks shall be compatible with the surrounding developments. The structures shall not exceed 4 stories in height, above grade.

G. SPECIAL REQUIREMENTS

1) Conservation, Development and Utilization of Natural Resources.

a) Energy Conservation

Development of the site shall satisfy the requirements for the State of California, Title 24, Energy Conservation requirements, as well as all other state and local codes.

b) An active solar energy collection system shall be provided as the primary means of heating water for use.

All such systems shall comply with applicable State laws and regulations in addition to Chapter 16.42 of the Sunnyvale Municipal Code.

Applicant shall demonstrate that the solar system is designed to displace a minimum of 70% of the calculated annual natural gas or electricity which would otherwise be consumed for water heating.

All such systems shall carry a warranty as prescribed by the California Energy Commission in order to qualify for State Income Tax credit.

All such systems shall be designed and installed in accordance with an overall plan as approved by the Director of Community Development.

Roof system shall be designed to provide an adequate area with proper solar access and orientation to accommodate the required number of collector panels.

A separate active solar energy collection system shall be provided for each adjoining residential dwelling unit.

Where it can be demonstrated that a solar hot water heating system is not cost effective for a commercial or industrial development, the applicant may substitute alternative energy conservation methods subject to approval by the Director of Community Development.

2) Noise Insulation

Residential development shall satisfy the State of California Title 25, Noise Insulation Standards, regarding the acceptable indoor and outdoor noise levels. Additionally, no residential unit shall be located within the 70db (?) CNEL level contour, unless otherwise approved by the City Planning Department.

The development plan shall include an accurate acoustic analysis demonstrating that the building design complies with the local and state noise standards

3) Any relocation of reconfiguration of the Mobile Home Park will require an approved Relocation Plan and must be done within the State of California guidelines.

4) Handicap Regulations

Comply with handicap regulations as directed by the State of California Mobility and Communication Barriers Section.

5) Demolition

Obtain a Demolition Permit to remove all existing buildings, structures and debris from premises except as specifically allowed, prior to commencement of construction (MCS 16.12.010).

6) Utilities

Existing and proposed on-site and street frontage electrical, telephone, and cable TV services shall be placed underground or removed prior to occupancy (MCS 19.46.060).

All existing and proposed on-street overhead utilities shall be undergrounded prior to occupancy.

Any transformer placed between the line of the face of the building and the street shall be placed in an underground vault. At any other location, the transformer shall be screened, as approved by the Director of Community Development.

7) Hazardous Chemical Analysis

The developer of this site shall conduct soil tests on the property and submit to the City a "Hazardous Chemical Analysis" identifying the status of any subterranean pollutants and chemicals.

8) Roof Top Mechanical Equipment

All roof top mechanical equipment shall be concealed with architectural elements of the structure to prevent them from being seen from surrounding streets and over passes.

