REPORT TO MAYOR AND COUNCIL **NO: 12-278**

Council Date: December 4, 2012

SUBJECT: Discussion and Possible Actions Regarding: **2012-7531 – Classic Communities, Inc. / District Advisory Board Northern California Church of the Nazarene**: Applications for a 2.3-acre project located at **636 West Fremont Avenue** in the R-1 and R-2/PD Zoning Districts (APNs: 323-07-041 and 323-07-042):

Ordinance — Introduce an ordinance to **REZONE** the site from a mix of R-1 (low density residential) and R-2/PD (low-medium density residential) zoning to a mix of R-0/PD (low density residential) and R-2/PD zoning;

Motion — **MITIGATED NEGATIVE DECLARATION**;

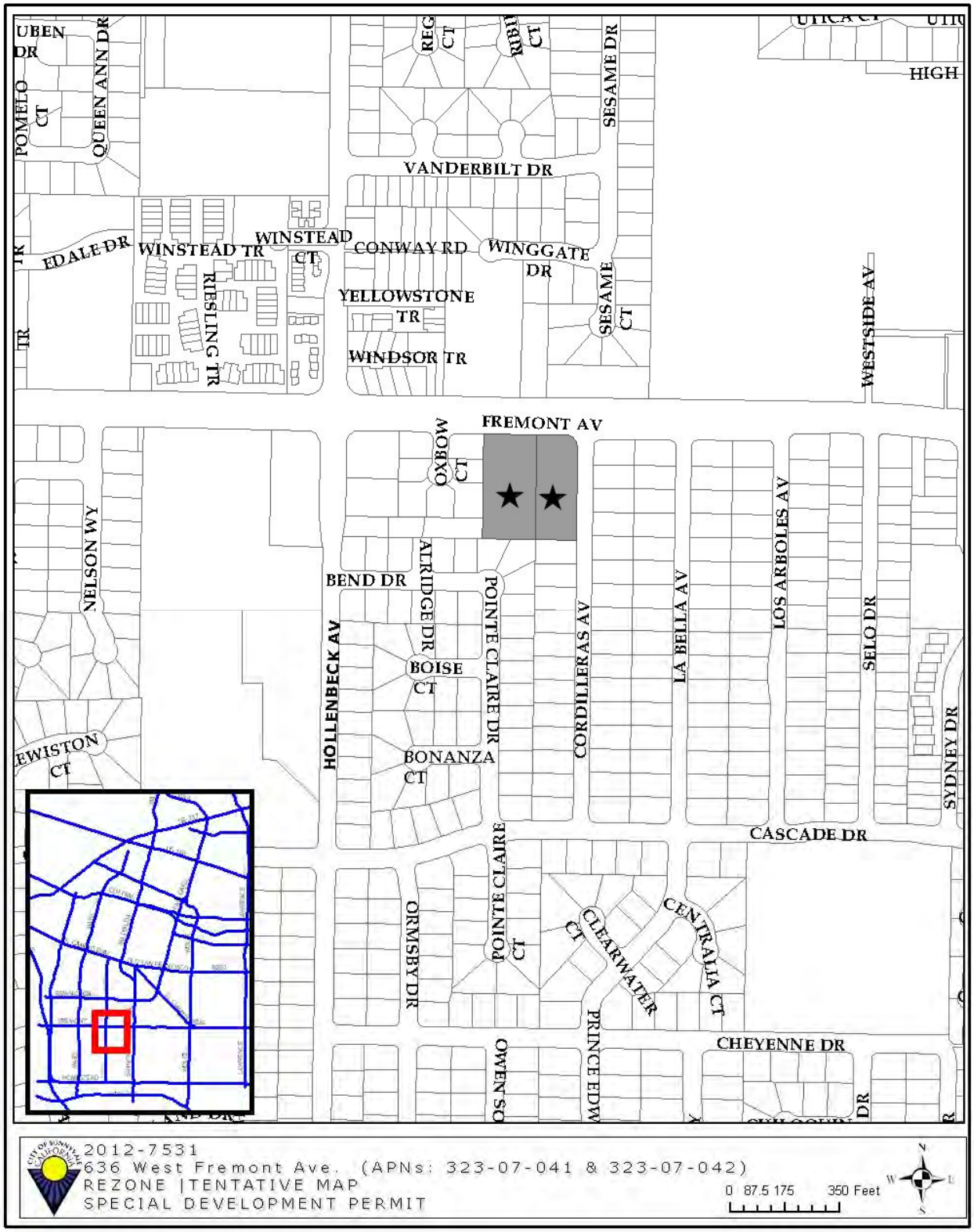
Motion — **SPECIAL DEVELOPMENT PERMIT** to allow the development of eighteen new single-family homes;

Motion — **VESTING TENTATIVE MAP** to allow subdivision of one lot into eighteen single-family lots and one common lot.

REPORT IN BRIEF:

Existing Site Conditions	Place of assembly with surface parking lot and vacant landscaped area
Surrounding Land Uses	
North	Single-family residential, church, and child care center (across Fremont Ave.)
South	Single-family residential
East	Single-family residential (across Cordilleras Ave.)
West	Single-family residential
Issues	Density, neighborhood compatibility, setbacks, noise
Environmental Status	A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City guidelines.
Planning Commission Recommendation	Adopt the Mitigated Negative Declaration; introduce an Ordinance to Rezone 636 West Fremont Avenue from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; and approve the Special Development Permit and Vesting Tentative Map with conditions.
Staff Recommendation	Approve the project with conditions consistent with the Planning Commission recommendation above.

VICINITY MAP



2012-7531
636 West Fremont Ave. (APNs: 323-07-041 & 323-07-042)
REZONE |TENTATIVE MAP
SPECIAL DEVELOPMENT PERMIT

0 87.5 175 350 Feet

PROJECT DATA
See Attachment D for a detailed project data table.

BACKGROUND

The proposed project will demolish an existing church facility, subdivide the site into 18 individual lots and one common lot, and construct 18 new single-family detached homes. The project includes a request to rezone the site from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning, with zoning district boundaries to be consistent with new proposed lot lines. Several deviations from front and side setback requirements are requested with the proposed Planned Development combining district. The project will provide two Below Market Rate (BMR) units as required.

Previous Actions on the Site

The previous planning applications for this site are summarized below:

File Number	Brief Description	Hearing/Decision	Date
9600	Special Development Permit to allow an after-school program at an existing church	Administrative Hearing / Approved	07/25/1997
6011	General Plan Amendment from RLO to RLM and Rezone from R-1 to R-2/PD for "Site #5" of the Golden Triangle Strategic Plan (1.9-acre portion of project site)	City Council / Approved	05/12/1987
3261	Use Permit to allow a nursery school use at an existing church	Planning Commission / Approved	05/10/1976
2033	Use Permit to construct a church complex	Planning Commission / Approved	02/09/1970

DISCUSSION

Present Site Conditions

The project site is a single lot of 2.3 acres. The existing use is a church facility located in a 14,000 square foot building near the corner of Fremont Avenue and Cordilleras Avenue. The southern portion of the site is developed with a surface parking lot, while the northwest corner of the site is vacant.

Requested Actions/Permit(s)

The following permits are associated with the proposed revised project:

- **Rezoning**

  The site currently has a split zoning designation with a mix of R-1 and R-2/PD zoning (see additional discussion under Analysis). The proposal is to rezone the site to a mix of R-0/PD and R-2/PD zoning, aligning the new zoning district boundaries with property lines to resolve the site's split zoning. A more detailed discussion of the requested Rezone application including General Plan consistency is provided below.

- **Vesting Tentative Map**

  A Subdivision Map is required to subdivide the existing lot into 18 individual ownership lots and one common lot for the new private street.

- **Special Development Permit**

  A Special Development Permit (SDP) is required for site and architectural review for the PD zoning combining district. Deviations from development requirements may be granted as part of the SDP; more restrictive dimensional standards can also be imposed by the city. The proposed project requests deviations from the following Municipal Code requirements:

  - Minimum front setbacks along the private street for Lots 7-10, 12-13 and 15-17
  - Average front setbacks along the private street (Lots 6-18)
  - Minimum and total side setbacks for second floors on Lots 6-11

  The project applicant also requests approval of several items which are not considered deviations from standard Code requirements. These include:

  - Reduced lot area and lot width for Lots 6-11 and 14-18 (proposed as R-2/PD). Per SMC 19.30.020, lot areas and lot widths in an R-2 Zoning District which are less than the standard minimum may be approved via Use Permit or Special Development Permit provided the overall density of the project is consistent with zoning standards.
  - Floor Area Ratios (FARs) exceeding 45% for Lots 6-11. Per SMC 19.32.020, FARs exceeding 45% in a single-family residential or R-2 zoning district may be approved by the Planning Commission with a Design Review, Use Permit, or Special Development Permit.

  Additional discussion of these items is provided below.

ANALYSIS

Rezoning

The proposed project includes an amendment to the Precise Zoning Plan to change the zoning designation from a mix of R-1 and R-2/PD zoning to a mix of

R-0/PD and R-2/PD zoning. Although a single lot, the site has a split zoning designation (zoning district boundaries do not follow property lines). The northeast corner of the property, where the current church building is located, is zoned R-1 (Low Density Residential) while the remaining area is zoned R-2/PD (Low-Medium Density Residential/Planned Development). This split zoning designation was established by the City Council in 1987 as part of a City-wide study to rezone selected residential sites for higher densities.

The project applicant proposes to align zoning district boundaries with the new property lines to resolve the site's split zoning. As proposed, Lots 1-5 and 12-13 as shown on the project plans would be zoned R-0/PD while Lots 6-11 and 14-18 would retain the existing R-2/PD zoning.

	Zoning	**Acres**	**Zoning**	**Acres**
Existing	R-1	0.4	R-2/PD	1.9
Proposed	R-0/PD	1.0	R-2/PD	1.3

Under the current split zoning designations, a maximum of 25 dwelling units are permitted on the site; under the proposed designations this would be reduced to a maximum of 22 dwelling units. Issues to examine in considering the appropriateness of a density reduction include:

- Compatibility of the proposed density with surrounding uses;
- Housing demand and the requirement to meet a fair share of regional housing needs;
- Desirability of eliminating "split zoning" and establishing zoning districts which follow property lines.

Several factors support the appropriateness of reduced density. The site is located in a single-family neighborhood where the majority of surrounding sites are zoned R-1 and consist of larger lots over 8,000 square feet in area. The applicant's initial outreach efforts revealed that surrounding neighbors have significant concerns about low-medium density development in the area, and prefer new residential development to have a density more similar to the existing neighborhood (see additional discussion under Public Comments). The proposed project locates R-0/PD zoning along the eastern and southern perimeters of the site adjacent to existing single-family residences. The larger lots associated with R-0 zoning are more consistent with the pattern of adjacent development. These larger lots are more suitable for single-story development, and locating them along the project perimeters reduces visual and privacy impacts on surrounding neighbors. Rezoning the site to align zoning district boundaries with the new property lines (rather than maintaining the existing split) will also reduce future zoning conflicts by clarifying the applicable zoning standards for each individual lot.

General Plan Consistency

The site currently has a split General Plan designation following the same boundaries as the site's split zoning. The existing General Plan designations are a mix of Residential Low Density (0.4 acres) and Residential Low-Medium Density (1.9 acres). The project applicant does not propose to amend the site's General Plan designations at this time.

Staff finds the proposed zoning to be consistent with the site's existing General Plan designations, which call for a mix of low density and low-medium density residential uses with a maximum of 29 dwelling units on the site as a whole. The project will consist of a mix of low density and low-medium density residential and will not exceed the number of units permitted under the current General Plan designation. However, to resolve the issue of split designations, staff proposes to include a modification to the General Plan designations for this site in the Horizon 2035 process (Land Use and Transportation Element update and Climate Action Plan). Horizon 2035 is already planned to incorporate broader City-wide clean-up efforts of General Plan designations and the subject site can be easily included in these. Staff's proposed modification would adjust the boundaries of the existing Residential Low Density designation to follow the property lines between the site's proposed R-0/PD and R-2/PD lots.

Staff also finds the proposed density is consistent with the General Plan. General Plan Policy HE-4.3 calls for residential sites to develop at least 75% of the maximum permitted units. The existing split zoning averaged over the site permits a maximum of 25 dwelling units. The proposed zoning averaged over the site would permit a maximum of 22 dwelling units. The project meets the 75% policy for the proposed zoning, and falls just one unit below the 75% level for the existing zoning.

Balanced Growth

The Community Vision Chapter of the General Plan seeks to accommodate the City's expected growth in jobs and housing in a balanced manner while maintaining an outstanding quality of life. It also seeks to maintain a balance between new development and the infrastructure to support it.

The following table provides information on the current status of housing and job growth compared with projections in the 2005 Balanced Growth Profile.

BALANCED GROWTH PROFILE *Updated November 8, 2012*		
	Dec 31 2011 Profile **35% of 2005-2025** **% of growth** (7,200 d.u.) (7.6 M s.f.)	**Estimated*** **Dec 31 2012 Profile** **40% of 2005-2025** **% of growth** (7,200 d.u.) (7.6 M s.f.)
Housing Units	19.21% (1,383 d.u.)	30.38% (2,187 d.u.)
Office/Industrial Floor Area	25.10% (1.9 M s.f.)	31.58% (2.4 M s.f.)

**2012 data includes completed projects and projects under construction which are expected to be completed by the end of the year.*

Rezoning the subject site from R-1 and R-2/PD to R-0/PD and R-2/PD decreases the maximum permitted units on the site by three dwelling units, which will have an insignificant effect on the 20-year housing projection. The site and surrounding neighborhood have adequate infrastructure and facilities to support the proposed project. A City water line must be extended along the site's Cordilleras Avenue frontage to serve the project; this extension will be provided by the project applicant and was not contemplated in the Balanced Growth infrastructure projections. The project is not expected to significantly impact roadway capacity or other infrastructure (see additional discussion of traffic and circulation below under "Planning Commission Study Session").

Proposed Site Layout

The proposed project consists of 18 detached single-family homes. Five of the homes will front on Cordilleras Avenue and will take access directly from Cordilleras via individual driveways. The layout of these homes is designed to complement the existing single-family development across Cordilleras. The remaining 13 homes will front on a new private street taking access from Fremont Avenue. Six unassigned (guest) parking spaces are proposed along the edges of the private street (see Attachment E – Site and Architectural Plans).

The 12 homes along the site's eastern, western, and southern perimeters are proposed as single-story homes in order to remain consistent in character with adjacent residential development. Six two-story homes are to be located within the site's interior. The project provides seven three-bedroom units and 11 four-bedroom units with home sizes ranging from 1,606 to 2,258 square feet excluding garage areas. Each home will have a two-car garage, two-car driveway, and private back yard.

Architecture

The project's architecture is in a Craftsman style and uses a rich array of materials and details (see Attachment E – Site and Architectural Plans). Wall materials include stucco, cementitious siding, shingles, brick veneer, and stone veneer. Wood trims and accents are proposed. Roof materials consist of composition shingles. The project provides four primary floor plans; three one-story plans and one two-story plan. Each of the floor plans has two to four elevation options, resulting in varied architectural details across the site. Color palettes are also varied to add further distinction between the 18 homes.

Staff generally supports the proposed architecture and finds it to be of high quality, and recommends several related conditions. Condition of Approval PS-1.d requires that the exterior materials for Plan 3B be reconsidered to add interest to the side and rear elevations, which are dominated by blank stucco walls. Staff notes that the proposed homes are relatively tall, with one-story homes reaching a height of up to 26 feet measured from the top of the nearest adjacent street curb and two-story homes reaching a height of up to 29 feet 6 inches above top of curb. The project's one-story homes are considerably taller than surrounding single-story structures (see streetscape elevations in Attachment E). The height of the proposed one-story homes is related primarily to steep roof pitches which are characteristic of the project's architectural style, although taller plate heights are also proposed. Despite the differences in height, the proposed taller single-story homes are more compatible with the character of the neighborhood than two-story homes would be, and have reduced privacy impacts compared with a two-story home. Staff is not recommending modification of the proposed heights, and recommends Condition of Approval BP-5 requiring certified elevation data on the plans submitted for building permits in order to verify height limits are met in actual construction. With the recommended conditions, staff finds the project architecture meets the goals of the Single-Family Home Design Guidelines.

Development Standards

The proposed project generally complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code (SMC). The following discussion highlights key issues including several for which the applicant is requesting a deviation from SMC requirements:

- **Reduced lot area and lot width:** The minimum lot area in an R-2 Zoning District is 8,000 square feet and the minimum width for an interior lot is 76 feet. Reduced lot area and lot width may be permitted by Use Permit or Special Development Permit for individual R-2 lots provided the overall site density is consistent with zoning standards (no deviation is required). The project includes 11 R-2/PD lots with areas less than 8,000 square feet and widths less than 76 feet. Individual lot areas range from 3,523 to 5,268 square feet and lot widths range from 42 to 56 feet. The overall density of

the R-2/PD portion of the project does not exceed the maximum of one dwelling unit per 3,600 square feet of lot area. The proposed lot areas and widths are also consistent with other previously approved R-2 developments in the City. Staff recommends granting the requested reduced lot areas and widths.

- **Floor Area Ratio:** Floor Area Ratios (FARs) exceeding 45% in a single-family residential Zoning District may be approved by the Planning Commission with a Design Review, Use Permit, or Special Development Permit (no deviation required). For Lots 6-11, FARs ranging from 57.6% to 66.2% are proposed. The overall project FAR is 42.4%. The higher FARs on Lots 6-11 are consistent with other approved R-2 projects where two-story homes have been located on smaller lots. Staff recommends granting the requested Floor Area Ratios.

- **Setbacks:** The required front setbacks for a new residential development in the R-0 and R-2 Zoning Districts are a minimum of 15 feet per lot and an average of 20 feet for the development. Due the different character of the lots fronting on Cordilleras and the lots fronting on the private street, staff has calculated separate averages for each of these two sections of the project.

  For Lots 1-5 along Cordilleras Avenue, minimum front setbacks measured to the main living area of the home vary from 21 to 28 feet. Each home has a covered front porch which extends forward of the living area; these elements have setbacks ranging from 15 to 19 feet. As such, the proposed lots along Cordilleras meet the 15-foot minimum front setback requirement. The average front setback for the lots along Cordilleras is 20 feet, meeting the average requirement. Reduced front setbacks along Cordilleras were originally proposed by the applicant and a deviation from the setback requirement was requested for these lots. Setbacks of 25 to 30 feet are common for the existing single-family homes along Cordilleras Avenue, and both staff and the Planning Commission found the originally proposed reduced setbacks to be inconsistent with the character of the surrounding neighborhood (see additional discussion under "Planning Commission Study Session"). The applicant has revised the project to meet front setback requirements along Cordilleras Avenue.

  The applicant requests a deviation from the minimum 15-foot front setback requirement for Lots 7-10, 12-13, and 15-17 along the interior private street. The applicant also requests a deviation for the 20-foot average front setback requirement along the private street (Lots 6-18) where an average of 18 feet 7 inches is provided. Lots 12-13 have front setbacks of 8 feet 6 inches at the closest points. The average front setback provided across each of these lots meets the minimum requirement, and these lots have an

unusual configuration with curved frontages and are located on a newly created private street. Lots 7-10 and 15-17 have front setbacks ranging from 11 feet 6 inches to 13 feet 8 inches at the closest points. These points occur at on-street parking space locations where the front property line is moved back; the portions of these homes with reduced setbacks are not closer to the street edge than the rest of the home. While the average front setback along Cordilleras Avenue is slightly less than the required 20 feet, these reduced setbacks have been provided in order to allow the homes along Cordilleras Avenue to be shifted away from the street, providing greater setbacks along Cordilleras. Similar reduced front setbacks along interior private streets have also been approved in other R-2 developments in the City. Staff supports these requested deviations.

The applicant also requests a deviation from the minimum and total side setback requirements for the second floors of the two-story homes on Lots 6-11. A minimum of 7 feet per side and a total of 16 feet combined are required for the second floors. The project provides a minimum of 5 feet and a combined total of 12 feet. Based on the narrow lot widths in this and other similar R-2 developments, homes are narrower and it is more challenging to incorporate increased second-story setbacks. These homes have been located so that alternate homes have reversed floor plans and corresponding second-story bedroom areas face one another. A larger setback has been provided on the side of the home containing two second-story bedrooms, and setbacks in these areas meet the minimum requirement, in order to reduce privacy impacts. The requested deviation is consistent with what has been approved in other similar projects and staff recommends granting this deviation.

- **Landscaping:** The project meets and exceeds minimum Code requirements for total landscaping as well as usable open space. The project applicant has provided draft landscaping and irrigation plans which appear to meet water efficient landscaping requirements. At this time the project applicant is only proposing to landscape front and side yards in conjunction with construction; rear yard landscaping is to be installed by homeowners. Rear yards for a new home are also subject to the water efficient landscaping requirements and other landscaping provisions of the Municipal Code. Staff recommends Condition of Approval BP-10 to ensure landscaping installed by homeowners is reviewed for compliance with these requirements.

- **Stormwater Management:** The project is required to provide a Stormwater Management Plan (SWMP) to treat runoff using low-impact development strategies. In compliance with this requirement, five of the project's 18 lots will include landscaped biofiltration areas for stormwater management in front or side yards. These areas, which are typically maintained by a Homeowners Association in a multi-family development, may in this case

need to be maintained by the individual homeowners on whose property they are located. The applicant has noted that membership in a Homeowners Association will be restricted only to those lots fronting on the private street (for the purpose of shared street maintenance). The homes along Cordilleras Avenue will not be part of a Homeowners Association. To ensure stormwater management areas are appropriately maintained in perpetuity, staff recommends Conditions of Approval TM-5 through TM-8 requiring deed restrictions for maintenance and requiring the developer to prepare detailed maintenance manuals for each affected homeowner.

- **Below Market Rate Housing:** The project will be required to provide the equivalent of 2.25 Below Market Rate (BMR) housing units in compliance with the most recent SMC requirements. This requirement may be satisfied by providing two price-restricted units within the development and paying an in-lieu fee for the remaining 0.25 units; paying an in-lieu fee for the entire BMR requirement of 2.25 units; or taking advantage of one of the other recently-approved BMR options such as transfer of credits. The applicant proposes to satisfy the BMR requirement by providing two price-restricted units and paying an in-lieu fee for the remainder.

Environmental Review

A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City guidelines (see Attachment C). An Initial Study determined that construction of the proposed project has the potential to expose residents of the project to significant levels of noise. Implementing mitigation measures, including sound-rated construction materials and perimeter fencing, will reduce these impacts to a less-than-significant level. Mitigation Measures are provided in the Initial Study (Attachment C) and the Mitigation Measures have been incorporated as Conditions of Approval (Attachment B).

FISCAL IMPACT

The proposed project is anticipated to have a positive fiscal impact on the City. Property taxes are not currently assessed for this site due to the church's tax exempt status, but would be assessed for the proposed residential uses. The future assessed values of the residential lots are unknown; therefore the expected annual increase in property taxes cannot be determined at this time. In addition to property taxes, the project will be subject to development fees including those indicated below.

Transportation Impact Fee: A Transportation Impact Fee is required per SMC 19.22.035 to offset the impact of the project's net new peak hour vehicle trips. The Transportation Impact Fee will be calculated based on fee schedules

effective at the time of building permit issuance, and is currently estimated at $19,026.00.

Park Dedication In-Lieu Fee: The proposed project is required to dedicate approximately 0.164 acres of land for public park use or pay an in-lieu fee. The required Park Dedication In-Lieu Fee will be calculated based on fee schedules effective at the time of payment, and is currently estimated at $491,797.85.

PUBLIC CONTACT

Prior to submitting a formal development application to the City, the project applicant held two neighborhood outreach meetings. On May 17, 2012, neighbors were presented with conceptual site and architectural plans for a development at R-2 density consisting of 27 two-story homes. The outreach meeting was attended by approximately 25-30 neighboring residents. Neighbors expressed significant concerns regarding the proposed density of the project, compatibility with the neighborhood, and privacy impacts. Neighbors also expressed concerns regarding traffic based on an initial proposal for all 27 homes to take access from Cordilleras Avenue. In response to these public comments, the applicant revised the project to reduce the number of homes from 27 to 18, to locate one-story homes along the perimeters of the site adjacent to single-family neighbors, to increase proposed lot sizes along the east and south property lines, and to relocate the project's private street to take access from Fremont Avenue. The project applicant held a second neighborhood outreach meeting to review the revised design on June 28, 2012. Approximately 10 neighboring residents attended. Neighbors generally expressed support for the project modifications and indicated the current proposal is more consistent with the character of the surrounding neighborhood.

Planning Commission Study Session: A Planning Commission Study Session was held on the proposed project on October 22, 2012. Several Commissioners expressed support for the project's proposed decrease in density and for the decision to locate single-story homes along the site's perimeter for increased neighborhood compatibility.

The requested deviations from development standards were discussed in detail. Commissioners stated that the proposed front setbacks along Cordilleras Avenue are a concern with respect to neighborhood compatibility, noting this is of particular importance for Lot 1 which is the transition to the existing neighborhood. In response to these comments, the applicant has modified the proposed project to meet the minimum and average setback requirements along Cordilleras Avenue. The rear property lines on Lots 1-5 were shifted to the west and the homes along Cordilleras Avenue were shifted away from the street. Lot sizes and front setbacks along the private street were

correspondingly decreased. As a result of these modifications, deviations for front setbacks and reduced lot size are no longer requested for the homes along Cordilleras Avenue; additional deviations for lot size and front setbacks for lots along the private street are now required. This report and the attached data table address the revised project.

Commissioners also expressed interest in seeing an internal pedestrian walkway along the project's private street. In response to this comment, the applicant has modified the proposed project to widen the private street slightly and add a pedestrian walkway along one side of the street. This walkway would be similar to the one provided at Reston Terrace (south of Alberta Avenue).

Additional information was requested regarding potential transportation impacts of the project. Staff notes that although the project did not trigger a Traffic Impact Analysis or other site-specific study due to its size, it has been thoroughly reviewed by Transportation and Traffic Engineering staff. While additional homes will be constructed in the neighborhood the majority of new homes will take access from the private street off Fremont Avenue. The project is not expected to have significant traffic impacts.

Several Commissioners stated that the proposed stormwater management plan for Lots 1-5 raises concerns about ongoing maintenance of treatment areas and systems, and expressed interest in requiring membership in a Homeowners Association or another effective mechanism for ensuring shared maintenance. Staff recommends the applicant continue working with staff on the most appropriate method of ensuring compliance, whether it be a Homeowners Association or another mechanism such as a maintenance agreement (Condition of Approval TM-5).

Notice of Mitigated Negative Declaration and Public Hearing	**Staff Report**	**Agenda**
• Published in the *Sun* newspaper • Posted on the site • 90 notices mailed to the property owners and residents within 300 ft. of the project site	• Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library	• Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

Staff was contacted by three neighboring residents regarding the proposed project. These residents expressed general support for the project design. They noted that it is important to them that the project's Cordilleras Avenue frontage maintain the same character as existing surrounding development and asked

that the project be required to meet setback requirements. They also inquired whether there is any additional street lighting proposed along Cordilleras Avenue and expressed a preference for minimal or no additional lighting. Staff notes that increased setbacks are recommended per Condition of Approval PS-1.a, and additional street lighting along Cordilleras is not recommended.

Several neighbors also stated that they are opposed to density higher than that proposed. One neighbor noted that when this area was annexed to the City it was agreed sidewalks would not ever be required for these properties. Staff's research indicates that the neighborhood was the subject of several annexations and the subject site was annexed to the City in 1970, nearly a decade earlier than the largest portion of the neighborhood. There is no evidence of an agreement not to require sidewalks under the 1970 annexation. The existing church property has sidewalks at this time.

Planning Commission Public Hearing: The Planning Commission considered the proposed project at a public hearing on November 12, 2012. One neighboring resident spoke in support of the project and stated that all of his initial concerns have been addressed through project modifications. Another resident expressed concern with a new streetlight proposed along Cordilleras and potential glare effects on existing residences; staff noted that recommended Condition of Approval PS-1.f calls for this light to be eliminated. Another resident had questions regarding the school capacity estimates mentioned in the Balanced Growth Profile (Attachment I). Staff explained that the Profile presents growth (not actual capacity) and is a general tool for examining annual growth in various sectors; it is not intended to indicate the required school capacity for this development. The project proposes a reduction in density over the current zoning, which would reduce any potential future impact on schools.

A Commissioner expressed concern with the high Floor Area Ratios (FARs) proposed for the two-story homes on Lots 6-11 and stated that it may be preferable to eliminate one of these lots to give the others more lot area. The applicant noted that other small-lot single-family projects which have previously been approved in the City had smaller lot sizes and higher FARs than is currently proposed. Several Commissioners questioned whether the owners on Lots 1-5 will be able to effectively work together to share the costs and responsibilities of maintaining stormwater management systems if they do not belong to a Homeowners Association. Commissioners discussed with the staff whether a Homeowners Association should be mandated for these lots, although that is not desired by the applicant. Per recommended Condition of Approval TM-5, staff will continue to work with the applicant on the most appropriate means of ensuring maintenance of these areas on Lots 1-5. Several Commissioners commended the applicant's public outreach efforts, as well as the substantial changes made to the plans to address community and Planning

Commission input. The Planning Commission voted 5-1 to recommend the City Council approve the project with the conditions in Attachment B.

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings for the Rezoning. Staff was able to make the required Findings for the Vesting Tentative Map and Special Development Permit with the deviations requested by the applicant. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

1. Adopt the Mitigated Negative Declaration; introduce an Ordinance to Rezone 636 West Fremont Avenue from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; and approve the Vesting Tentative Map and Special Development Permit with the attached conditions.
2. Adopt the Mitigated Negative Declaration; introduce an Ordinance to Rezone 636 West Fremont Avenue from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; and approve the Vesting Tentative Map and Special Development Permit with modified conditions.
3. Adopt the Mitigated Negative Declaration; do not introduce an Ordinance to Rezone 636 West Fremont Avenue; and deny the Vesting Tentative Map and Special Development Permit.
4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Alternative 1: Adopt the Mitigated Negative Declaration; introduce an Ordinance to Rezone 636 West Fremont Avenue from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; and approve the Vesting Tentative Map and Special Development Permit with the attached conditions.

Reviewed by:

Hanson Hom, Director, Community Development Department
Prepared by: Mariya Hodge, Associate Planner
Reviewed by: Trudi Ryan, Planning Officer

Approved by:

Gary M. Luebbers
City Manager

Attachments:

A. Recommended Findings
B. Recommended Conditions of Approval
C. Mitigated Negative Declaration and Initial Study
D. Project Data Table
E. Site and Architectural Plans
F. Applicant's Project Justifications
G. Public Comments
H. Draft Rezoning Ordinance
I. Balanced Growth Profile 2011 (presented with FY 2012-13 Budget)
J. Minutes of Planning Commission Hearing on November 12, 2012

RECOMMENDED FINDINGS

Recommended Findings – Rezoning

1. *The City Council may approve an amendment to the General Plan or precise zoning plan upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest. [Finding made]*

The proposed amendment to the Precise Zoning Plan to rezone the site from a mix of R-1 and R-2/PD to a mix of R-0/PD and R-2/PD is in the interest of the public. The subject property is adjacent to a single-family residential neighborhood with larger lots, and the slightly lower intensity of development associated with the proposed designations is more compatible with the surrounding zoning and uses. Reducing the permitted density of the site and developing larger perimeter lots is expected to reduce the visual and privacy impacts of redevelopment on neighboring single-family homes. The proposed density reduction does not significantly affect the provision of housing units in the City, as the reduction results in just three fewer units for the site as a whole. The proposed Rezone would not affect the City's ability to meet its Regional Housing Needs Allocation (RHNA) goal. Additional housing opportunities in the City, including Below Market Rate units, will still be provided on the site. Legally required environmental review has been conducted.

2. *California Government Code Section 65863 states:*

   (b) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

   (1) The reduction is consistent with the adopted general plan, including the housing element.

   (2) The remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. [Findings made]

The proposed change in zoning designations is consistent with the adopted General Plan as detailed in the General Plan Goals and Policies below. The proposed reduction in density is also consistent with the certified housing element and will not impact the City's ability to meet its Regional Housing Needs Allocation (RHNA) goal. The 2009 Housing and Community Revitalization Sub-element of the General Plan identifies the potential for 5,113 additional housing units within the City based on current zoning designations, whereas

4,426 units were allocated as the City's share of regional housing needs between 2009 and 2014. The subject site was not included in the estimate of future units. While the proposed density reduction would slightly reduce the overall potential for new housing units in the City, it would not impact the projections in the Housing and Community Revitalization Sub-element. The remaining sites identified in the housing element are adequate to accommodate the City's share of regional housing needs.

General Plan Goals and Policies

Housing and Community Revitalization Sub-element

Policy A.2: *All new residential developments should build at least 75 percent of the permitted density.*

The proposed development meets this policy by providing 75% of the maximum permitted density under the site's proposed R-0/PD and R-2/PD zoning (18 dwelling units where a maximum of 22 would be permitted).

Policy C.1: *Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

The project provides an additional opportunity for single-family ownership housing in the city. The proposed reduced density of the project reduces the impact of redevelopment on the adjacent single-family neighborhood and helps to preserve neighborhood character. The project proposes a high-quality architectural design and materials to enhance neighborhood aesthetics.

Goal D: *Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

The majority of new residential units being proposed and constructed in the City at this time are attached multi-family products. The project provides single-family detached homes, both one-story and two-story, which helps to maintain a variety of housing styles and opportunities.

Goal E: *Maintain and increase housing units affordable to households of all income levels and ages.*

The proposed development will provide 16 new market rate housing units and two new Below Market Rate (BMR) units.

Land Use and Transportation Element

Policy C2.2: *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choices.*

The proposed project provides 18 new ownership housing units in a single-family detached format.

Policy N1.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

The site is located in a predominantly single-family neighborhood where the majority of surrounding sites are zoned R-1 and consist of larger lots over 8,000 square feet in area. The proposed project reduces the overall density permitted on the site to be more consistent with surrounding development. The project also locates R-0/PD zoning along the eastern and southern perimeters of the site adjacent to existing single-family residences. The larger lots associated with R-0 zoning are more consistent with the pattern of adjacent development. These larger lots are more suitable for single-story development, and locating them along the project perimeters reduces visual and privacy impacts on surrounding neighbors. The proposed project takes vehicle access for its private street from Fremont Avenue, reducing traffic impacts on residents of Cordilleras Avenue. Only five of the 18 proposed homes will take access from Cordilleras, resulting in minimal additional traffic on the neighborhood street.

Community Design Sub-element

Policy C.4: *Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity.*

The proposed architecture incorporates high-quality design and materials and significantly improves the visual appearance of the site. The Craftsman style and detailing proposed for the new homes combines with various elevation and color options to provide for a unified design which still has variation and interest. The project's high-quality design will enhance the residential character of the neighborhood.

Recommended Findings - Special Development Permit

1. *The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.*

The project meets the goals and policies of the General Plan, as enumerated in the "Goals and Policies" discussion above. With the proposed Rezone, the project will be consistent with the site's zoning designations of R-0/PD and R-2/PD with the exception of the requested deviations discussed in more detail below.

2. *The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties.*

The project provides additional ownership housing opportunity in the City while respecting the character of the surrounding single-family residential neighborhood. The proposed architecture is high-quality and complies with the Single Family Home Design Techniques. The project as conditioned in Attachment B incorporates several deviations from Sunnyvale Municipal Code (SMC) requirements as follows:

- Reduced minimum front setbacks along the private street for Lots 7-10, 12-13 and 15-17
- Reduced average front setbacks along the private street (Lots 6-18)
- Reduced minimum and total side setbacks for second floors on Lots 6-11

These requested deviations are minor and are consistent with the type and scope of deviations which have been granted for similar planned developments.

The existing uses on adjacent properties will not be impacted, interfered with, or otherwise damaged by the proposed use. With the proposed Rezone, the project will be consistent with the site's zoning designations of R-0/PD and R-2/PD and the project's density and layout will be more in keeping with the character of the surrounding residential neighborhood. The Mitigated Negative Declaration prepared for this project identifies potentially significant noise impacts on future residents of the project and includes mitigation measures which will be incorporated to reduce these impacts.

Recommended Findings - Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the General Plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied:

1. That the subdivision is not consistent with the General Plan.

2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.

3. That the site is not physically suitable for the proposed type of development.

4. That the site is not physically suitable for the proposed density of development.

5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

Staff was not able to make any of the findings above (1-8) and recommends approval of the Tentative Map.

The proposed subdivision, together with the provisions for its design and improvements, is consistent with the objectives, policies, general land uses and programs of the General Plan. The project, in conjunction with an approved Rezone and Special Development Permit, is consistent with the permitted density in the requested R-0/PD and R-2/PD Zoning Districts and supports a land use that is compatible with the surrounding neighborhood. The project also meets the goals and policies of the General Plan, as enumerated above.

ATTACHMENT B

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
DECEMBER 4, 2012

Planning Application 2012-7531
636 West Fremont Avenue

Project Description: Rezone a 2.3-acre site from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; Vesting Tentative Map to subdivide one lot into 18 single-family lots and one common lot; and Special Development Permit to allow development of 18 new single-family homes, with the following deviations from standard Municipal Code requirements:

- Minimum front setbacks along the private street for Lots 7-10, 12-13, and 15-18
- Average front setbacks along the private street (Lots 6-18)
- Minimum and total side setbacks for second floors on Lots 6-11

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE TO APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform to the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and

approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. PERMIT EXPIRATION:
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with respect to dependence on mechanical ventilation. [SDR] [BUILDING]

GC-4. BMR UNITS (OWNERSHIP):
The approved project shall comply with the City's Below Market Rate (BMR) requirements as set forth in Sunnyvale Municipal Code Chapter (SMC) 19.67 and the Developer Guidelines, both as may be amended from time to time. The standard ("on-site") method of compliance is to provide 12.5% of the homes in the project as BMR units subject to SMC 19.67. Several alternative compliance methods, such as payment of in-lieu fees, are available under SMC 19.67.090, if approved by Council at entitlement. The on-site requirement for this project is 2.25 BMR units. Any fractional unit requirement may be satisfied by paying a fractional in-lieu fee or providing an additional BMR unit, at Developer's option, as described further in SMC 19.67.040 and the Developer Guidelines. [SDR] [HOUSING]

GC-5. STORMWATER MANAGEMENT PLAN:
Project is subject to Provision C3 of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form," and therefore requires a compliant Stormwater Management Plan per SMC 12.60.140 prior to issuance of a building permit. [SDR] [PLANNING]

GC-6. ENCROACHMENT PERMIT:
Obtain an encroachment permit from the Department of Public Works for all off-site improvements. [SDR] [PUBLIC WORKS]

GC-7. OFF-SITE IMPROVEMENT PLANS:
Submit off-site improvement plans separate from the Building on-site improvement plans as the off-site improvement plans are approved through a Public Works Encroachment Permit process. [SDR] [PUBLIC WORKS]

PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO FINAL MAP, BUILDING PERMIT SUBMITTAL, AND/OR GRADING PERMIT SUBMITTAL.

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to address comments from the Planning Commission or City Council including the following:

a) The project shall achieve the minimum 15-foot front setback and average 20-foot front setback for all building areas, including front porches, on Lots 1-5. Final site layout is subject to review and approval by the Director of Community Development

b) The project shall not exceed 50% paving of required front yards for lots zoned R-0/PD. Final site layout is subject to review and approval by the Director of Community Development

c) Individual exterior mechanical equipment including air conditioning units shall be located to meet minimum setbacks. Prior to submittal of a building permit, submit detailed plans of exterior equipment locations for each lot to the Director of Community Development for review. Proposed equipment locations shall have minimal visual and noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features.

d) Introduce additional materials and/or details to add visual interest to the side and rear elevations for Plan 3B homes. Final design and exterior materials are subject to review and approval by the Director of Community Development.

e) The project shall provide a pedestrian walkway along one side of the private street extending from the end of the cul-de-sac to Fremont Avenue and connecting to the public sidewalk. The walkway shall be designated by alternate paving materials/colors. Rolled curbs may be used along the edges of the private street to incorporate the walkway into the required Fire lane width if required. Final layout is subject to review and approval by the Director of Community Development.

f) Plans shall be modified to eliminate the proposed new street light along Cordilleras Avenue.

[COA] [PLANNING]

PS-2. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-3. BMR STANDARD PERMIT CONDITION:
The developer shall complete a "BMR Standard Conditions Form" provided by the Housing Division and submit it with a site plan to the Housing Division for review before submitting building permit applications for the project. The site plan must describe the number, type, size and location of each unit on the site. This information will be used to complete the Developer Agreement. [SDR] [HOUSING/BMR Administrative Guidelines]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:
A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. BLUEPRINT FOR A CLEAN BAY:
The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-5. CERTIFIED ELEVATION DATA:
The building permit plans shall include certified elevation data clearly establishing finished grade levels and resulting building heights for each lot to verify compliance with height limits. [SDR] [PLANNING]

BP-6. FEES AND BONDS:
The following fees and bonds shall be paid in full prior to issuance of building permit.

a) TRANSPORTATION IMPACT FEE - Pay Transportation Impact fee for the net new trips resulting from the proposed project, estimated at $19,026.00, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

b) PARK DEDICATION IN-LIEU FEE - Pay Park Dedication In-lieu fee estimated at $491,797.85, prior to approval of the Final Map. (SMC 18.10). [SDR] [PLANNING]

c) BMR IN-LIEU FEE – If Developer has chosen to pay in-lieu fees to satisfy all or part of the BMR requirement applicable to the project, please contact the Housing Division for an estimate of the total fee amount due, based on Developer's estimated average sales price. Actual fee calculations will be made by the City upon receipt of an estimated settlement statement for each market-rate home, and payment will be due from seller's proceeds at close of escrow. (SMC 19.67) [HOUSING] [SDR]

BP-7. MECHANICAL EQUIPMENT (EXTERIOR):
Building permit plans shall include detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units and any proposed screening by architecture or landscaping features. [PLANNING] [COA]

BP-8. BMR DEVELOPMENT AGREEMENT:
Before issuance of building permits for the project, the developer shall enter into a Development Agreement with the City to establish the method by which the development will comply with the applicable BMR requirements. The form of the Developer Agreement will be provided by the City, with tables regarding unit characteristics and timing of completion to be completed by the Developer, and is subject to the approval of the Community Development Director or his/her designee, consistent with the SMC. The completed Developer Agreement must be executed by both parties and recorded against the property, and will run with the land.

In the event that any Below Market Rate dwelling unit(s) or any portion thereof in the development is destroyed by fire or other cause, all insurance proceeds therefrom shall be used to rebuild such units, which will remain subject to the terms of the Developer Agreement and the BMR requirements. Grantee hereby covenants to cause the City of Sunnyvale to be named an additional insured party to all fire and casualty insurance policies pertaining to said assisted units. [SDR] [HOUSING/BMR ADMINISTRATIVE GUIDELINES]

BP-9. LANDSCAPE PLAN:
Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:

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

b) Provide trees at minimum 30 feet intervals along side and rear property lines of the overall project area, except where mature trees are located immediately adjoining on neighboring property.

c) At least 10% of trees shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.

d) Any "protected trees" (as defined in SMC 19.94) approved for removal shall be replaced with a specimen tree of at least 36-inch box size.

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

f) Provide a fifteen-foot deep band of decorative paving for the width of the private street immediately behind the public sidewalk Decorative paving design shall be submitted to the Director of Community Development for review and approval.

g) Landscape plans shall be developed to minimize obstruction of corner and driveway vision triangles. For landscaping located in or near vision triangles, particularly at the corner of Fremont Avenue and Cordilleras Avenue, species and locations shall be carefully selected to reduce the potential for foliage intruding in the triangles.

h) The design of each perimeter wall/fence for the development shall be similar in appearance and construction material. Final design is subject to review and approval by the Director of Community Development prior to issuance of a building permit.

i) Backflow devices and other appurtenances are to include screening and covers as approved by the Director of Community

Development. This includes all devices (irrigation, DCDA, etc.) located in the front or side yard landscape areas. Covers shall consist of black metal mesh with rounded tops ("mailbox style") per City standard details. [COA] [PLANNING]

BP-10. PRE-APPROVED WATER EFFICIENT LANDSCAPE PLANS:
The developer shall submit a minimum of one rear yard landscape plan for each lot configuration for review and approval by the Community Development Department. These plans will be subject to review through the Miscellaneous Plan Permit process to ensure they meet the City's Water Efficient Landscaping requirements. These plans shall be available for purchase by the future homeowners. [PLANNING] [COA]

BP-11. PRIVATE INSTALLATION OF LANDSCAPING:
Future homeowners who choose to install rear yard landscaping privately (private landscape company or self-installed) shall submit a Miscellaneous Plan Permit for review and approval of proposed landscape plans to ensure they meet the City's Water Efficient Landscaping requirements. The Miscellaneous Plan Permit must be approved prior to installation of landscaping. [PLANNING] [SDR]

BP-12. TREE PROTECTION PLAN:
Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).

b) All existing (non-orchard) trees shall be indicated on the plans, showing size and varieties, and clearly specify which are to be retained, removed, or relocated.

c) Provide fencing around the drip line of trees that are to be retained and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.

d) Establish protection measures for all trees to be relocated, including methods of excavation, storage, transport, and replanting to ensure trees are not damaged during relocation efforts.

e) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and

approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-13. STORMWATER MANAGEMENT PLAN:
Submit two copies of a Stormwater Management Plan subject to review and approval by the Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

BP-14. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:
Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]

BP-15. BEST MANAGEMENT PRACTICES - STORMWATER:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
c) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
    i) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
    ii) Swimming pool water, spa/hot tub, water feature and fountain discharges, if discharge to on-site vegetated areas is not a feasible option.
    iii) Fire sprinkler test water, if discharge to on-site vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-16. STORMWATER BMP MAINTENANCE MANUAL:
Prepare a maintenance manual for structural and treatment control best management practices related to stormwater to guide ongoing maintenance efforts of these areas. The manual shall be subject to review and approval by the Director of Community Development prior to issuance of building permit and shall be provided to the Homeowners Association and individual homebuyers at the time of purchase. [COA] [PLANNING]

BP-17. CITY STREET TREES:
The landscape plan shall include street trees and shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]

BP-18. EXTERIOR LIGHTING PLAN:
Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs and pole heights, for review and approval by the Director of Community Development. Driveway and private street lights shall include the following:

a) Sodium vapor (or illumination with an equivalent energy savings).
b) Pole heights to be uniform and compatible with the area, including the adjacent residential uses.
c) Provide photocells for on/off control of all security and area lights.
d) All exterior security lights shall be equipped with vandal resistant covers.
e) Wall packs shall not extend above the roof of the building.
f) Lights shall have shields to prevent glare onto adjacent residential properties. [COA] [PLANNING]

BP-19. PHOTOMETRIC PLAN:
Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements. [COA] [PLANNING]

BP-20. LIGHTING SPACING:
Install lights at a minimum of 50 feet intervals along all private streets. [COA] [PLANNING]

BP-21. GREEN BUILDING:
The plans submitted for building permits shall demonstrate the project achieves a minimum of 110 points on the Green Point Rated checklist (to enable lot coverage up to 5% over maximum). Project

plans shall be accompanied with a letter from the project's Green Point Rater/LEED AP verifying the project is designed to achieve the required points. [COA] [PLANNING/BUILDING]

BP-22. NOISE REDUCTION:
Final construction drawings shall incorporate all noise mitigation measures as set forth under "Mitigation Measures" in the approved environmental document (Mitigated Negative Declaration) and all building permit plans shall be wet-stamped and signed by the project noise consultant. [COA] [PLANNING]

Mitigation Measure

WHAT: To reduce interior and exterior noise levels for the project, the following mitigation measures are required:

1. All door and window assemblies used in the homes on lots 4-8 and 15-18 shall be STC-rated with the ratings specified in the Project Noise Study (prepared by Charles M. Salter Associates and dated 10/05/12). For lots 4-5, 8, and 15-18, a rating of STC 28 is required. For lot 6 and 7, ratings ranging from STC 28 to STC 32 are required for various areas of the buildings; see the Figure 1 of the Project Noise Study for details.