9) Miscellaneous

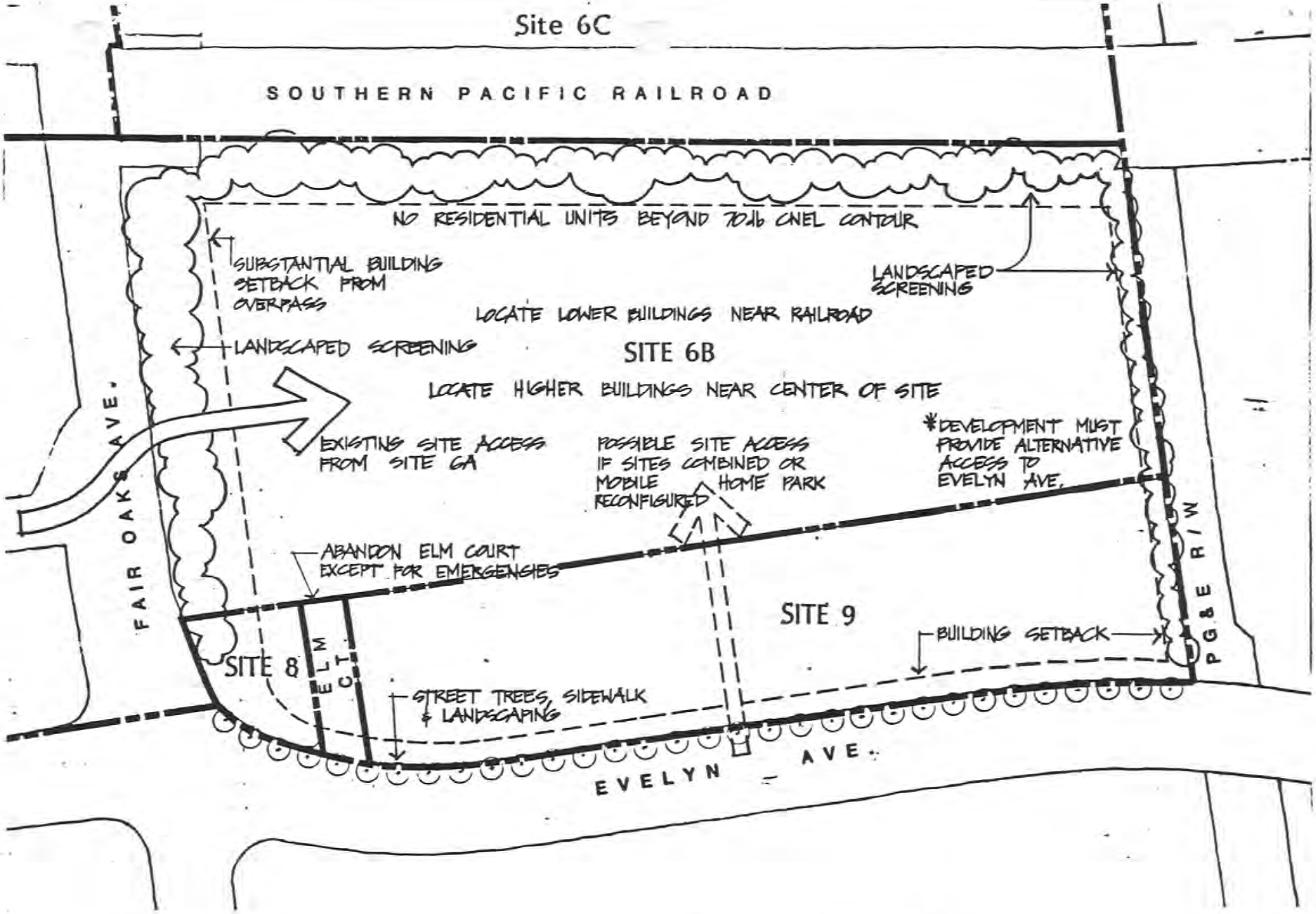
Any recreation facilities shall be constructed in conjunction with the construction of the first building in each cluster.

A "tot lot" shall be provided on-site to accommodate recreational needs of small children. This facility shall incorporate active play structures and other amenities on a secured area of at least 1,500 sq. ft., as specifically approved in conjunction with detailed plans by the Director of Community Development.

Provide 300 cubic feet of lockable weatherproof storage space for each dwelling unit.

No hanging lockers shall be allowed in carports unless a full back wall is provided on the carport.

Provide car wash areas as may be approved by the Director of Community Development.



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SITES 6B, 8, 9:
SITE DEVELOPMENT CRITERIA

DIAGRAM #2

4. INTERIM USE STANDARDS

The site currently contains the Blue Bonnet Mobile Home Park. With approval from the City, this facility may be remodeled and improved and may be permitted to remain prior to being redeveloped as medium density residential. Should in excess of 51% of the building be destroyed, it may not be rebuilt in an incompatible use. While it remains, it will be subject to the following standards.

A. BUILDING ALTERATIONS

Building improvements, maintenance and alterations may occur to the existing structures to correct code deficiencies or to enhance their appearance.