2. A six-foot tall noise barrier shall be installed along the rear property lines of the homes on lots 15-18 as well as along a portion of the rear property line of lot 14 (along the western boundary of the project site) as shown in Figure 1 of the Project Noise Study. This barrier shall consist of a wood fence with no cracks or gaps and a minimum surface density of three pounds per square foot.

3. A seven-foot tall noise barrier shall be installed along two portions of the Fremont Avenue street frontage adjacent to lots 5, 6, and 18 as shown in Figure 1 of the Project Noise Study. This barrier shall consist of a wood fence with no cracks or gaps and a minimum surface density of three pounds per square foot.

WHEN: These mitigation measures shall be incorporated into the construction plans. All mitigation measures must be installed prior to building permit final.

WHO: The property owner (developer) will be solely responsible for implementation and maintenance of these mitigation measures.

HOW: These mitigation measures shall be incorporated into the project construction plans.

BP-23. MECHANICAL VENTILATION:
Mechanical ventilation shall be provided for all homes requiring interior noise mitigation measures (Lots 4-5, 6-8, and 15-18) to allow windows to be kept closed. [COA] [PLANNING]

BP-24. CONSTRUCTION MANAGEMENT PLAN:
The project applicant shall implement a Construction Management Plan (CMP) to minimize impacts of construction on surrounding residential uses to the extent possible. The CMP shall be subject to review and approval by the Director of Community Development prior to issuance of a demolition permit, grading permit, or building permit. The CMP shall identify measures to minimize the impacts of construction including the following:

1. Measures to control noise by limiting construction hours to those allowed by the SMC, avoiding sensitive early morning and evening hours, notifying residents prior to major construction activities, and appropriately scheduling use of noise-generating equipment.
2. Use 'quiet' models of air compressors and other stationary noise sources where such technology exists.
3. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
4. Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or other noise-sensitive land uses.
5. Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses.
6. Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible. Obtain approval of proposed construction vehicle truck routes from the Department of Public Works.
7. Manage construction parking so that neighbors are not impacted by construction vehicles. When the site permits, all construction parking shall be on-site and not on the public streets.
8. Prohibit unnecessary idling of internal combustion engine-driven equipment and vehicles.
9. Notify all adjacent business, residents, and noise-sensitive land uses of the construction schedule in writing. Notify nearby residences of significant upcoming construction activities at appropriate stages in the project using mailing or door hangers.

10. Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
11. Cover all hauling trucks or maintain at least two feet of freeboard.
12. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
13. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more).
14. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
15. Limit traffic speeds on the construction site to 15 mph.
16. Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
17. Install windbreaks or fences along adjacent residential properties.
18. Maintain access to existing pedestrian walkways, bicycle lanes, and accessible pathways during construction to the extent feasible.
18. Designate a construction coordinator who will be responsible for responding to any complaints about construction noise or other impacts. The coordinator will determine the cause of complaints (e.g., starting too early, bad muffler, dust not appropriately controlled, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the construction coordinator at the construction site and include it in the notices sent to neighbors regarding construction schedules. The construction coordinator shall be authorized to address and accommodate special circumstances (such as adjacent homeowners who are home-bound or have medical conditions).

[COA] [PLANNING]

BP-25. FIRE PREVENTION REQUIREMENTS:
The following requirements and upgrades are required and are subject to review and approval by the Department of Public Safety:

a) As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, California Fire Code, Title 19 California Code of Regulations, and California Residential Code.

b) The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety (508 CFC).

c) A private on-site fire hydrant is required along the private street; the location of the hydrant is subject to approval by the Department of Public Safety. Hydrants shall be Clow 75 (508 CFC). The property owners and/or Homeowners Association shall be responsible for all future maintenance and testing of private fire hydrants.

d) A fully automatic fire sprinkler system is required for the new homes. The fire sprinkler systems shall be in accordance with NFPA 13 and CFC (16.52.270 SMC & Section 903 CFC).

e) Install approved smoke detectors and carbon monoxide detectors in accordance with the Sunnyvale Municipal Code section 16.52.280.

f) Provide required number of approved fire extinguishers (minimum size of 2A10BC)(CCR Title 19: 568).

g) Approved emergency responder radio coverage is required throughout the project. Radio retransmission equipment may be required in areas lacking sufficient coverage. (Refer to SMC 16.52.203, Emergency Responder radio coverage, and CFC Appendix J for details.)

h) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems (Chapter 14 CFC).

i) Provide a written construction Fire Protection Plan (Section 1408 CFC)(Refer to Unidocs.org, Fire Prevention documents).

j) Provide an electronic version of plans to assist with Fire Department "Pre-Fire Survey" maps.

[COA] [PUBLIC SAFETY/FIRE PROTECTION]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. HYDRAULIC CALCULATIONS:
Provide hydraulic calculations to correctly size the master water meter. [COA] [PUBLIC WORKS]

EP-2. DOUBLE-CHECK DETECTOR ASSEMBLY REMOVAL:
Remove the existing below ground fire double-check detector assembly. [COA] [PUBLIC WORKS]

EP-3. OFF-SITE IMPROVEMENTS ESTIMATE:
Provide an engineer's estimate for all off-site public improvements. [COA] [PUBLIC WORKS]

EP-4. SIGNING AND STRIPING PLAN:
Submit a signing and striping plan (showing existing and proposed) with the off-site improvement plans for review and approval. The developer is responsible to replace any damaged traffic control devices caused by the project. New pavement markings must be installed in thermo plastic and follow the provisions of the 2012 CA MUTCD. [COA] [PUBLIC WORKS]

EP-5. TRAFFIC CONTROL PLAN:
Submit a traffic control plan with the off-site improvement plans for review and approval. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

EP-6. UTILITY MODIFICATIONS:
The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the park strip area, caused by the development. (SMC 18.20.250) [SDR] [PUBLIC WORKS]

EP-7. PUBLIC IMPROVEMENTS REQUIRED:
The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signs, striping, street lights, etc. prior to occupancy as required by the Director of Public Works. This includes extension of the existing city water line from Fremont Avenue to serve the project's Cordilleras Avenue frontage. [SDR] [PUBLIC WORKS]

EP-8. PUBLIC IMPROVEMENTS STANDARDS:
All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works. (SMC 18.12) [SDR] [PUBLIC WORKS]

EP-9. IMPROVEMENT PLANS:
All public improvement plans shall be submitted to and be approved by the Department of Public Works. (SMC 13.08.60) [COA] [PUBLIC WORKS]

EP-10. UPGRADE OF PUBLIC IMPROVEMENTS:
Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works. [COA] [PUBLIC WORKS]

EP-11. UTILITY EASEMENTS:
All utility companies shall be contacted to establish appropriate easements to provide services to each lot. [COA] [PUBLIC WORKS]

EP-12. UTILITY CONFLICTS:
The developer/owner is responsible for research on private utility lines (PG & E, telephone, cable, irrigation, etc.) to ensure there are no conflicts with the project. [COA] [PUBLIC WORKS]

EP-13. ABANDONMENT OF UTILITIES:
All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City. [COA] [PUBLIC WORKS]

EP-14. NO TREES NEAR LATERALS:
No trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line. [COA] [PUBLIC WORKS]

EP-15. DRAINAGE PATTERN – NO IMPACT:
This project shall not cause any negative impact on the drainage pattern for adjacent properties. (SMC 18.12.110 (e)) [SDR] [PUBLIC WORKS]

EP-16. DRAINAGE AND EROSION CONTROL:
Adequate drainage/erosion control shall be provided at all times during each phase of the development per the Stormwater Management Plan (SWMP), Stormwater Pollution Prevention Plan (SWPPP), and BMP's. [COA] [PUBLIC WORKS]

EP-17. PRIVATE OWNERSHIP OF ON-SITE SYSTEMS:
All proposed on-site drainage and sanitary sewer systems shall be privately owned and maintained. The fire and domestic water systems shall be privately owned and maintained beyond the meter. (SMC 12.24.080(c)) [SDR] [PUBLIC WORKS]

EP-18. REMOVE AND REPLACE DRIVEWAYS:
Remove existing driveway approaches and install new driveway approaches along Cordilleras Avenue to comply with ADA requirements as per city standard detail 5C-5. [COA] [PUBLIC WORKS]

EP-19. RIGHT-OF-WAY IMPROVEMENTS – CORDILLERAS AVENUE:
Confirm, along Cordilleras Avenue, if the width from the existing face of curb to the existing property line is 10.5' or 11'. If the width is 10.5', provide and show a 5' parkstrip and 5' sidewalk with a 6" curb. If the width is 11', provide and show a 5' parkstrip, a 5' sidewalk, a 6" curb, and 6" between the back of the walk and the property line. Install city street trees (minimum 24" box or 15 gallon size) at 35' spacing. Tree species to be provided by the City Arborist. [COA] [PUBLIC WORKS]

EP-20. CURB AND GUTTER – CORDILLERAS AVENUE:
Retain the existing city standard curb and gutter along Cordilleras Avenue; do not replace with a rolled curb. [COA] [PUBLIC WORKS]

EP-21. RIGHT-OF-WAY IMPROVEMENTS – FREMONT AVENUE:
Install an 8' monolithic sidewalk along the Fremont Avenue frontage with city tree wells at the back of the sidewalk at approximately 35' spacing. Install city street trees in a minimum 24" box or 15 gallon size. Tree species to be provided by the City Arborist. [COA] [PUBLIC WORKS]

EP-22. CURB RAMP:
Install a full city standard curb ramp (13C-4) at the corner of Fremont and Cordilleras Avenues. [COA] [PUBLIC WORKS]

EP-23. STREET LIGHTING PLAN:
Provide a separate street lighting plan as part of the improvement plans. Remove and replace street light conduits and conductors along the property frontage. New conduits, pullboxes, LED fixtures and conductors are required. Provide a table showing the loading analysis including the identified size of the new conduits. [COA] [PUBLIC WORKS]

EP-24. STREET LIGHTING UPGRADE:
Upgrade the 2 existing street light luminaires along the project's Cordilleras Avenue frontage to LED luminaires. [COA] [PUBLIC WORKS]

EP-25. SUBDIVISION AGREEMENT:
The developer shall execute a Subdivision Agreement and post surety bonds and/or cash deposits for all proposed public and/or private improvements prior to any permit issuance. [COA] [PUBLIC WORKS]

EP-26. DEVELOPMENT FEES:
The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance. (SMC 18.16) [SDR] [PUBLIC WORKS]

TM: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP.

TM-1. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):
Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney. Four (4) sets of the CC&Rs including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:

a) Membership in and support of an association controlling and maintaining the common facilities shall be mandatory for all property owners within the development whose lots share access to the common facilities (Lots 6-18).

b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.

c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to individual owners or an owners association, following sale of at least 75% of the units, whichever comes first.

d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #2012-7531, and associated map shall be incorporated into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.

e) All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.

f) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.

g) The CC&Rs shall contain the following provisions:

   i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.

   ii) The owners association shall maintain in perpetuity the stormwater management areas located on individual lots along the private street and along the project's Fremont Avenue street frontage.

   iii) The owners association shall maintain in perpetuity and regularly test all private on-site fire hydrants per Department of Public Safety standards.

   iv) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.

h) The CC&Rs shall contain the following language:

   i) "Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.

   v) It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.

vi) It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.

vii) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.

viii) No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.

ix) Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property." [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

TM-2. HOA CREATION:
The developer/Owner shall create a Homeowners Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of Community Development prior to approval of the Final Map. The Conditions of Approval shall be attached as an exhibit to the CC&Rs created for this subdivision. [COA] [PLANNING]

TM-3. HOA TRANSFER:
At the time the Homeowners Association is transferred from the developer to the individual property owners (typically at election of board members or officers), the developer shall schedule a meeting between the board members or officers, the City of Sunnyvale and the developer to review the Conditions of Approval of the development and other applicable City requirements. [COA] [PLANNING]

TM-4. DEVELOPER MAINTENANCE OF LOTS EXCLUDED FROM HOA:
For Lots 1-5 which are not proposed to be included in a Homeowners Association, the developer shall maintain all private utilities and landscaping for each lot until the improvements on the lot are transferred to individual owners. [COA] [PLANNING]

TM-5. BMP MAINTENANCE FOR LOTS EXCLUDED FROM HOA:
For Lots 1-5, prior to Final map the developer shall establish an appropriate means of sharing among property owners the responsibility of ongoing stormwater treatment facility maintenance. Facilities to be maintained include the bioretention area located on Lot 5 and the trench drains, inlets, and pipes located on all five lots feeding the bioretention area. Options include a shared maintenance agreement between the owners, a separate Homeowners Association for these five lots, or membership in the Homeowners Association for the development as a whole. The proposed means for sharing maintenance responsibility shall be subject to review and approval by the City [COA] [PLANNING/PUBLIC WORKS]

TM-6. BMP MAINTENANCE – NOTICE OF PROJECT RESTRICTIONS:
For Lots 1-5 which will not be included in a Homeowners Association, the project applicant shall record a Notice of Project Restrictions for each lot in the official records of the County of Santa Clara concurrent with recordation of the Final Map, and provide proof of such recordation to the City. The Notice of Project Restrictions shall establish the individual property owners' responsibility for ongoing maintenance of all structural or treatment control best management practices related to stormwater, and shall be reviewed and approved by the City Attorney prior to recordation. The Notice of Project Restrictions shall provide a description of the subject properties, shall identify the related Planning Application number and any accompanying subdivision map, including book and page and recorded document number, if any, and be signed and notarized by the property owner of record. [COA] [PLANNING]

TM-7. BMP MAINTENANCE – MAP NOTATION:
The Final Map shall include a notation referencing the Notices of Project Restrictions for Lots 1-5 related to stormwater BMP maintenance. [COA] [PLANNING]

TM-8. BMP MAINTENANCE MANUAL:
The maintenance manual for structural and treatment control best management practices related to stormwater shall be provided to the Homeowners Association and individual homebuyers at the time of purchase. [COA] [PLANNING]

TM-9. COMMON LOT - STREET NAMING:
The common lot shall be assigned a private street name to be selected by the Director of Community Development in accordance with the City's official Street Name System prior to Final Map. [COA] [PLANNING]

TM-10. RESERVATION/ABANDONMENT OF EASEMENTS:
Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to occupancy. (SMC 18.16.010 (c), Subdivision Map Act §66475 and §66499.20-1/2 for public easements. Quitclaim Deed is required for abandonment of private easements). No permanent structures are allowed within any of the easement limits. [SDR] [PUBLIC WORKS]

PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PF-1. LANDSCAPING AND IRRIGATION:
All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (RECORDATION):
The Developer/Owner shall submit a copy of the recorded CC&Rs and a letter from the Developer/Owner either indicating that the recorded CC&Rs are in conformance with the approved draft CC&Rs or summary of changes shall be provided to the Director of Community Development prior to release if utilities or certificate of occupancy. [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

PF-3. HOA ESTABLISHMENT:
The developer shall submit to the Planning Division the names, addresses and telephone numbers of the officers of the Homeowners Association, architectural review committee or similar committee, at the time the organization is granted autonomy. Until such information is supplied, the developer shall remain a Responsible Person for purposes of maintaining all common property. The chairperson, secretary or principal officer of any committee or association shall notify the City of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING]

PF-4. BMP MAINTENANCE – NOTICE OF PROJECT RESTRICTIONS (RECORDATION):
The Developer/Owner shall submit a copy of the recorded Notices of Project Restrictions for Lots 1-5 related to stormwater BMP maintenance prior to release of utilities or certificate of occupancy. [COA] [PLANNING]

PF-5. DISCLOSURE:
The owner/subdivider shall provide full written disclosure of all stormwater treatment areas and maintenance requirements, as well as all public/private easements, to homebuyers within the project. [COA] [PLANNING]

PF-6. NOISE REDUCTION VERIFICATION (MITIGATION MEASURE):
Acoustical tests shall demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA or less is met on the finished units, and that an exterior Ldn scale of 61 dBA or less in rear yards is met in the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units. [COA] [PLANNING] **Mitigation Measure**

PF-7. BMR COMPLETION 60 ADVANCE DAY NOTICE:
The Developer/Owner must provide a written "Notice of Intent to Sell" to the Affordable Housing Manager for each BMR unit(s) to be provided in the development sixty days (60) prior to the request for a certificate of occupancy or receipt of a DRE report for the unit, whichever is later. Upon receipt of this Notice, the Housing Division will inform the developer of the current maximum BMR sales price applicable to the unit, based on number of bedrooms, as published in the Administrative Procedures and updated annually. The developer must also request and pass a site inspection by the Affordable Housing Manager to verify that the BMR units have been completed in compliance with the BMR Development Agreement. [COA] [HOUSING]

PF-8. GREEN BUILDING:
Prior to occupancy/final inspection, provide a letter from the project's Green Point Rater/LEED AP verifying the project's actual construction achieves the required 110 points on the Green Point Rated checklist. [COA] [PLANNING/BUILDING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:
All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

DC-3. CONSTRUCTION MANAGEMENT PLAN:
All best management practices identified in the approved construction management plan shall be maintained for the duration of the project's construction including the demolition, grading, construction, finishing, and landscaping installation phases. [COA] [PLANNING]

AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. LANDSCAPE MAINTENANCE:
All landscaping shall be installed in accordance with the approved landscape plans and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

AT-2. OFF-STREET PARKING:
Off-street parking for both residents and guests shall be maintained at all times in accordance with approved plans. [COA] [PLANNING]

AT-3. HOA REVIEW AND APPROVAL:
In common interest developments, any future applications to the City for physical modifications on commonly owned property shall require consent of the board of directors of the Homeowners Association, architectural review committee or similar committee; applications for physical modifications on privately owned property shall require the individual property owner's signature. Individual property owners submitting an application for physical modifications on private property shall comply with any approval processes outlined as such in

the conditions, covenants & restrictions (CC&Rs) of their respective development. [COA] [PLANNING]

AT-4. HOA RESPONSIBILITIES:
The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the Neighborhood and Community Resources Division of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING DIVISION/NEIGHBORHOOD AND COMMUNITY RESOURCES DIVISION]

AT-5. BMP MAINTENANCE:
The project applicant, owner(s), landlord(s), or HOA, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans:

a) Lots 1-5: After transfer of improvements from the developer, the individual property owners shall maintain in perpetuity the stormwater management facilities located on their individual lots (along the project's Cordilleras Avenue street frontage).

b) Lots 6-18: After transfer of improvements from the developer, the Homeowners Association shall maintain in perpetuity the stormwater management facilities located on individual lots along the private street and along the project's Fremont Avenue street frontage.

[SDR] [PLANNING]

AT-6. BMP RIGHT OF ENTRY:
The project applicant, owner, landlord, or HOA, shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan. [SDR] [PLANNING]

AT-7. PARKSTRIP MAINTENANCE:
The Homeowners Association shall maintain parkstrip landscaping in perpetuity along Fremont Avenue fronting the project site. The individual homeowners on Lots 1-5 shall maintain parkstrip landscaping in perpetuity along Cordilleras Avenue fronting the project site; each homeowner shall maintain the landscaping area in front of his/her property. (SMC 13.08.370 and 13.08.380) [SDR] [PUBLIC WORKS]

AT-8. NO MODIFICATION OF DRAINAGE FACILITIES:
Homeowners are prohibited from modifying drainage facilities and/or flow patterns of their lots without first obtaining permission from the City. [COA] [PUBLIC WORKS]

PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2012-7531
No. 12-14

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE:

Application for a **Rezone**, **Tentative Map** and **Special Development Permit** filed by **Classic Communities, Inc.**

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #:	**2012-7531**
Location:	**636 West Fremont Ave.** (APNs: 323-07-041 & 323-07-042)
Proposed Project:	**REZONE** a 2.3-acre site from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; **TENTATIVE MAP** to subdivide one lot into 18 single-family lots and one common lot; and **SPECIAL DEVELOPMENT PERMIT** to allow development of 18 new single-family homes.
Applicant / Owner:	Classic Communities, Inc. / District Advisory Board Northern California
Environmental Review:	Mitigated Negative Declaration
Staff Contact:	Mariya Hodge, 408-730-7659, mhodge@ci.sunnyvale.ca.us

WHERE TO VIEW THIS DOCUMENT:

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, December 4, 2012**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, November 12, 2012 at 8:00 p.m. and **Tuesday, December 4, 2012** at 7:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

File#: 594 10/19/2012

(No) listed toxic sites are present at the project location.

Circulated On October 19, 2012

Signed: _____
Andrew Miner, Principal Planner

Project Title	Rezone, Vesting Tentative Map, and Special Development Permit #2012-7531
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Mariya Hodge, Associate Planner
Phone Number	408-730-7659
Project Location	636 West Fremont Avenue Sunnyvale, CA 94087 (APNs: 323-07-041 and 323-07-042)
Applicant's Name	City of Sunnyvale
Project Address	636 West Fremont Avenue Sunnyvale, CA 94087 (APNs: 323-07-041 and 323-07-042)
Zoning	0.4 acres R-1 (Low Density Residential) 1.9 acres R-2/PD (Low-Medium Density Residential/Planned Development)
General Plan	0.4 acres RLO (Residential Low Density) 1.9 acres RLM (Residential Low-Medium Density)
Other Public Agencies whose approval is required	None

Brief Description of the Project: The proposed project involves demolition an existing 14,000 square foot church building and construction of 18 new single-family residences. The project includes a Vesting Tentative Map to subdivide one existing parcel into 18 individual lots and one common lot. The project also includes a requested amendment to the City's precise zoning plan ("Rezone") to change the site's zoning from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning with zoning district boundaries to follow the proposed new lot lines. The project will result in an average of approximately 42.4% Floor Area Ratio (FAR) and an average of approximately 37.8% Lot Coverage for the project area as a whole.

DETAILED PROJECT DESCRIPTION:

On-site Development: The proposed project involves demolition of the existing church building, grading and site preparation, and construction of 18 new single-family residences. Five of the proposed residences will be two-story homes, while the remaining 12 homes will be single-story. The project includes construction of a new private street on the site taking access from Fremont

Avenue and serving 13 of the proposed homes. The remaining five homes will take access directly from Cordilleras Avenue. Most of the existing mature trees located on the project site will be removed during demolition due to location conflicts with proposed structures. One existing on-site tree is proposed to be retained in place, and one existing on-site tree is proposed to be relocated elsewhere on the site.

Off-site Improvements: The site has three existing driveways and curb cuts along Cordilleras Avenue which will be removed. Five new driveway curb cuts will be installed along Cordilleras Avenue for the new individual residential lots fronting on that street. A new curb cut will be installed along Fremont Avenue to serve the project's new private street. Existing curb, gutter, and sidewalk will be removed and replaced in a new configuration along both Fremont Avenue and Cordilleras Avenue. Five existing street trees will be removed and replaced, and one existing street tree will be removed and relocated. Extension of an existing water line to serve the portion of the project along Cordilleras Avenue will be required. No other off-site improvements are proposed.

Construction Activities and Schedule: Construction is expected to commence in August 2013. The overall construction process is expected to last from 12 to 15 months. The approximate duration of specific construction activities is estimated below.

Demolition – 1 month
Site Improvements – 3 months (includes utilities, grading, curb, gutter, sidewalk, and paving)
Structure construction – 9 months

Construction of the project will not involve pile driving or other extremely high noise-generating activities, with the exception of demolition activities such as jack hammering which will occur only during the brief demolition phase.

Surrounding Uses and Setting: The project site is located on the corner of Fremont Avenue and Cordilleras Avenue within an existing single-family residential area. The site is currently developed with a 14,000 square foot building located near the corner of Fremont and Cordilleras which is used by the Sunnyvale Church of the Nazarene. The remainder of the site consists of surface parking and open landscaped area. Surrounding uses to the east, west, and south are single-family homes. Surrounding uses to the north include single-family homes, a church, and a child care center. Other uses in the vicinity include Fremont High School located approximately 300 feet from the project site, a U.S. Post Office approximately 1/4 mile from the project site, and two neighborhood-serving commercial shopping centers located approximately 1/3 mile from the project site.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
6. Earlier Analysis Used. Identify and state where they are available for review.
7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
8. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agricultural Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology/Soils
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Utilities/Service Systems
- ☐ Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐ Yes	☒ No
Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	☐ Yes	☒ No
Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐ Yes	☒ No

DETERMINATION:
On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Checklist preparer: Mariya Hodge

Date: 10/17/2012
(Revised Project Description)

Title: Associate Planner

City of Sunnyvale

Signature:

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Planning					
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	☐	☐	☐	☒	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan generalplan.InSunnyvale.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	☐	☐	☒	☐	Sunnyvale General Plan Map, Community Character and Land Use Chapters of the Sunnyvale General Plan
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	☐	☐	☒	☐	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	Housing Sub-Element, Land Use and Transportation Chapter of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	Housing Sub-Element www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	☐	☐	☐	☒	Sunnyvale General Plan Map www.sunnyvaleplanning.com
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	Land Use and Transportation Chapter of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
9. Transportation and Traffic - Result in inadequate parking capacity?	☐	☐	☐	☒	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	Moffett Field Air Installations Compatible Use Zones (AICUZ), Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	Air Installations Compatible Use Zones (AICUZ) Study Map
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	☐	☒	☐	☐	Safety and Noise Chapter of the Sunnyvale General Plan, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off, Project Noise Study prepared by Charles M. Salter Associates and dated 10/05/12
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org Project Description
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org Project Description
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Project Arborist Report prepared by Barrie D. Coate and Associates and dated 05/16/2012
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	☐	☐	☐	☒	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory of Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒	Project description. Project archeological study and cultural resource survey.
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	☐	☐	☒	☐	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. See discussion for information about school impacts.
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	☐	☐	☐	☒	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Letter from ENVIRON dated 09/04/12
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	BAAQMD CEQA Guidelines AB 32 Letter from ENVIRON dated 09/04/12
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒	BAAQMD CEQA Guidelines AB 32 Letter from ENVIRON dated 09/04/12
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	☐	☐	☐	☒	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element Letter from ENVIRON dated 09/04/12
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Letter from ENVIRON dated 09/04/12
30. Air Quality -Expose sensitive receptors to substantial pollutant	☐	☐	☐	☒	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
concentrations?					www.sunnyvaleplanning.com Letter from ENVIRON dated 09/04/12
31. Seismic Safety -Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if "Less Than Significant" with or without mitigation:

#2. Aesthetics (Less than Significant): The proposed project will locate single-story homes along the site perimeter and locate the two-story homes within the interior of the project in order to minimize the visual impacts on surrounding single-story residential neighbors. The proposed architectural design and materials are of high quality. While the design and layout of the proposed homes is not anticipated to have a significant detrimental aesthetic impact, the project noise consultant has indicated that a nine-foot tall fence or wall along the Fremont Avenue street frontage would be needed to reduce noise exposure for the lots abutting Fremont Avenue to the "normally acceptable" level identified in the Safety and Noise chapter of the City's General Plan (Project Noise Study prepared by Charles M. Salter Associates and dated 10/05/12). A nine-foot fence or wall along the street would be out of character with the pattern of fencing common in the surrounding neighborhood and other single-family residential areas of the City, and would result in a negative aesthetic impact. This impact would be reduced by constructing perimeter fences of wood materials and limiting fence height to seven feet. See below for additional discussion of noise impacts and related mitigation measures.

#4. Population and Housing (Less than Significant): The proposed project will replace an existing church with 18 new single-family residences. While this provides additional housing stock and could result in additional population in the City, the expected impact on population from a small number of low-density units is expected to be minimal. In addition, the project site is currently zoned for a mix of low and low-medium density residential development, and the project proposes rezoning a portion of the site resulting in lower density. The proposed project includes fewer new units than are permitted by the existing Zoning and General Plan designations. As a result, the project will not induce a population increase exceeding that which is contemplated in the adopted General Plan.

#8. Land Use Planning Conflict (Less than Significant): The existing site has a mix of R-1 and R-2/PD Zoning, which permits a maximum residential density of 12 dwelling units per acre (du/ac). The site also has a split General Plan designation with a mix of RLO (maximum of 7 du/ac) and RLM (maximum of 14 du/ac). The project proposes rezoning the site to a mix of R-0/PD (permitting a maximum density of 7 dwelling units per acre) and R-2/PD. The City is able to make the required findings to allow the requested reduction in permitted density, as the remaining sites identified in the adopted Housing Element of the General Plan are sufficient to accommodate the City's share of the Regional Housing Needs Allocation (RHNA). With the proposed Rezone, the project's density will be consistent with the site's Zoning designations and will be within the maximum density permitted by the existing General Plan designation.

#14. Noise (Less than Significant With Mitigation): The proposed project is not expected to generate significant noise. However, residents of the project site may be affected by existing noise in the surrounding area generated primarily by adjacent roadways. The Safety and Noise chapter of the City's General Plan establishes that for residential uses, the "normally acceptable" exterior noise level is 60 dBA LDN or less. Higher levels of exterior noise up to 75 dBA LDN are deemed "conditionally acceptable;" the General Plan notes that in these cases mitigation measures should be developed to attempt to reduce noise in back yards and other outdoor recreation area to a level of 60 dBA. Exterior noise levels over 75 dBA LDN are deemed "unacceptable" for residential uses. Interior noise levels cannot exceed 45 dBA with windows and doors closed. The Project Noise Study (prepared by Charles M. Salter Associates and dated 10/05/12) states that exterior noise levels along the site's Fremont Avenue frontage were measured at 69 dB ("conditionally acceptable") while exterior noise levels along the Cordilleras Avenue frontage were measured at 57 dB ("normally acceptable"). As a result, the lots on the northern half of the project site (lots 4-8 and 15-18 on the project site plans) would be exposed to higher levels of noise in exterior and interior areas. To reduce noise in interior areas to acceptable levels (45 dBA or less), the Project Noise Study indicates that STC-rated door and window assemblies should be used for the homes on lots 4-8 and 15-18. The Project Noise Study also concludes that a nine-foot tall fence or wall along the Fremont Avenue street frontage and a six-foot tall fence or wall along the rear yards of the homes on lots 15-18 would be needed to reduce noise exposure in rear yards of these lots to 60 dB or less. However, as noted in the discussion of aesthetic impacts above, a nine-foot fence or wall along Fremont Avenue is not a desirable project feature. It would be out of character with the pattern of fencing common in the surrounding neighborhood and other single-family residential areas of the City, and would result in a negative aesthetic impact. This impact would be reduced by constructing perimeter fences of wood materials and limiting fence height to seven feet. The Project Noise Study concludes that if a seven-foot wood fence is used along Fremont Avenue, the expected exterior noise in rear yards would be 61 dBA or less. This is a minimal increase over the "normally acceptable" levels and would affect only the properties closest to Fremont Avenue. The City finds this to be an acceptable level of mitigation for exterior noise. The required mitigation measures are set forth below.

WHAT:
To reduce interior and exterior noise levels for the project, the following mitigation measures are required:

1. All door and window assemblies used in the homes on lots 4-8 and 15-18 shall be STC-rated with the ratings specified in the Project Noise Study (prepared by Charles M. Salter Associates and dated 10/05/12). For lots 4-5, 8, and 15-18, a rating of STC 28 is required. For lot 6 and 7, ratings ranging from STC 28 to STC 32 are required for various areas of the buildings; see the Figure 1 of the Project Noise Study for details.

2. A six-foot tall noise barrier shall be installed along the rear property lines of the homes on lots 15-18 as well as along a portion of the rear property line of lot 14 (along the western boundary of the project site) as shown in Figure 1 of the Project Noise Study. This barrier shall consist of a wood fence with no cracks or gaps and a minimum surface density of three pounds per square foot.

3. A seven-foot tall noise barrier shall be installed along two portions of the Fremont Avenue street frontage adjacent to lots 5, 6, and 18 as shown in Figure 1 of the Project Noise Study. This barrier shall consist of a wood fence with no cracks or gaps and a minimum surface density of three pounds per square foot.

WHEN:
These mitigation measures shall be converted into conditions of approval for the Special Development Permit prior to its final approval. The conditions will become valid when the Special Development Permit is approved. Conditions will be applicable during the construction of the project.

WHO:
The property owner will be solely responsible for implementation and maintenance of these mitigation measures.

HOW:
The conditions of approval will require these mitigation measures to be incorporated into the project construction plans.

#20. Biological Resources (Less than Significant): The proposed project includes the removal and replacement of 23 existing on-site trees and the relocation of one existing on-site tree due to conflicts with proposed structures. Five of the on-site trees to be removed are "protected" trees as defined by Sunnyvale's Tree Preservation Ordinance. Necessity of removal for proposed construction is one of the findings under which the City can permit the removal of protected trees; therefore the project is consistent with the City's Tree Preservation Ordinance. The proposed project also includes the removal and replacement of five existing street trees and the relocation of one existing street tree to allow installation of a new sidewalk configuration. Street trees are not subject to the Tree Preservation Ordinance.

#24. Public Services - Schools (Less than Significant): The project site is located in the Cupertino Union Elementary School District and the Fremont Union High School District. In both districts, all new residential developments are required to fully offset their anticipated impact on demand for schools by paying a school impact fee as set by the districts. The City requires evidence of school impact fee payment prior to issuance of building permits. In addition, the project proposes to rezone a portion of the site for lower-density development. As a result of the reduced density, the project is expected to have less of an impact on schools than would be expected under the existing Zoning.

Responsible Division: Planning Division | Completed by: Mariya Hodge | Date: 10/17/2012
(Revised Project Description)

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Transportation					
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	☐	☐	☐	☒	City's Land Use and Transportation Element, Santa Clara County Transportation Plan Congestion Management Program, Institute of Transportation Engineers (ITE) Trip Generation Manual 8th Edition
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒	Santa Clara County Congestion Management Program and Technical Guidelines (for conducting TIA and LOS thresholds), Institute of Transportation Engineers (ITE) Trip Generation Manual 8th Edition
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	☐	☐	☐	☒	Sunnyvale General Plan including the Land Use and Transportation Element, Sunnyvale Zoning Map
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒	City and CA Standard Plans & Standard Specifications
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	☐	☐	☐	☒	Sunnyvale Bicycle Plan, VTA Bicycle Technical Guidelines, VTA Short Range Transit Plan

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	☐	☐	☐	☒	VTA Community Design and Transportation Manual
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	☐	☐	☐	☒	Sunnyvale Bicycle Plan, Pedestrian and Bicycle Opportunities Studies and associated capital projects
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	☐	☐	☐	☒	VTA Transit Operations Performance Report, VTA Short Range Transit Plan, and Valley Transportation Plan for 2035.

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Transportation and Traffic Division Completed by: Mariya Hodge Date: 10/11/2012

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Building					
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com, California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒	1995 ABAG Dam Inundation Map www.abag.ca.gov, California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	☐	☐	☐	☒	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

Further Discussion: The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

Responsible Division: Building Division Completed by: Mariya Hodge Date: 10/11/2012

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Engineering					
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	• Environmental Management Chapter of the Sunnyvale General Plan
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	• Environmental Management Chapter of the Sunnyvale General Plan
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	• Environmental Management Chapter of the Sunnyvale General Plan • Project draft Stormwater Management Plan
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐	• Environmental Management Chapter of the Sunnyvale General Plan
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒	• Environmental Management Chapter of the Sunnyvale General Plan
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	• Environmental Management Chapter of the Sunnyvale General Plan
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒	• Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit • Project draft Stormwater

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					Management Plan
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒	• Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	☐	☐	☐	☒	• Environmental Management Chapter of the Sunnyvale General Plan
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒	• RWQCB, Region 2 Municipal Regional Permit, • Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com • Project draft Stormwater Management Plan
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	☐	☐	☐	☒	• Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	☐	☐	☐	☒	Environmental Management Chapter of the Sunnyvale General Plan
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause	☐	☐	☐	☒	

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?					

Further Discussion if "Less Than Significant" with or without mitigation: None required.

#52. Utilities and Service Systems (Less than Significant): The existing church on the project site currently receives water service from the City of Sunnyvale via a water line located along Fremont Avenue. Neighboring homes to the east and south receive water service from the California Water Service via a water line located along Cordilleras Avenue. There is no existing water line on the west side of Cordilleras near the corner of Fremont Avenue. The City of Sunnyvale has agreed to serve this area of the project with a water line extension to be provided by the project. This extended water line will serve the proposed homes fronting on Cordilleras Avenue.

Responsible Division: Public Works Engineering Division Completed by: Mariya Hodge Date: 10/11/2012

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Public Safety					
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	☐	☐	☐	☒	California Building Code SMC Section 16.52 Fire Code

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Department of Public Safety Completed by: Mariya Hodge Date: 10/11/2012

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Public Safety – Hazardous Materials					
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒	Project description Project Phase I and II Site Assessment prepared by Tetra Tech
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☐	☒	Project description Project Phase I and II Site Assessment prepared by Tetra Tech
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	Sunnyvale Zoning Map Project description Project Phase I and II Site Assessment prepared by Tetra Tech
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	Hazardous Waste & Substances Sites List (State of California) Project Phase I and II Site Assessment prepared by Tetra Tech
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Department of Community Services Completed by: Mariya Hodge Date: 10/11/2012

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Community Services					
69. Public Services/Parks? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☐	☒	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion: All new residential developments are required per the Sunnyvale Municipal Code to offset their anticipated impact on demand for public parks by dedicating land for the provision of new parks or by paying an in-lieu fee for purchase of alternative sites by the City. As a result of these standard Code requirements, there is no anticipated impact on public parks.

Responsible Division: Department of Community Services Completed by: Mariya Hodge Date: 10/11/2012

ENVIRONMENTAL SOURCES

City of Sunnyvale General Plan:
Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.com

- Community Vision
- Land Use and Transportation
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

City of Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
  - Chapter 16.52 Fire Code
  - Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
  - Chapter 19.28 Downtown Specific Plan District
  - Chapter 19.29 Moffett Park Specific plan District
  - Chapter 19.39 Green Building Regulations
  - Chapter 19.42 Operating Standards
  - Chapter 19.54 Wireless Telecommunication Facilities
  - Chapter 19.81 Streamside Development Review
  - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Specific Plans:

- Downtown Specific Plan
- El Camino Real Precise Plan
- Lockheed Site Master Use Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan
- Arques Campus Specific Plan

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Use Permit Environmental Impact Report
- Tasman Corridor LRT Environmental Impact Study (supplemental)
- Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- Downtown Development Program Environmental Impact Report
- Caribbean-Moffett Park Environmental Impact Report
- Southern Pacific Corridor Plan Environmental Impact Report
- East Sunnyvale ITR General Plan Amendment EIR
- Palo Alto Medical Foundation Medical Clinic Project EIR
- Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- NASA Ames Development Plan Programmatic EIS
- Mary Avenue Overpass EIR
- Mathilda Avenue Bridge EIR

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- 2010 Noise Conditions Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- San Francisco Bay Region
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

ENVIRONMENTAL SOURCES

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf
- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior 's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places
- Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012)

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan

ENVIRONMENTAL SOURCES

- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- Standard Specifications and Details of the Department of Public Works
- Storm Drain Master Plan
- Sanitary Sewer Master Plan
- Water Master Plan
- Solid Waste Management Plan of Santa Clara County
- Geotechnical Investigation Reports
- Engineering Division Project Files
- Subdivision and Parcel Map Files

Miscellaneous Agency Plans:

- ABAG Projections 2010
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines

Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

Additional Project References:

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 09/05/12
- Project Noise Study prepared by Charles M. Salter Associates and dated 10/05/12
- Letter from ENVIRON dated 09/04/12 confirming no project-specific Air Quality Analysis is warranted
- Field Inspection
- Project Site Plan dated 09/05/12
- Project construction schedule
- Project Draft Storm Water Management Plan
- Project Tree Inventory
- Project Tree Preservation Plan
- Project Green Building Checklist
- Project LEED Checklist
- Project Phase I and II Site Assessment prepared by Tetra Tech and dated 05/24/12

Other

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	0.4 acres Residential Low Density and 1.9 acres Residential Low-Medium Density	Same	Residential Low Density and Residential Low-Medium Density
Zoning District	0.4 acres R-1 and 1.9 acres R-2/PD	1 acre R-0/PD and 1.3 acres R-2/PD	Pending approval of Rezone
Lot Size (s.f.)	100,306	R-0 lots: 6,154 to 6,913 (6,363 avg.); R-2 lots: 3,523 to 10,101 (4,647 avg.)	R-0: 6,000 min.; R-2: 8,000 min.* (3600 s.f. per dwelling unit)
Lot Width (ft.)	299	R-0 (corner): 70' R-0 (interior): 65' min., 65' 4" avg.; R-0 (cul-de-sac): 76' 4" min., 77' 8" avg.; R-2 (interior): 42' min., 47' avg.	R-0 (corner): 62 min.; R-0 (interior): 57 min.; R-0 (cul-de-sac): 45 min.; R-2 (interior): 76 min.*
Gross Floor Area (s.f.)	14,000	42,572	45,137 max. without PC review
Lot Coverage (%)	<14%	One-story homes: 37% to 47.3% (43.6% avg.); Two-story homes: 35.1% to 39.1% (38% avg.)	One-story homes: 45% max.** Two-story homes: 40% max.**
Floor Area Ratio (FAR)	14%	32.9% to 70.5% (42.4% avg.)	45% max. without PC review
No. of Units	0	18	25 max. per current zoning; 22 max. per requested zoning
Density (units/acre)	N/A	7.8	10.9 max. per current zoning; 9.6 max. per requested zoning
Meets 75% min?	N/A	Yes (per requested zoning)	19 min. per current zoning; 17 min per requested zoning

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Bedrooms/Unit	N/A	7 three-bedroom + 11 four-bedroom	---
Unit Sizes (s.f.)	N/A	1,606 to 2,258 excluding garages	---
Lockable Storage/Unit	N/A	Enclosed 2-car garages	300 cu. ft. min.
No. of Buildings On-Site	0	18	---
Building Height (ft.)	unknown	One-story homes: 26' 1" max. Two-story homes: 29' 6" max.	30 max.
No. of Stories	2	12 one-story homes and 6 two-story homes	2 max.
Setbacks – homes fronting on Cordilleras Avenue (Lots 1-5)			
Front	10'	15' min., 20' avg.	15' min., 20' avg.
Sides, min.	N/A	5' min., 7' 8" avg.	4' min. per side
Sides, combined total	N/A	13' min., 15' 3" avg. (meets 20% per lot)	20% of lot width, not less than 10'
Rear	Opposite Fremont: 206' Opposite Cordilleras: 200'	16' 9" min., 18' 9" avg.	20' min., with limited one-story encroachment to 10' allowed
Setbacks – homes fronting on private street (Lots 6-18)			
★ **Front (first/second)**	N/A (30' along Fremont Ave.)	8' 6"/14' 7" min., 18' 7"/20' 8" avg.	15'/20' min, 20'/25' avg.
★ **Sides, min. (first/second)**	N/A	One-story homes: 5' min., 6' 6" avg.; Two-story homes: 5'/5' min., 6' 1"/6' 5" avg.	4'/7' min. per side
★ **Sides, combined total (first/second)**	N/A	One-story homes: 10' min., 13' avg. (meets 20% per lot); Two-story homes: 12'/12' min., 12' 2"/12' 10" avg. (does not meet 20% per lot)	20% of lot width, not less than 10'/ first story total + 6'

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Rear	Opposite Fremont: 206' Opposite Cordilleras: 200'	15' min., 19' avg.	20' min., with limited one-story encroachment to 10' allowed
Landscaping (sq. ft.)			
Total Landscaping	41,316	42,250	20,061 min.
Landscaping/Unit	N/A	2,347 avg.	R-0: No min.; R-2: 850 min.
Usable Open Space/Unit	N/A	1,066 avg.	R-0: No min.; R-2: 500 min.
Water Conserving Plants	unknown	Final landscape plans will comply	80% + limit turf, or water budget
Parking			
Total Spaces	140	78	78 min.
Covered Spaces	0	36 (2-car garage per unit)	36 min.
Driveway Spaces	0	36	36 min.
Guest Spaces	N/A	6	6 min.
Stormwater			
Impervious Surface Area (s.f.)	58,990	54,931	No max.
Impervious Surface (%)	58.8%	54.8%	No max.

*Reduced lot area and lot width may be allowed by SDP for individual R-2 lots if the overall site density is consistent with zoning.

**Projects achieving 110 points on the Build It Green checklist may increase lot coverage by 5%.

★ Starred items indicate requested deviations from Sunnyvale Municipal Code requirements.