B. ACCESS, STREETS AND TRANSIT

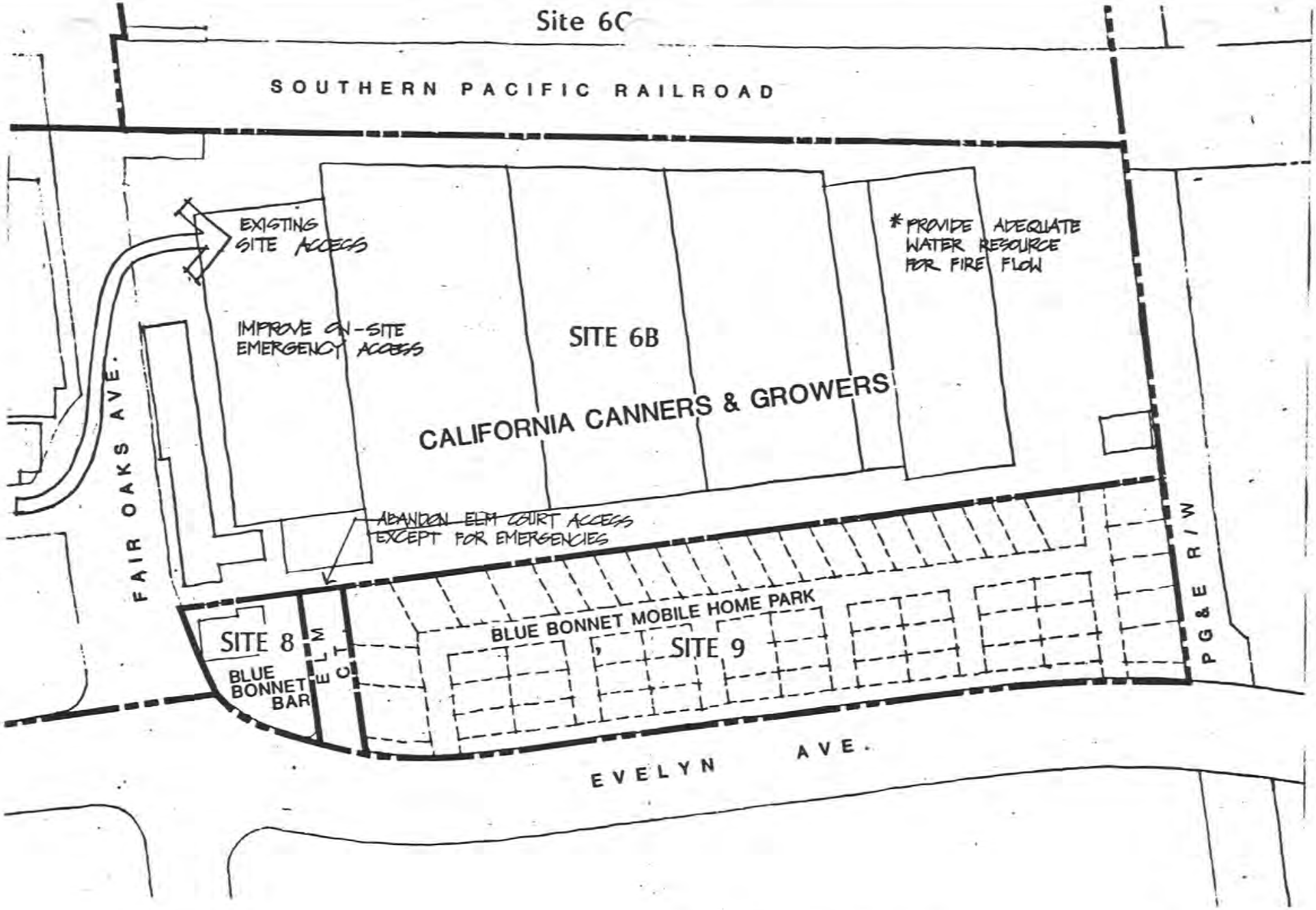
The same standards regarding site access, public streets and transit for residential development will apply to this interim use.

C. PARKING AND LOADING

Adequate on-site parking, loading and on-site circulation for trucks and automobiles shall be provided in accordance with the City standards for the interim use.

D. OPEN SPACE AND LANDSCAPING

The existing structures and parking shall be adequately landscaped to screen them from any adjacent interim industrial use area as well as the surrounding street traffic.



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SITES 6B, 8, 9:

DIAGRAM #3

SITE DEVELOPMENT CRITERIA

(Interim Use)