LOT 1 - PLAN 1B
BUNGALOW

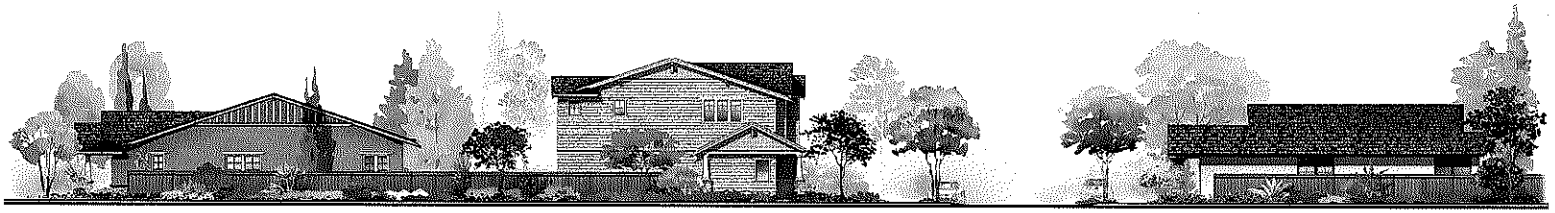
LOT 2 - PLAN 1A OPT. 2
CRAFTSMAN

LOT 3 - PLAN 1A OPT. 1
CRAFTSMAN

LOT 4 - PLAN 1B
BUNGALOW

LOT 5 - PLAN 1A OPT. 3
CRAFTSMAN

CORDILLERAS AVENUE STREETSCAPE



LOT 5 - PLAN 1A
CRAFTSMAN

LOT 6 - PLAN 3A
CRAFTSMAN

LOT 18 PLAN 28
BUNGALOW

WEST FREMONT STREETSCAPE

636 WEST FREMONT

CLASSIC COMMUNITIES

CLASSIC
COMMUNITIES

SHEET INDEX

CS	COVER SHEET
C-1	VESTING TENTATIVE MAP
C-2	EXISTING CONDITIONS
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4	PRELIMINARY UTLITY PLAN
C-5	PRELIMINARY STORM WATER MANAGEMENT PLAN
C-6	OPEN SPACE EXHIBIT
A1.1	SITE PLAN
A1.2	PLAN ONE FLOOR PLANS
A1.3	PLAN 1A - OPT. 1 CRAFTSMAN ELEVATIONS & ROOF PLAN
A1.4	PLAN 1A - OPT. 2 CRAFTSMAN ELEVATIONS & ROOF PLAN
A1.5	PLAN 1A - OPT. 3 CRAFTSMAN (LOT 5) ELEVATIONS & ROOF PLAN
A1.6	PLAN 1B - BUNGALOW ELEVATIONS & ROOF PLAN
A1.7	PLAN TWO FLOOR PLANS
A1.8	PLAN 2A - CRAFTSMAN ELEVATIONS & ROOF PLAN
A1.9	PLAN 2B - BUNGALOW ELEVATIONS & ROOF PLAN
A1.10	PLAN THREE FLOOR PLANS
A1.11	PLAN 3A - CRAFTSMAN ELEVATIONS & ROOF PLAN
A1.12	PLAN 3A - CRAFTSMAN (LOT 6) ELEVATIONS & ROOF PLAN
A1.13	PLAN 3B - BUNGALOW ELEVATIONS & ROOF PLAN
A1.14	PLAN FOUR FLOOR PLANS
A1.15	PLAN 4A - CRAFTSMAN ELEVATIONS & ROOF PLAN
A1.16	PLAN 4B - BUNGALOW ELEVATION & ROOF PLAN
A1.17	SOLOR STUDY - SUMMER SOLSTICE
A1.18	SOLOR STUDY - WINTER SOLSTICE
A1.19	CONTEXTUAL STREETSCAPE
L-1	PRLIMINARY PLANTING PLAN
L-2	LANSCAPE SITE PLAN
L-3	HYDROZONE MAP AND LANDSCAPE NOTES
L-4	LANDSCAPE DETAILS
L-5	PLANT PALLETE
L-6	PRELIMINARY IRRIGATION PLAN
L-7	IRRIGATION NOTES AND DETAILS
L-8	IRRIGATION DETAILS
L-9	IRRIGATION DETAILS
35	TOTAL

GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
2471 CROW CANYON RD. SAN RAMON, CA. 94583
TEL 925.735.1175 FAX 925.829.0501
WWW.GOATES.COM

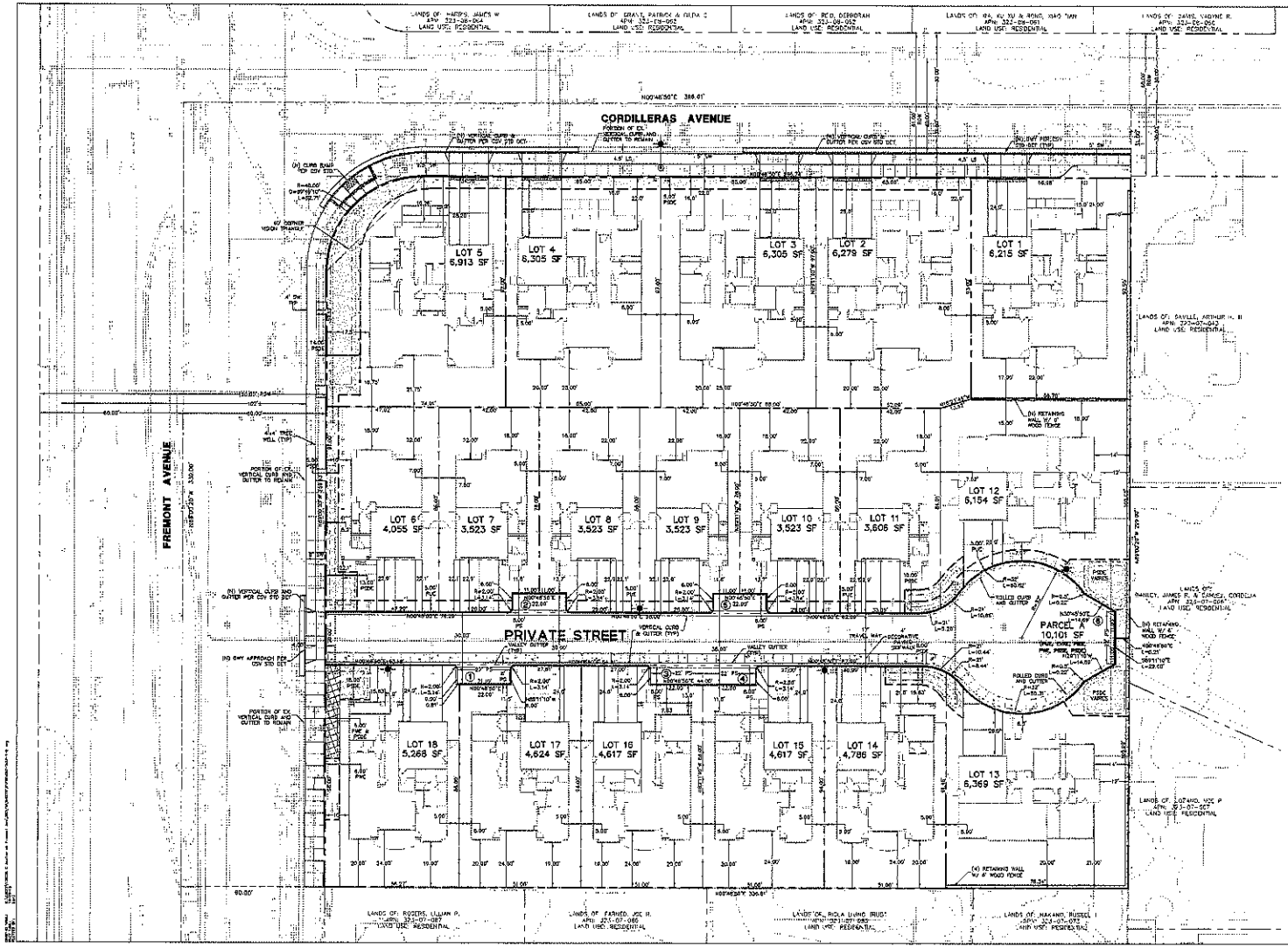
BKF
ENGINEERS / SURVEYORS / PLANNERS

DAHLIN group

SUBMITTAL #3
COVER SHEET

JOB NO. 376.013
DATE 10-26-12

CS



LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
EASEMENT LINE		
STREET CENTERLINE		
LOT LINE		
PRIVATE UTILITY EASEMENT (PUE)		
PRIVATE STORM DRAIN EASEMENT (PSDE)		
PRIVATE WATER EASEMENT (PWE) & PRIVATE STORM DRAIN EASEMENT (PSDE)		
DECORATIVE PAVING SIDEWALK		
PARKING STALL		
BIORETENTION BASIN		

ABBREVIATIONS

CSV	= CITY OF SUNNYVALE	DET	= DETAIL
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT	DWY	= DRIVEWAY
PSDE	= PRIVATE STORM DRAIN EASEMENT	LS	= LANDSCAPE STRIP
PSSE	= PRIVATE SANITARY SEWER EASEMENT	(N)	= NEW
PUE	= PUBLIC UTILITY EASEMENT	ROW	= RIGHT OF WAY
PWE	= PRIVATE WATER EASEMENT	STD	= STANDARD
PIEF	= PRIVATE INGRESS AND EGRESS EASEMENT	SW	= SIDEWALK
		TYP	= TYPICAL

GENERAL NOTES

1. OWNER: DISTRICT ADVISORY BOARD INC. CALIFORNIA, DISTRICT CHURCH OF THE NAZARENE INC.
2. DEVELOPER: CLASSIC COMMUNITIES, 1068 E. MEADOW CIRCLE, PALO ALTO, CA 94303, CONTACT: SCOTT WARD, (650) 496-4496
3. CIVIL ENGINEER: BKF ENGINEERS, 1650 TECHNOLOGY DRIVE, SUITE 650, SAN JOSE, CA 95110, CONTACT: SCOTT SCHORK, (408) 467-9100
4. PROPERTY: LOT 5, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED SEPTEMBER, 1970 IN BOOK 289 OF MAPS, PAGE 52
5. ASSESSORS PARCEL NO. 323-07-041 & 042
6. GENERAL PLAN: LOW MEDIUM DENSITY RES (7-14 DU/AC)
7. EXISTING ZONING: R2-PD/R-1
8. PROPOSED ZONING: R2-PD
9. EXISTING USE: INSTITUTIONAL
10. PROPOSED USE: RESIDENTIAL
11. GROSS AREA: 2.30± ACRES
12. NUMBER OF UNITS: 18
13. NUMBER OF LOTS: 18 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES:
    A. WATER: PUBLIC STREETS: CITY OF SUNNYVALE; PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    B. SANITARY SEWER: PUBLIC STREETS: CITY OF SUNNYVALE; PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    C. STORM DRAIN: PUBLIC STREETS: CITY OF SUNNYVALE; PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    E. TELEPHONE: AT&T
    F. CABLE TV: COMCAST
15. BENCHMARK: CITY OF SUNNYVALE BENCHMARK #88; BRASS DISK ON TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST RETURN OF WEST FREMONT AVENUE AND HOLLENBECK AVENUE AVENUE ELEVATION – 172.41 (NGVD 29)
16. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY TOPA TECH. AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED APRIL 2012.
17. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0206H, DATED MAY 18, 2009.
18. LOT SIZES: PARCEL A = 10,101 SF; LOT 1-18 = 90,205 SF; TOTAL = 100,306 SF

1"=20'

GRAPHIC SCALE
20 0 20 40

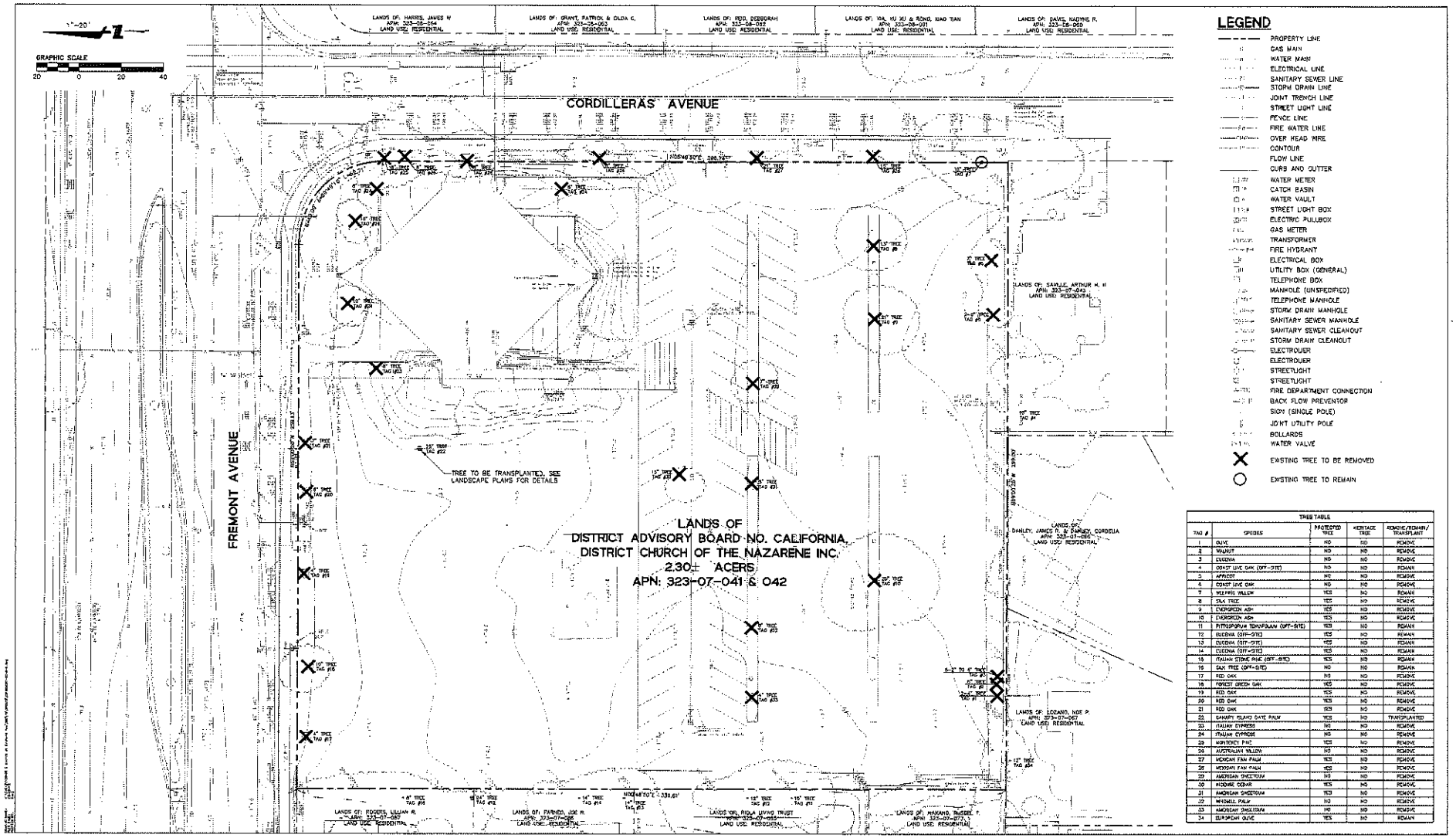
VESTING TENTATIVE MAP
OCTOBER 26, 2012 BKF Project No: 20128036

BKF
Engineers | Surveyors | Planners
1650 Technology Drive
San Jose, CA 95110
408.467.9100
408.467.9199

C-1

CLASSICS AT FREMONT AVE.
CLASSIC COMMUNITIES

SUNNYVALE, CALIFORNIA



LEGEND

- PROPERTY LINE
- GAS MAIN
- WATER MAIN
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- JOINT TRENCH LINE
- STREET LIGHT LINE
- FENCE LINE
- FIRE WATER LINE
- OVER HEAD WIRE
- CONTOUR
- FLOW LINE
- CURB AND GUTTER
- WATER METER
- CATCH BASIN
- WATER VAULT
- STREET LIGHT BOX
- ELECTRIC PULLBOX
- GAS METER
- TRANSFORMER
- FIRE HYDRANT
- ELECTRICAL BOX
- UTILITY BOX (GENERAL)
- TELEPHONE BOX
- MANHOLE (UNSPECIFIED)
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CLEANOUT
- ELECTROLIER
- ELECTROLIER
- STREETLIGHT
- STREETLIGHT
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTOR
- SIGN (SINGLE POLE)
- JOINT UTILITY POLE
- BOLLARDS
- WATER VALVE
- X EXISTING TREE TO BE REMOVED
- ○ EXISTING TREE TO REMAIN

TREE TABLE

TAG #	SPECIES	PROTECTED TREE	HERITAGE TREE	REMOVE/REMAIN/TRANSPLANT
1	OLIVE	NO	NO	REMOVE
2	WALNUT	NO	NO	REMOVE
3	EUCENIA	NO	NO	REMOVE
4	COAST LIVE OAK (OFF-SITE)	NO	NO	REMAIN
5	APRICOT	NO	NO	REMOVE
6	COAST LIVE OAK	NO	NO	REMOVE
7	WEEPING WILLOW	YES	NO	REMAIN
8	SILK TREE	YES	NO	REMOVE
9	EVERGREEN ASH	YES	NO	REMOVE
10	EVERGREEN ASH	YES	NO	REMOVE
11	PITTOSPORUM TOBIRA/AIAN (OFF-SITE)	YES	NO	REMAIN
12	EUCENIA (OFF-SITE)	YES	NO	REMAIN
13	EUCENIA (OFF-SITE)	YES	NO	REMAIN
14	EUCENIA (OFF-SITE)	YES	NO	REMAIN
15	ITALIAN STONE PINE (OFF-SITE)	YES	NO	REMAIN
16	SILK TREE (OFF-SITE)	NO	NO	REMAIN
17	RED OAK	NO	NO	REMOVE
18	FOREST GREEN OAK	YES	NO	REMOVE
19	RED OAK	YES	NO	REMOVE
20	RED OAK	YES	NO	REMOVE
21	RED OAK	YES	NO	REMOVE
22	CANARY ISLAND DATE PALM	YES	NO	TRANSPLANTED
23	ITALIAN CYPRESS	NO	NO	REMOVE
24	ITALIAN CYPRESS	NO	NO	REMOVE
25	MONTEREY PINE	YES	NO	REMOVE
26	AUSTRALIAN WILLOW	NO	NO	REMOVE
27	MEXICAN FAN PALM	YES	NO	REMOVE
28	MEXICAN FAN PALM	YES	NO	REMOVE
29	AMERICAN SWEETGUM	NO	NO	REMOVE
30	INCENSE CEDAR	YES	NO	REMOVE
31	AMERICAN SWEETGUM	YES	NO	REMOVE
32	WINDMILL PALM	NO	NO	REMOVE
33	AMERICAN SWEETGUM	NO	NO	REMOVE
34	EUROPEAN OLIVE	YES	NO	REMAIN

EXISTING CONDITIONS

OCTOBER 26, 2012 BKF Project No: 20126036

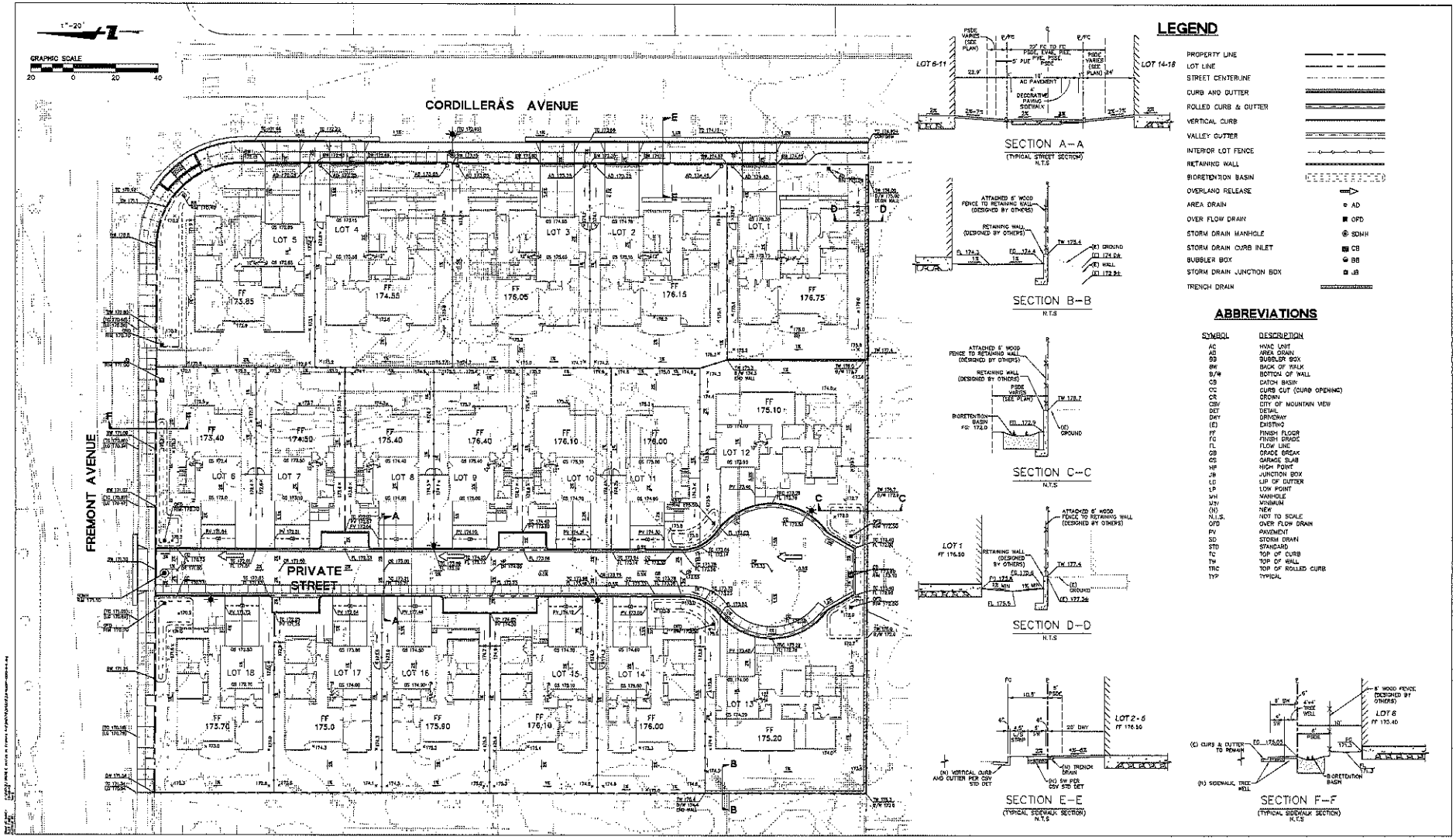
BKF
Engineers | Surveyors | Planners
1650 Technology Drive
San Jose, CA 95110
408.467.9100
408.467.9199

C-2

CLASSICS AT FREMONT AVE.

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES



PRELIMINARY GRADING AND DRAINAGE PLAN

OCTOBER 26, 2012 BKF Project No: 20128038

BKF

1650 Technology Drive
San Jose, CA 95110
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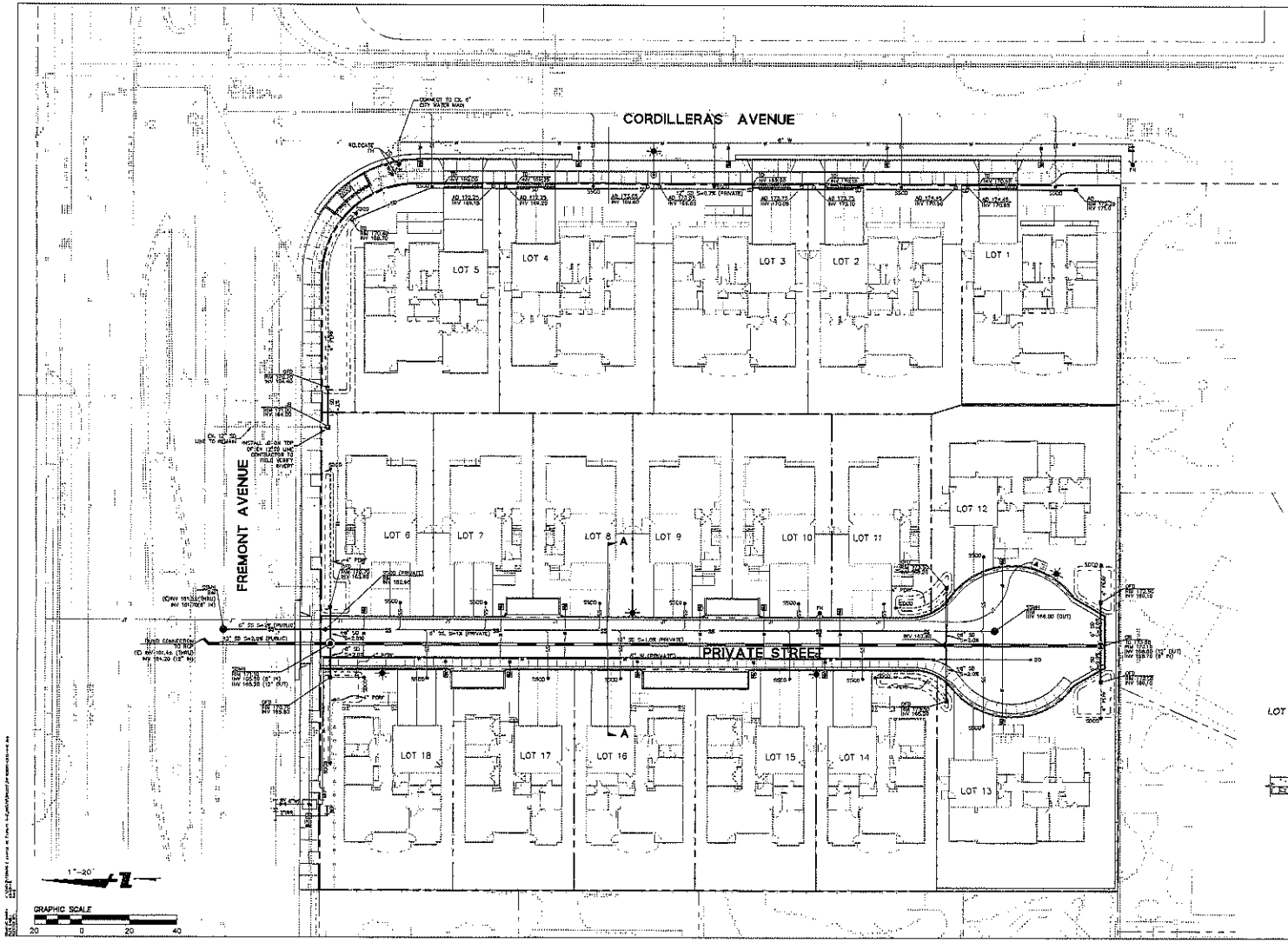
408.467.9199

C-3

CLASSICS AT FREMONT AVE.

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

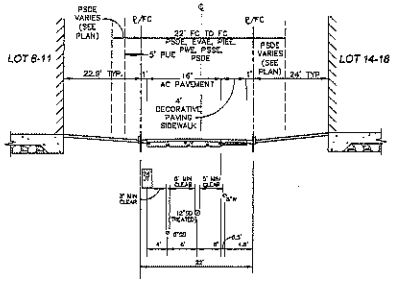


LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- CURB AND GUTTER
- ROLLED CURB & GUTTER
- VERTICAL CURB
- RETAINING WALL
- SANITARY LINE
- STORM DRAIN LINE (TREATED)
- STORM DRAIN LINE (UNTREATED)
- WATER LINE
- SANITARY SEWER LATERAL
- WATER SERVICE
- PERFORATED PIPE
- JOINT TRENCH
- TRENCH DRAIN
- AREA DRAIN
- BIORETENTION BASIN
- OVER FLOW DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- STORM DRAIN CLEAN OUT
- BUBBLER BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- FIRE HYDRANT
- SUBSURFACE TRANSFORMER
- BACKFLOW PREVENTER
- WATER VALVE
- WATER METER
- IRRIGATION WATER METER

GENERAL UTILITY NOTES:

1. ON-SITE WATER MAIN WILL BE A COMBINE DOMESTIC AND FIRE SYSTEM AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE ON-SITE WATER METERS WILL BE READ BY THE HOA.
2. ON-SITE SANITARY SEWER AND STORM DRAIN AND ASSOCIATED STRUCTURES WILL BE OWNED AND MAINTAINED BY THE HOA.
3. ALL SANITARY SEWER, STORM DRAIN AND WATER LINES AND ASSOCIATED STRUCTURES IN THE PUBLIC STREET WILL BE OWNED AND MAINTAINED BY THE CITY OF SUNNYVALE.
4. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER TREATMENT AREAS.
5. ON SITE LIGHT FIXTURES SHIELD TO AVOID LIGHT SPILLING OVER ONTO ADJACENT SITES.



TYPICAL STREET SECTION A-A

N.T.S.

PRELIMINARY UTILITY PLAN

OCTOBER 25, 2012 BKF Project No.: 20126036

BKF
ENGINEERS | SURVEYORS | PLANNERS

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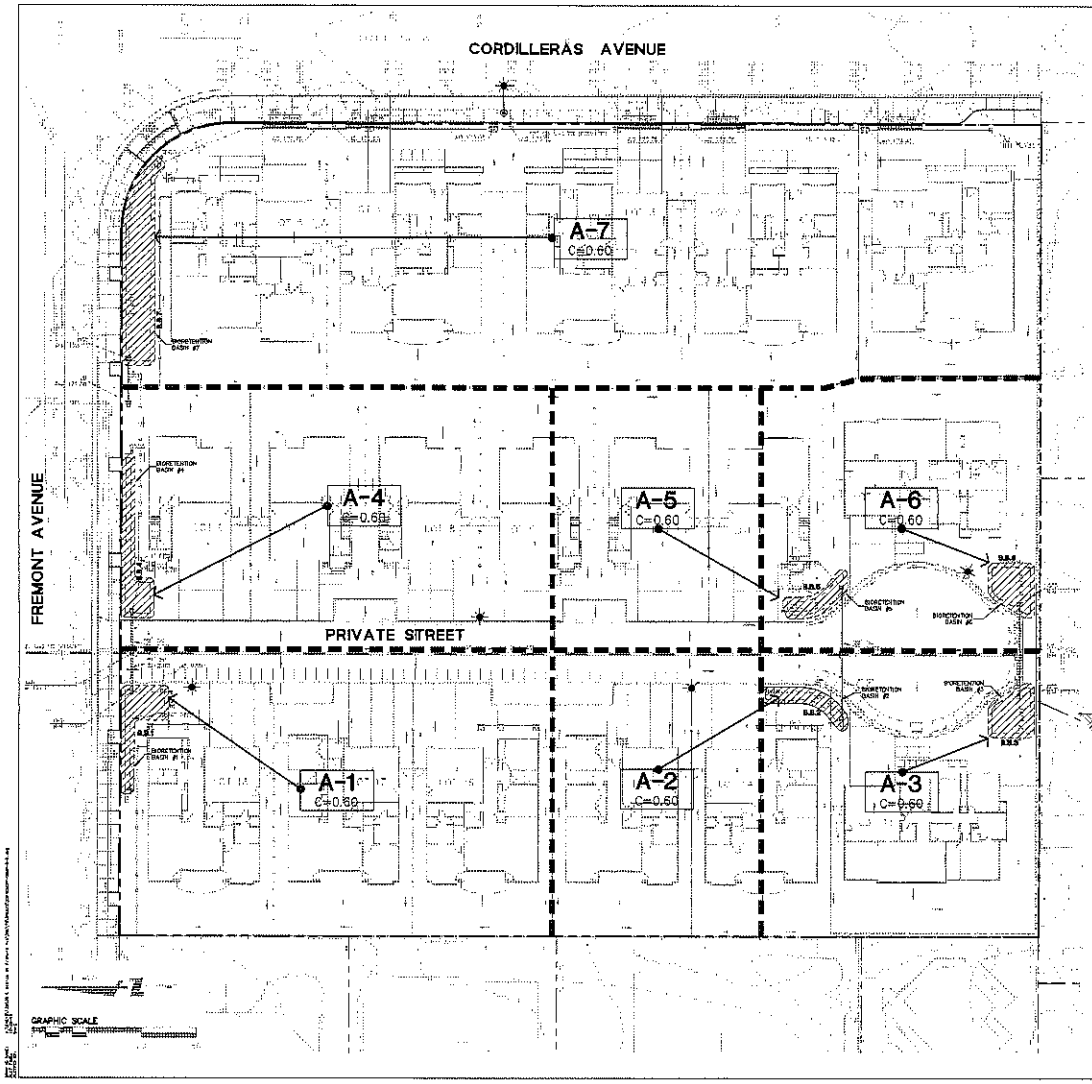
REGISTERED PROFESSIONAL ENGINEER
J. C. SCHOCK
No. 42713
CIVIL
STATE OF CALIFORNIA

C-4

CLASSICS AT FREMONT AVE.

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

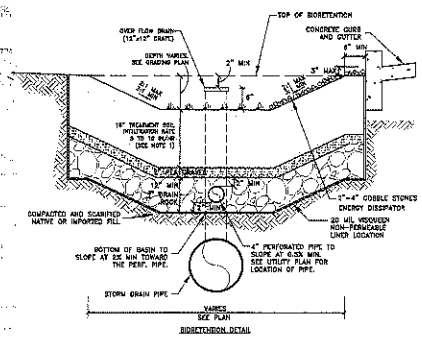


LEGEND

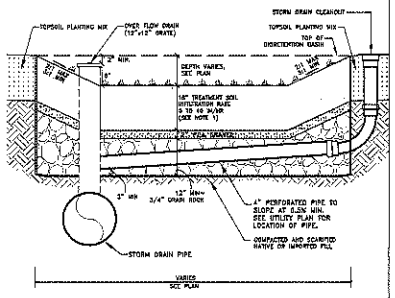
- PROPERTY LINE
- LOT LINE
- TREATED STORM DRAIN LINE
- UNTREATED STORM DRAIN LINE
- A-X C=0.XX — DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- TRENCH DRAIN
- STORM DRAIN MANHOLE
- OVER FLOW DRAIN
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- BUBBLER BOX
- STORM CLEANOUT
- DRAINAGE SLOPE
- B.B.8 — BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME CONTROL) REQUIRED (CF)	PROVIDED (CF)	PROPOSED TREATMENT CONTROLS	DIMENSIONS OF TREATMENT CONTROLS	CONFORMS TO SCS STANDARDS
A-1	10700	7365	LANDSCAPE	3245	ROOF PAVING CONCRETE	387	402	B.B.1 BIORETENTION BASIN 1	VARIES L x VARIES W x 0.50' D	YES
A-2	6110	3110	LANDSCAPE	3000	ROOF PAVING CONCRETE	199	210	B.B.2 BIORETENTION BASIN 2	35' L x 6' W x 0.50' D	YES
A-3	10610	4985	LANDSCAPE	5625	ROOF PAVING CONCRETE	301	365	B.B.3 BIORETENTION BASIN 3	17.5' L x 16.25' W x 0.50' D	YES
A-4	10250	7555	LANDSCAPE	2695	ROOF PAVING CONCRETE	367	382	B.B.4 BIORETENTION BASIN 4	VARIES L x VARIES W x VARIES D	YES
A-5	7650	3550	LANDSCAPE	4100	ROOF PAVING CONCRETE	188	205	B.B.5 BIORETENTION BASIN 5	20' L x 8' W x 0.50' D	YES
A-6	10340	4875	LANDSCAPE	5465	ROOF PAVING CONCRETE	251	265	B.B.6 BIORETENTION BASIN 6	17.5' L x 16.25' W x 0.50' D	YES
A-7	20955	15475	LANDSCAPE	10480	ROOF CONCRETE	721	842	B.B.7 BIORETENTION BASIN 7	70' L x 12' W x 0.50' D	YES



BIORETENTION DETAIL



BIORETENTION SECTION
(NTS)

NOTE:
1. FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCVURPPP C3 STORMWATER HANDBOOK DATED APRIL 2012.
2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.

PRELIMINARY STORM WATER MANAGEMENT PLAN

OCTOBER 26, 2012 BKF Project No.: 20126036

CLASSICS AT FREMONT AVE.

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF
ENGINEERS | SURVEYORS | PLANNERS
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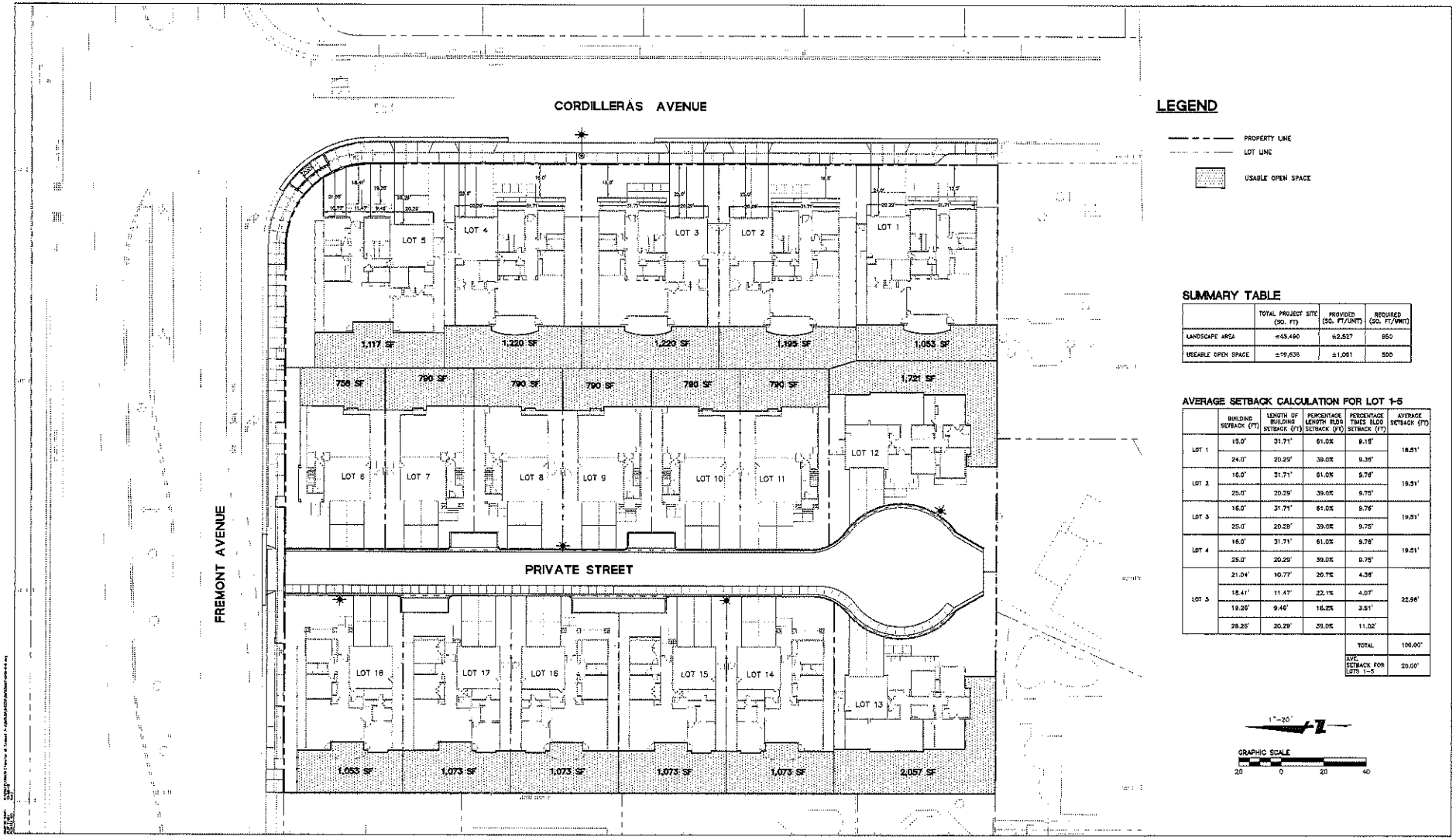
REGISTERED PROFESSIONAL ENGINEER J. R. SCHOTTL No. 42813 CIVIL STATE OF CALIFORNIA

C-5



LEGEND

PROPERTY LINE

LOT LINE

USABLE OPEN SPACE

SUMMARY TABLE

	TOTAL PROJECT SITE (SQ. FT)	PROVIDED (SQ. FT/UNIT)	REQUIRED (SQ. FT/UNIT)
LANDSCAPE AREA	±45,490	±2,527	850
USEABLE OPEN SPACE	±19,636	±1,081	500

AVERAGE SETBACK CALCULATION FOR LOT 1-5

	BUILDING SETBACK (FT)	LENGTH OF BUILDING SETBACK (FT)	PERCENTAGE LENGTH BLDG SETBACK (FT)	PERCENTAGE TIMES BLDG SETBACK (FT)	AVERAGE SETBACK (FT)
LOT 1	15.0'	31.71'	61.0%	9.15'	18.51'
	24.0'	20.29'	39.0%	9.36'	
LOT 2	15.0'	31.71'	61.0%	9.75'	19.51'
	25.0'	20.29'	39.0%	9.75'	
LOT 3	15.0'	31.71'	61.0%	9.75'	19.51'
	25.0'	20.29'	39.0%	9.75'	
LOT 4	15.0'	31.71'	61.0%	9.75'	19.51'
	25.0'	20.29'	39.0%	9.75'	
LOT 5	21.04'	10.77'	20.7%	4.36'	22.98'
	18.41'	11.47'	22.1%	4.07'	
	19.26'	9.46'	18.2%	3.51'	
	28.26'	20.29'	39.0%	11.02'	
				TOTAL	100.00'
				AVE. SETBACK FOR LOTS 1-5	20.00'

1"=20'

GRAPHIC SCALE

20 0 20 40

OPEN SPACE EXHIBIT

OCTOBER 29, 2012 BKF Project No: 20128038

BKF

1650 Technology Drive
San Jose, CA 95110
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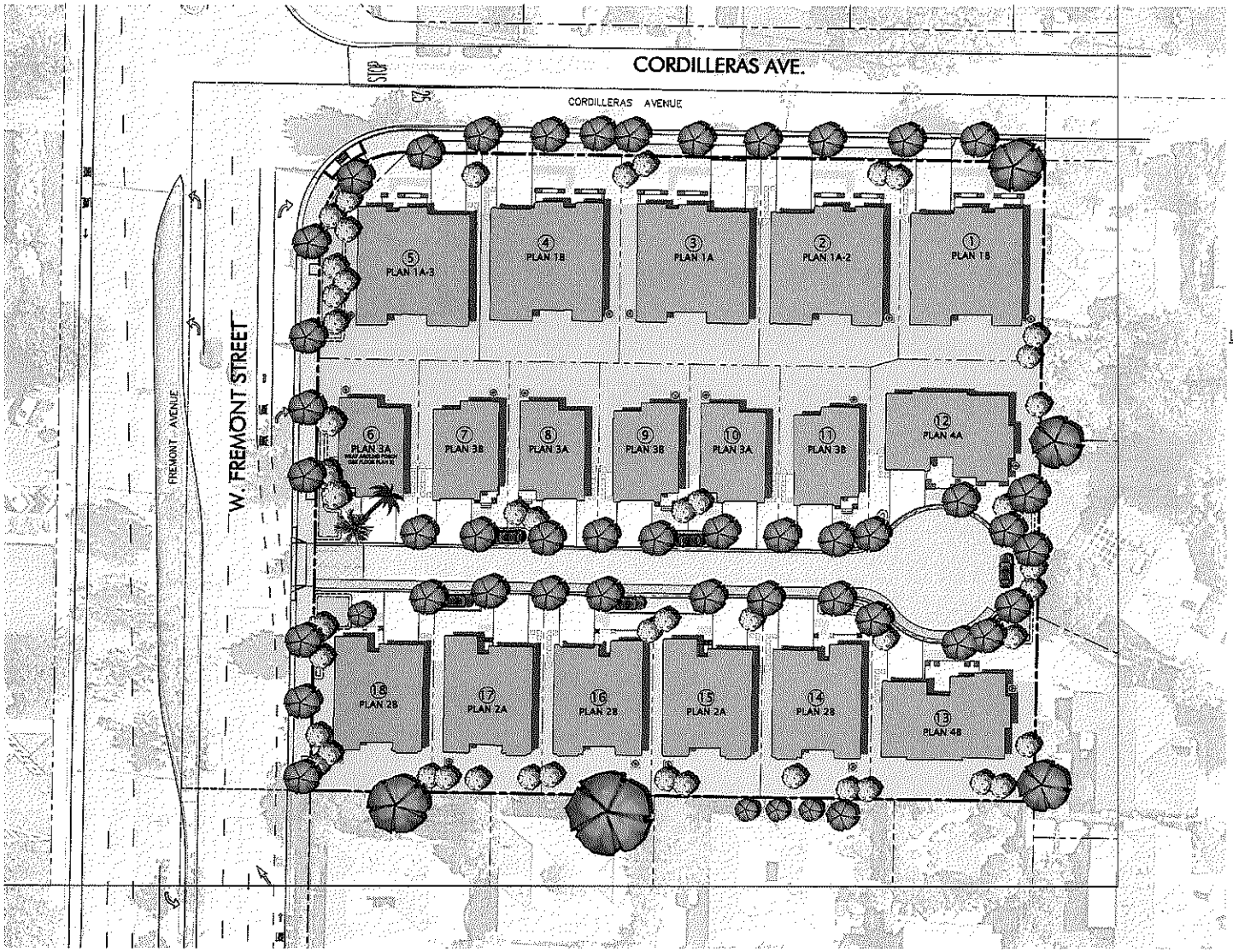
C-6

CLASSICS AT FREMONT AVE.

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES



LOT AREA / FAR / LOT COVERAGE:

Zone R-0	Lot Sq. Ftg.	Plan/Elev.	FAR Sq. Ftg.	FAR Calc	Lot Coverage Sq. Ftg.	Lot Coverage %
Lot 1	6,213	1B	2,666	43.2%	2,869	46.1%
Lot 2	6,278	1A-2	2,660	42.8%	2,873	45.8%
Lot 3	6,365	1A-1	2,665	42.8%	2,873	45.6%
Lot 4	6,326	1B	2,666	42.0%	2,869	45.8%
Lot 5	6,513	1A-3	2,665	38.9%	2,824	40.9%
Lot 12	6,134	4A	2,084	34.0%	2,284	37.3%
Lot 13	6,369	4B	2,094	32.9%	2,357	37.0%
Site Totals	44,649		17,618	39.4%	18,969	42.5%

Zone R-2	Lot Sq. Ftg.	Plan/Elev.	FAR Sq. Ftg.	FAR Calc	Lot Coverage %	Lot Coverage %
Lot 6	4,063	3A-M	2,471	60.8%	1,422	35.1%
Lot 7	3,523	3B	2,462	70.0%	1,376	39.1%
Lot 8	3,523	3A	2,471	70.1%	1,355	38.4%
Lot 9	3,523	3B	2,462	70.0%	1,376	39.1%
Lot 10	3,523	3A	2,471	70.1%	1,353	38.4%
Lot 11	3,608	3B	2,462	68.2%	1,370	38.2%
Lot 14	4,786	2B	2,019	42.2%	2,186	45.7%
Lot 15	4,617	2A	2,019	43.7%	2,068	44.8%
Lot 16	4,617	2B	2,019	43.7%	2,186	47.3%
Lot 17	4,624	2A	2,019	43.7%	2,068	44.7%
Lot 18	5,288	2B	2,019	38.2%	2,186	41.3%
Sub-Total	45,689		24,594	54.8%	16,950	41.5%
Parcel A	10,107					
Site Totals	55,796		24,594	44.7%	18,969	34.0%

Notes:
1. FAR sq. ftg. includes all living area & garage but excludes porches
2. Lot coverage sq. ftg. includes first floor living area, 2nd floor cantilevers, garage and porch

SITE SUMMARY

SITE AREA: 2.3 ACRES
SFD 18 UNITS

TOTAL SITE DENSITY 7.8 DU/AC

PARKING PROVIDED
GARAGE 36
ONSITE 6
TOTAL 42

0 20 40 80

636 WEST FREMONT IN SUNNYVALE, CA

CLASSIC COMMUNITIES

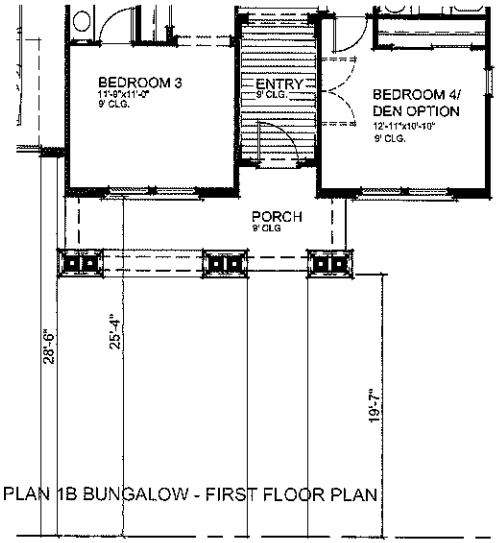
DAHLIN group

SITE PLAN

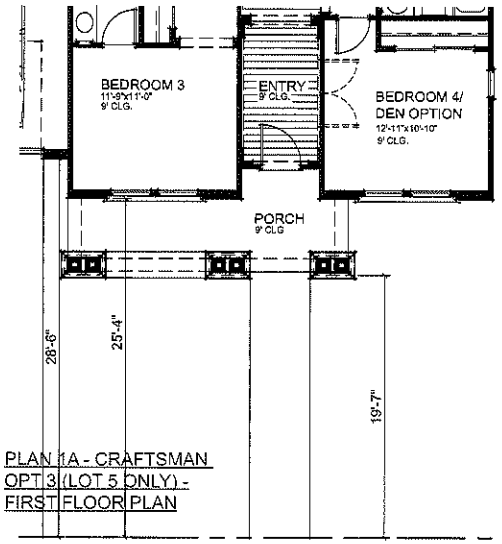
JOB NO. 376.013
DATE 10-26-12

N

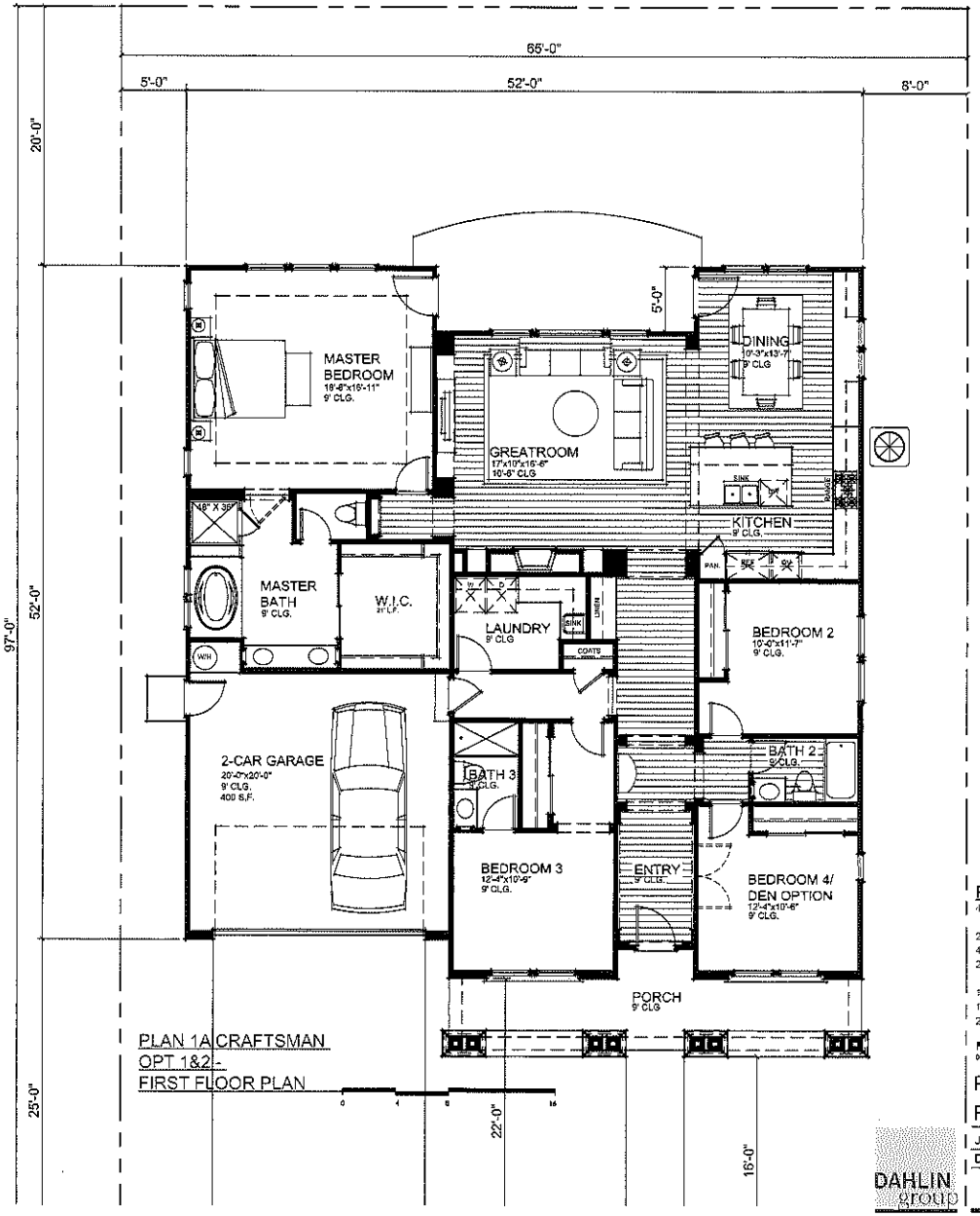
A1.1



PLAN 1B BUNGALOW - FIRST FLOOR PLAN



PLAN 1A - CRAFTSMAN
OPT 3 (LOT 5 ONLY) -
FIRST FLOOR PLAN



PLAN 1A CRAFTSMAN
OPT 1&2 -
FIRST FLOOR PLAN

PLAN ONE
4 BEDROOMS/ 3 BATHS

2258 SQ. FT. - LIVING
428 SQ. FT. - GARAGE
2686 GROSS SQ. FT. (INCLUDES GARAGE)

187 SQ. FT. - PORCH AT 1A OPT 1 & 2
138 SQ. FT. - PORCH AT 1A OPT 3
203 SQ. FT. - PORCH AT 1B

PLAN ONE
FLOOR PLAN

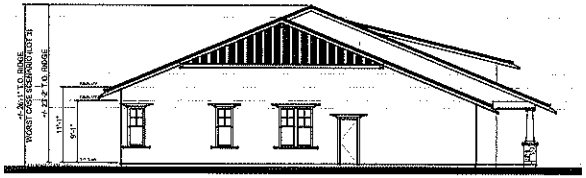
JOB NO. 376.013
DATE 10-26-12

A1.2

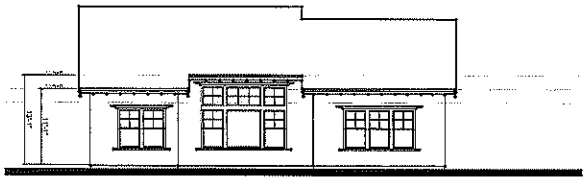
DAHLIN group

636 WEST FREMONT IN SUNNYVALE, CA

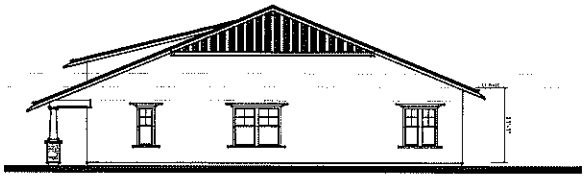
CLASSIC COMMUNITIES



LEFT ELEVATION

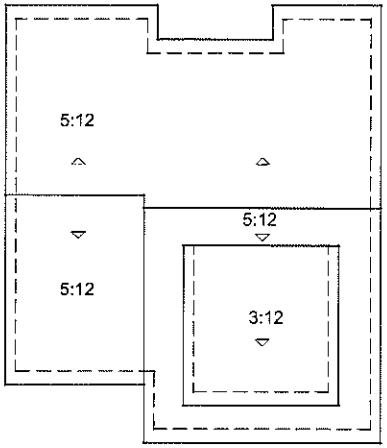


REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION



DIAGRAMMATIC ROOF PLAN

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
3. TAPERED PAINTED COLUMNS
4. 3-COAT STUCCO WITH SAND FINISH
5. CRAFTSMAN STYLE FRONT DOOR WITH LITES
6. BIEGE VINYL WINDOW FRAMES
7. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
8. WOOD CORBELS
9. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
10. LEDGE STONE VENEER
11. WINDOW & DOOR TRIM WITH WOOD FINISH

PLAN 1A-CRAFTSMAN
OPT. 1 ELEVATIONS & ROOF PLAN

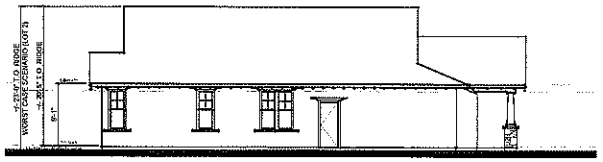
JOB NO. 376.013
DATE 10-26-12

A1.3

DAHLIN group

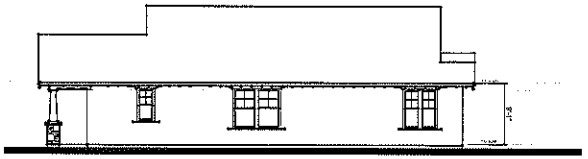
636 WEST FREMONT IN SUNNYVALE, CA

CLASSIC COMMUNITIES

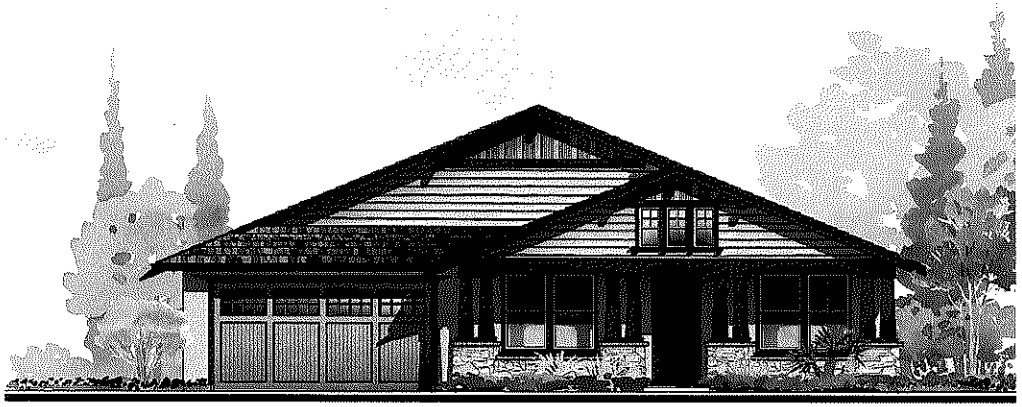


LEFT ELEVATION

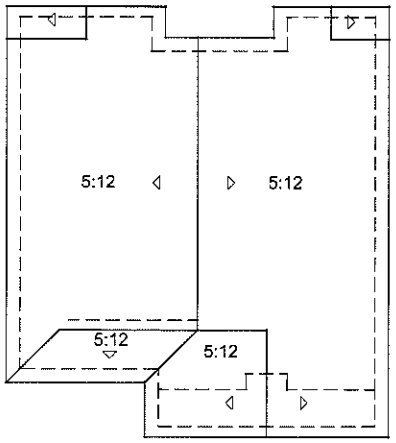
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



DIAGRAMMATIC ROOF PLAN

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

636 WEST FREMONT IN SUNNYVALE, CA

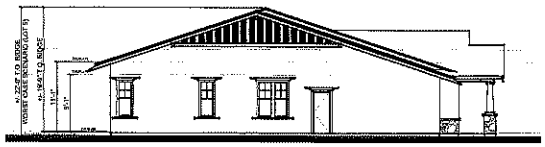
CLASSIC COMMUNITIES

PLAN 1A-CRAFTSMAN
OPT. 2 ELEVATIONS &
ROOF PLAN

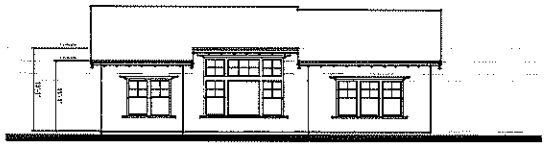
DAHLIN group

JOB NO.	376.013
DATE	10-26-12

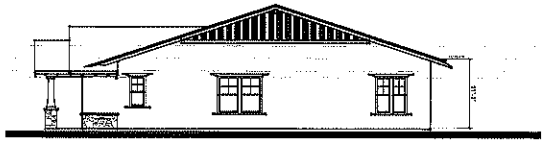
A1.4



LEFT ELEVATION

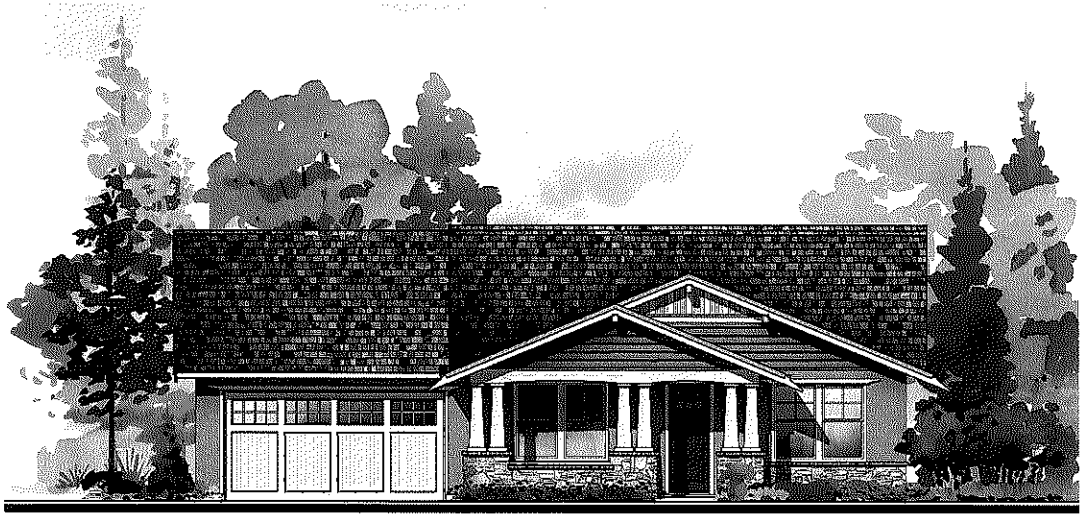


REAR ELEVATION



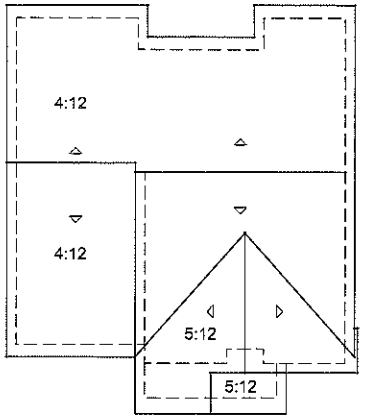
RIGHT ELEVATION

0 8 16 32



FRONT ELEVATION

0 4 8 16



DIAGRAMMATIC ROOF PLAN

0 8 16 32

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

PLAN 1A-CRAFTSMAN
OPT. 3 LOT 5
ELEVATIONS & ROOF PLAN

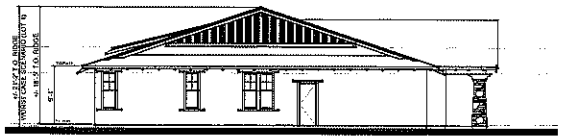
JOB NO. 376.013
DATE 10-26-12

A1.5

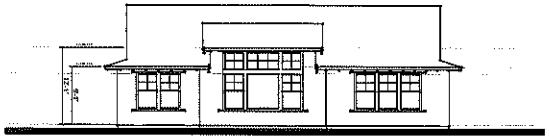
DAHLIN group

636 WEST FREMONT IN SUNNYVALE, CA

CLASSIC COMMUNITIES



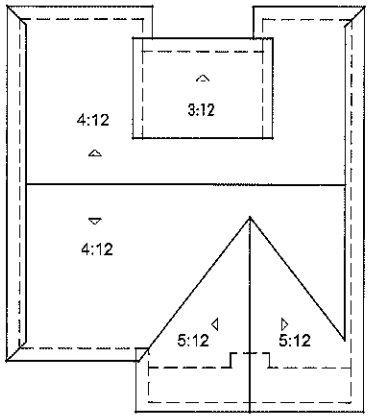
LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION



DIAGRAMMATIC ROOF PLAN

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

636 WEST FREMONT IN SUNNYVALE, CA

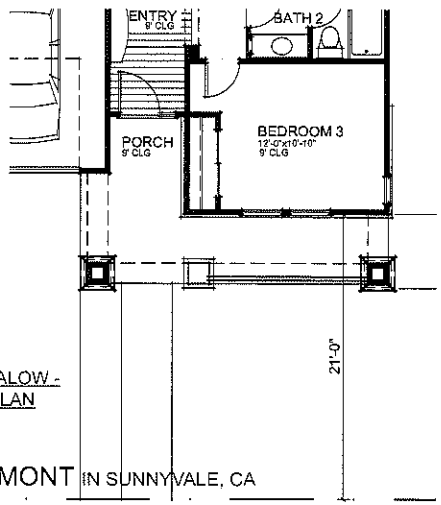
CLASSIC COMMUNITIES

PLAN 1B-BUNGALOW
ELEVATIONS & ROOF PLAN

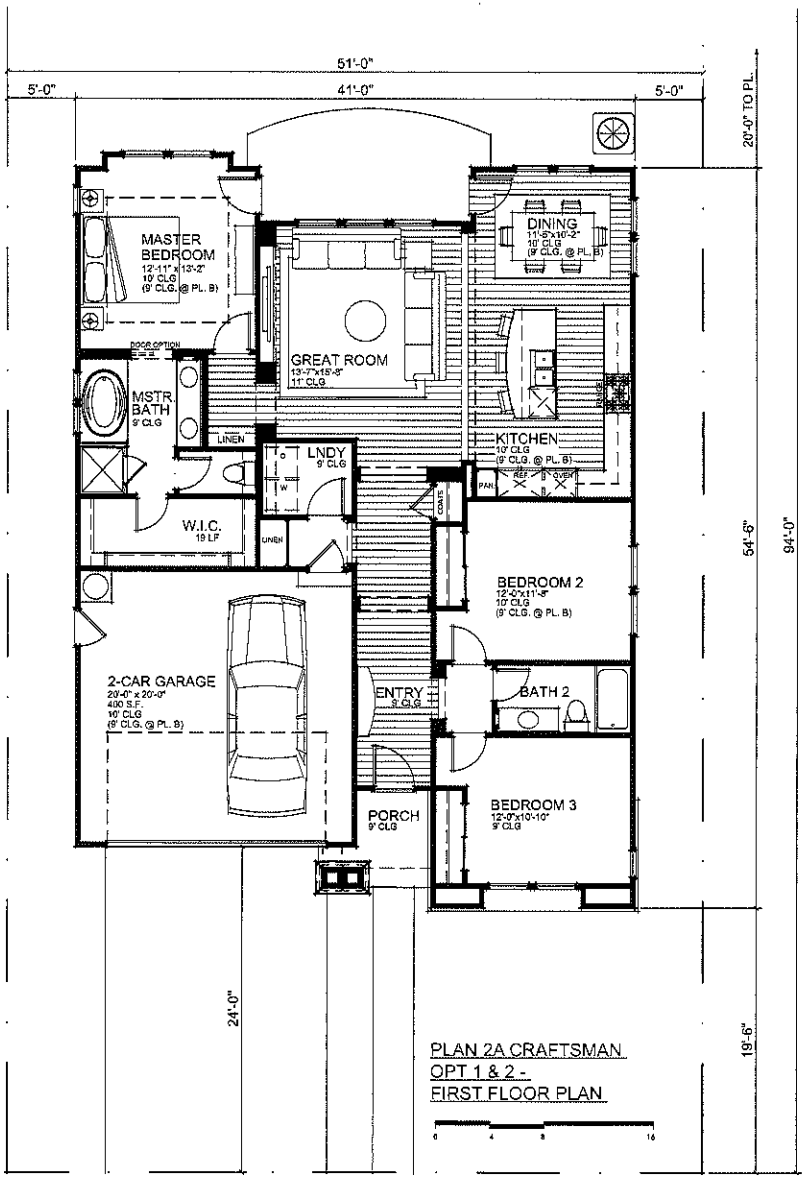
JOB NO. 376.013
DATE 10-26-12

A1.6

DAHLIN group



PLAN 2B BUNGALOW -
FIRST FLOOR PLAN



PLAN 2A CRAFTSMAN
OPT 1 & 2 -
FIRST FLOOR PLAN

PLAN TWO
3 BEDROOMS/ 2 BATHS

1606 SQ. FT. - LIVING
411 SQ. FT. - GARAGE
2017 GROSS SQ. FT. (INCLUDES GARAGE)

49 SQ. FT - PORCH AT 2A
167 SQ. FT - PORCH AT 2B

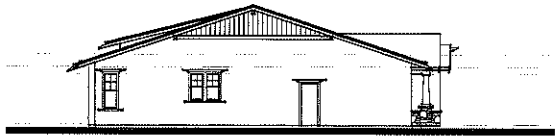
PLAN TWO
FLOOR PLAN

JOB NO. 376.013
DATE 10-26-12

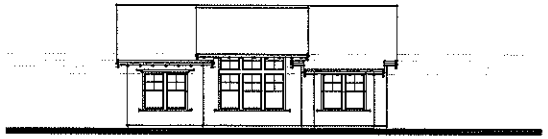
A1.7

636 WEST FREMONT IN SUNNYVALE, CA
CLASSIC COMMUNITIES

DAHLIN GROUP



LEFT ELEVATION



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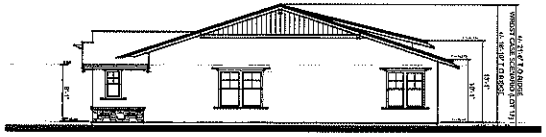

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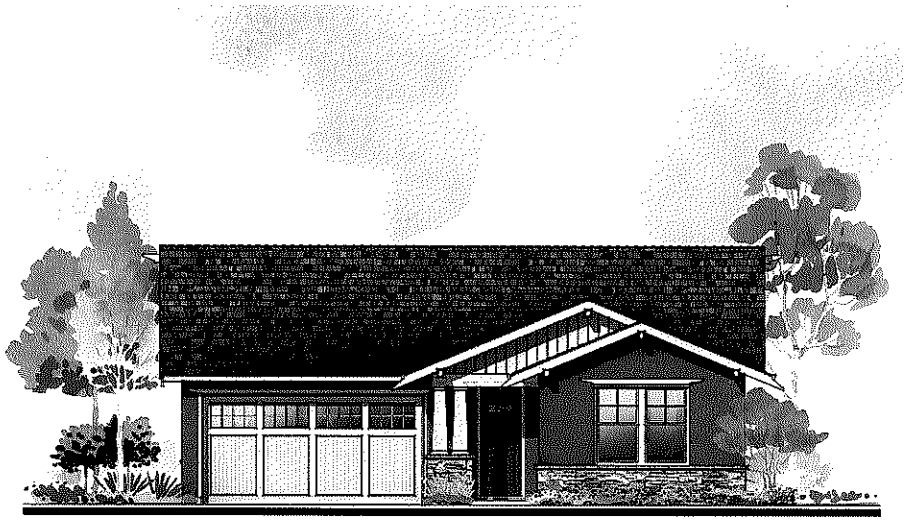
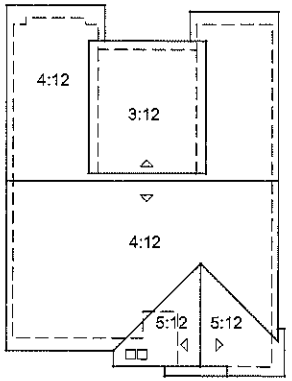


FRONT ELEVATION



DIAGRAMMATIC ROOF PLAN

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

PLAN 2A-CRAFTSMAN ELEVATIONS & ROOF PLAN

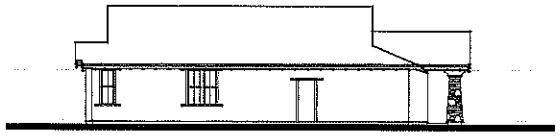
JOB NO. 376.013
DATE 10-26-12

A1.8

DAHLIN group

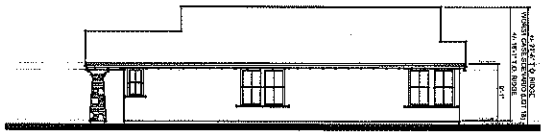
636 WEST FREMONT IN SUNNYVALE, CA

CLASSIC COMMUNITIES



LEFT ELEVATION

REAR ELEVATION

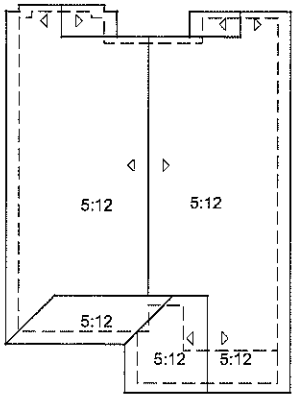


RIGHT ELEVATION

0 8 16 32

FRONT ELEVATION

0 4 8 16



DIAGRAMMATIC ROOF PLAN

0 8 16 32

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

PLAN 2B-BUNGALOW
ELEVATIONS & ROOF PLAN

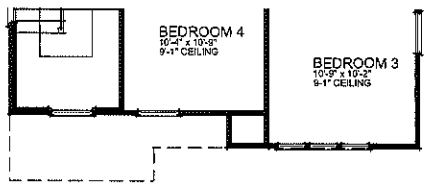
JOB NO. 376.013
DATE 10-26-12

A1.9

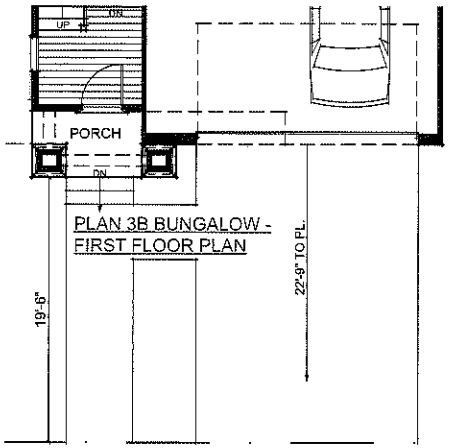
DAHLIN group

636 WEST FREMONT IN SUNNYVALE, CA

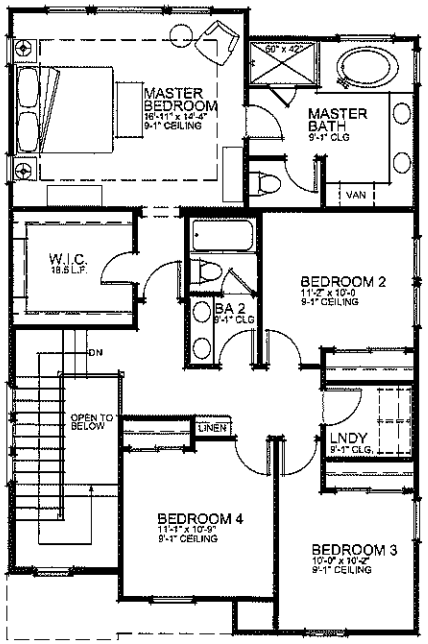
CLASSIC COMMUNITIES



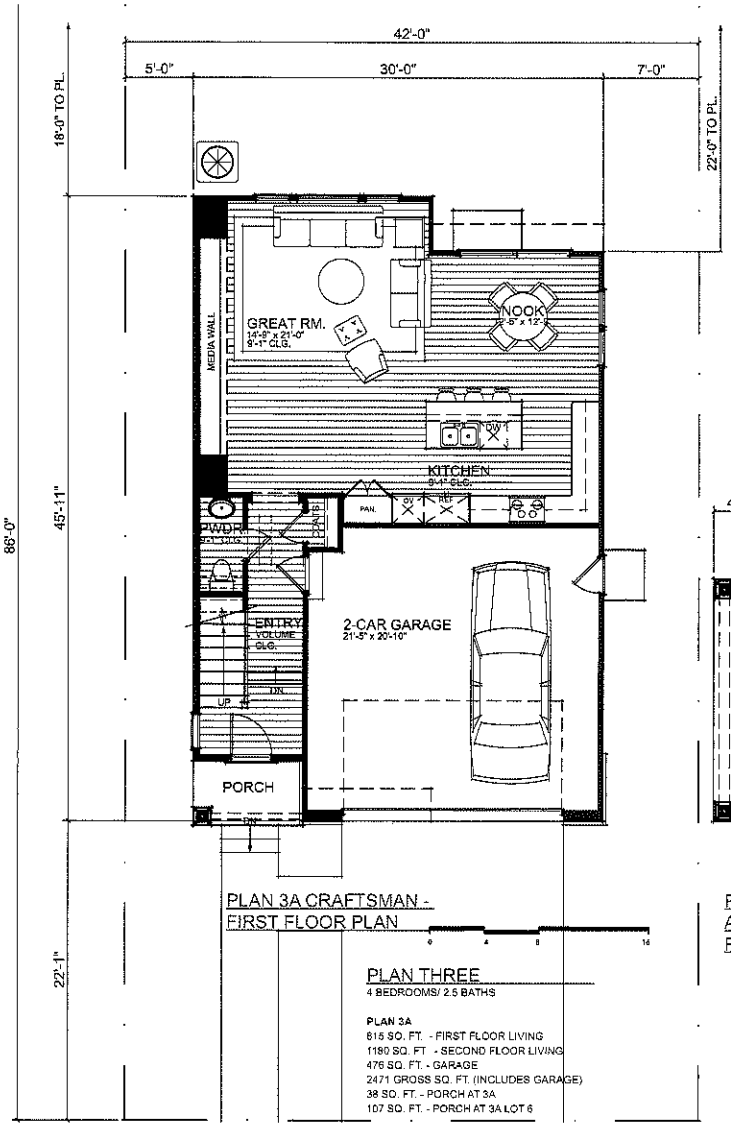
PLAN 3B BUNGALOW - SECOND FLOOR PLAN



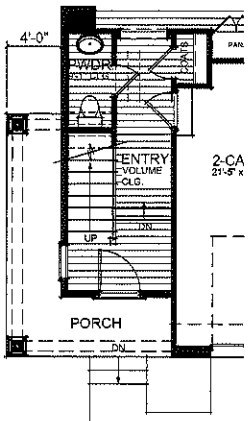
PLAN 3B BUNGALOW - FIRST FLOOR PLAN



PLAN 3A CRAFTSMAN - SECOND FLOOR PLAN



PLAN 3A CRAFTSMAN - FIRST FLOOR PLAN



PLAN 3A CRAFTSMAN - AT LOT 6 FIRST FLOOR PLAN

0 4 8 16

PLAN THREE

4 BEDROOMS/ 2.5 BATHS

PLAN 3A
815 SQ. FT. - FIRST FLOOR LIVING
1180 SQ. FT - SECOND FLOOR LIVING
476 SQ. FT. - GARAGE
2471 GROSS SQ. FT. (INCLUDES GARAGE)
38 SQ. FT. - PORCH AT 3A
107 SQ. FT. - PORCH AT 3A LOT 6

PLAN 3B
815 SQ. FT. - FIRST FLOOR LIVING
1175 SQ. FT - SECOND FLOOR LIVING
476 SQ. FT. - GARAGE
2466 GROSS SQ. FT. (INCLUDES GARAGE)
45 SQ. FT. - PORCH AT 3B

636 WEST FREMONT IN SUNNYVALE, CA

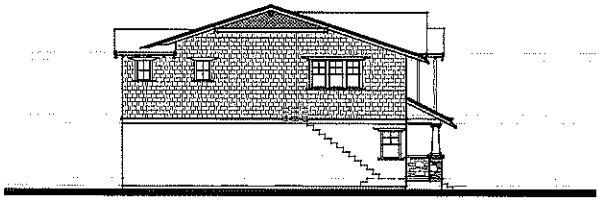
CLASSIC COMMUNITIES

DAHLIN group

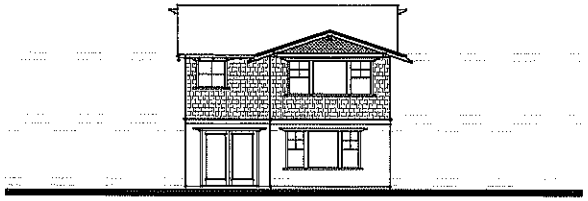
PLAN THREE
FLOOR PLAN

JOB NO. 376.013
DATE 10-26-12

A1.10



LEFT ELEVATION



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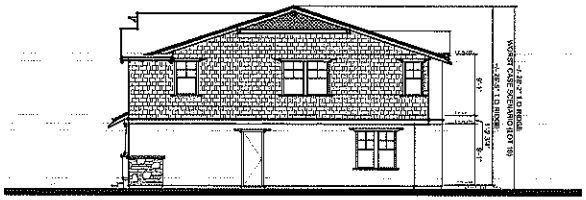

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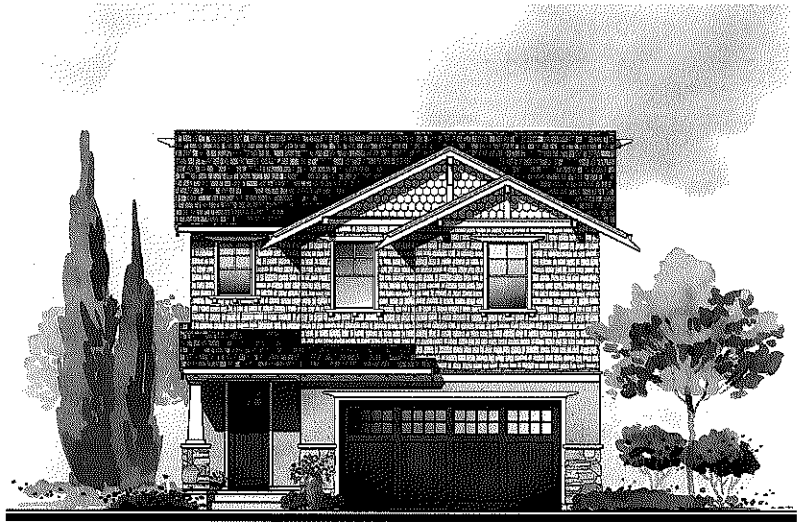
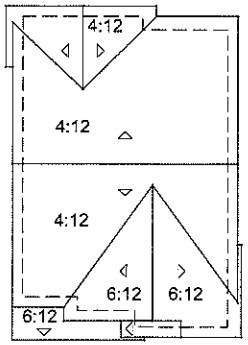


FRONT ELEVATION



DIAGRAMMATIC ROOF PLAN

MATERIALS

1. SCALLOPED SHINGLE GABLE END TREATMENT
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

636 WEST FREMONT IN SUNNYVALE, CA

CLASSIC COMMUNITIES

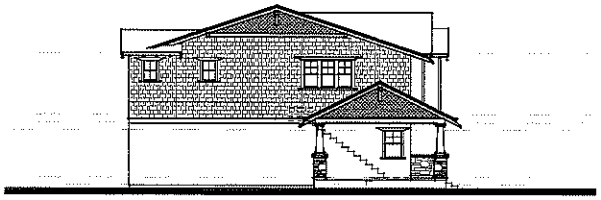
DAHLIN group

PLAN 3A-CRAFTSMAN ELEVATIONS

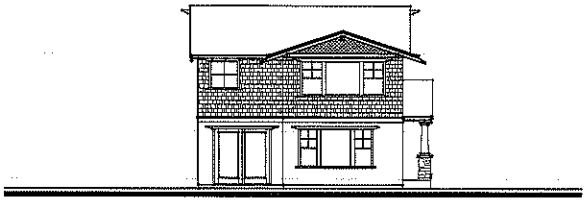
JOB NO. 376.013

DATE 10-26-12

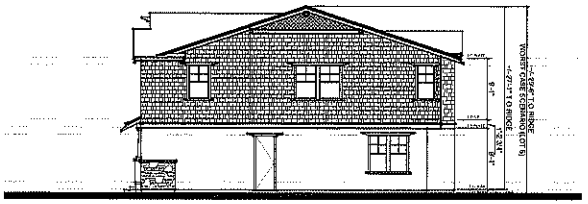
A1.11



LEFT ELEVATION

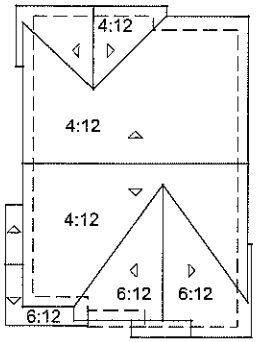


REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION



DIAGRAMMATIC ROOF PLAN

MATERIALS

1. SCALLOPED SHINGLE GABLE END TREATMENT
2. SHINGLE SIDING
3. TAPERED PAITINED COLUMNS WITH STONE VENEER BASE
4. 3-COAT STUCCO WITH SAND FINISH
5. CRAFTSMAN STYLE FRONT DOOR WITH LITES
6. BIEGE VINYL WINDOW FRAMES
7. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
8. WOOD CORBELS
9. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
10. LEDGE STONE VENEER
11. WINDOW & DOOR TRIM WITH WOOD FINISH

PLAN 3A-CRAFTSMAN W/ WRAP PORCH (LOT 6) - ELEVATIONS & ROOF PLAN

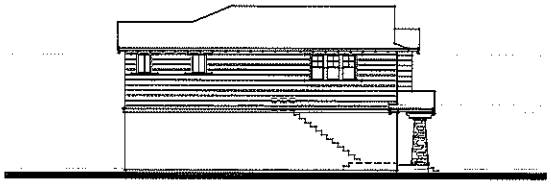
JOB NO. 376.013
DATE 10-26-12

A1.12

636 WEST FREMONT IN SUNNYVALE, CA

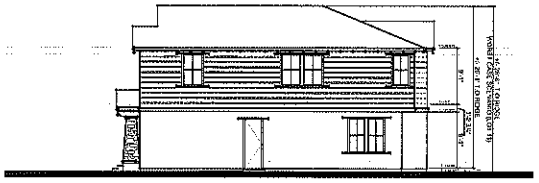
CLASSIC COMMUNITIES

DAHLIN group



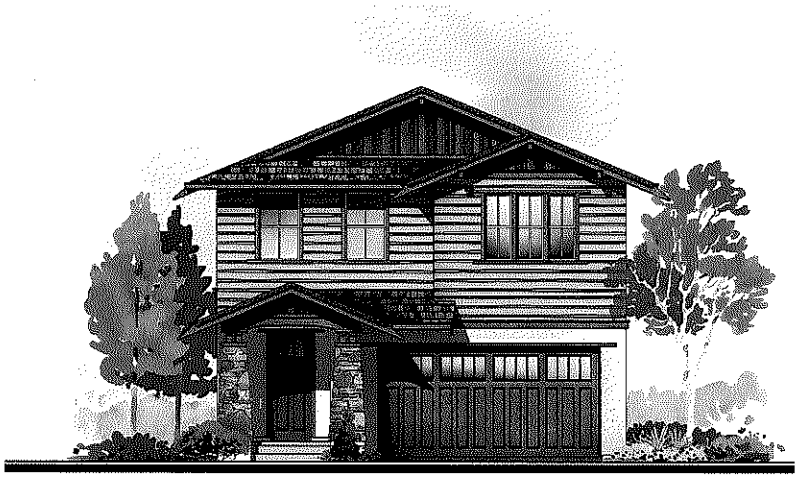
LEFT ELEVATION

REAR ELEVATION



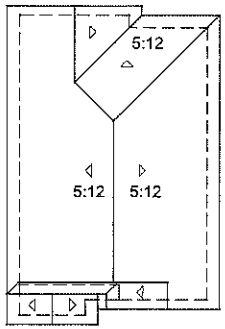
RIGHT ELEVATION

0 8 16 32



FRONT ELEVATION

0 4 8 16



DIAGRAMMATIC ROOF PLAN

0 8 16 32

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

636 WEST FREMONT IN SUNNYVALE, CA

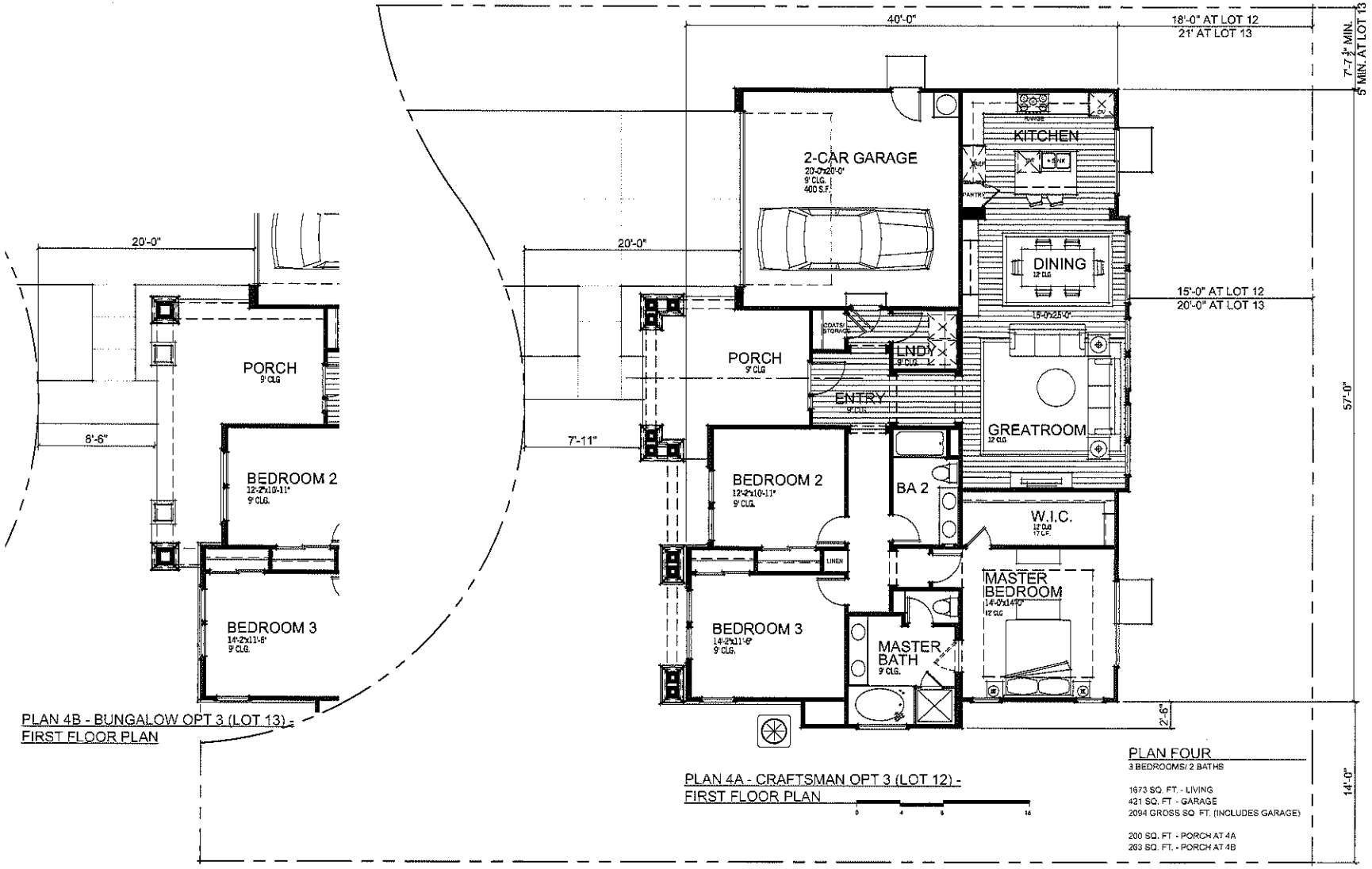
CLASSIC COMMUNITIES

PLAN 3B-BUNGALOW
ELEVATIONS & ROOF PLAN

DAHLIN group

JOB NO.	376.013
DATE	10-26-12

A1.13



636 WEST FREMONT IN SUNNYVALE, CA

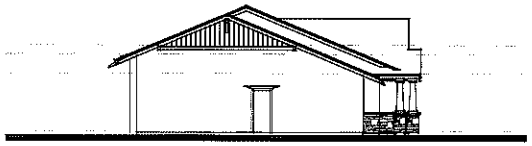
CLASSIC COMMUNITIES

DAHLIN group

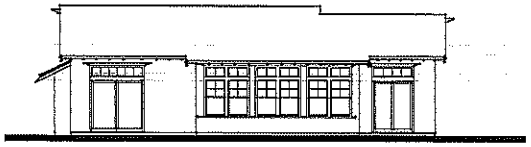
PLAN FOUR
FLOOR PLAN

JOB NO. 376.013
DATE 10-26-12

A1.14



LEFT ELEVATION



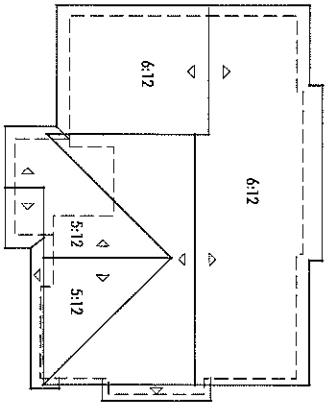
REAR ELEVATION

RIGHT ELEVATION

0 8 16 32

FRONT ELEVATION

0 4 8 16



DIAGRAMMATIC ROOF PLAN

0 8 16 32

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

636 WEST FREMONT IN SUNNYVALE, CA

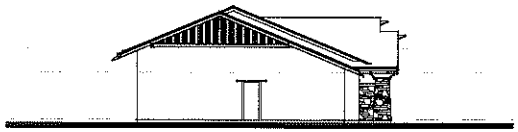
CLASSIC COMMUNITIES

DAHLIN group

PLAN 4A-CRAFTSMAN
ELEVATIONS & ROOF PLAN

JOB NO. 376.013
DATE 10-26-12

A1.15



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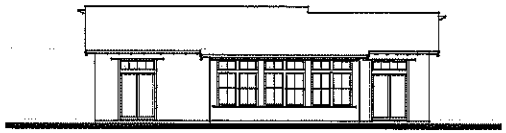
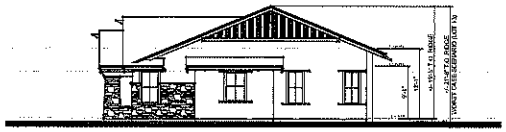
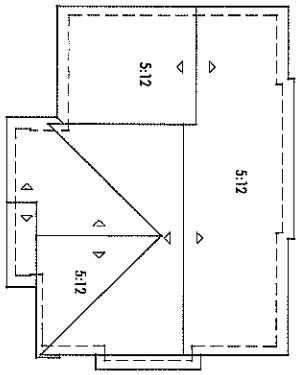


REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION



DIAGRAMMATIC ROOF PLAN

MATERIALS

1. BOARD AND BATT SIDING AT GABLE ENDS
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE COLUMNS SEAT WALLS WITH BRICK CAPS
4. TAPERED PAINTED COLUMNS
5. 3-COAT STUCCO WITH SAND FINISH
6. CRAFTSMAN STYLE FRONT DOOR WITH LITES
7. BIEGE VINYL WINDOW FRAMES
8. CARRIAGE STYLE METAL GARAGE DOORS WITH LITES
9. WOOD CORBELS
10. DIMENSIONAL COMPOSITION ASPHALT SHINGLE ROOFING
11. LEDGE STONE VENEER
12. WINDOW & DOOR TRIM WITH WOOD FINISH

636 WEST FREMONT IN SUNNYVALE, CA

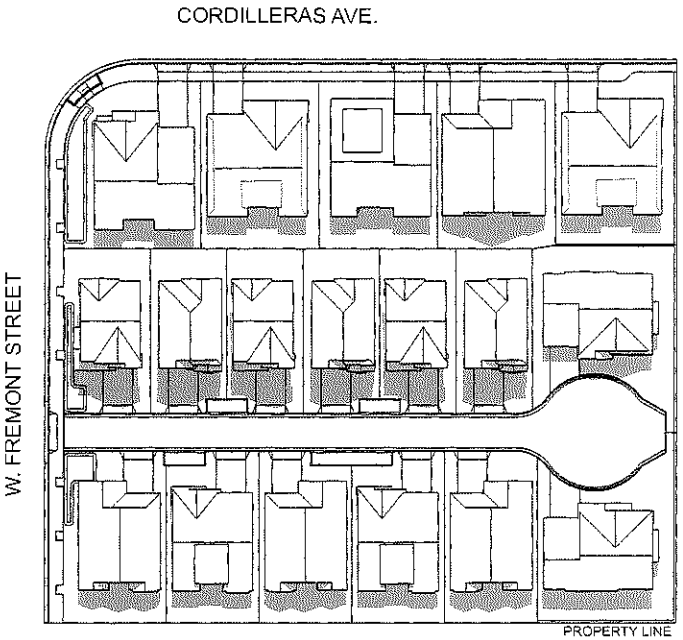
CLASSIC COMMUNITIES

DAHLIN group

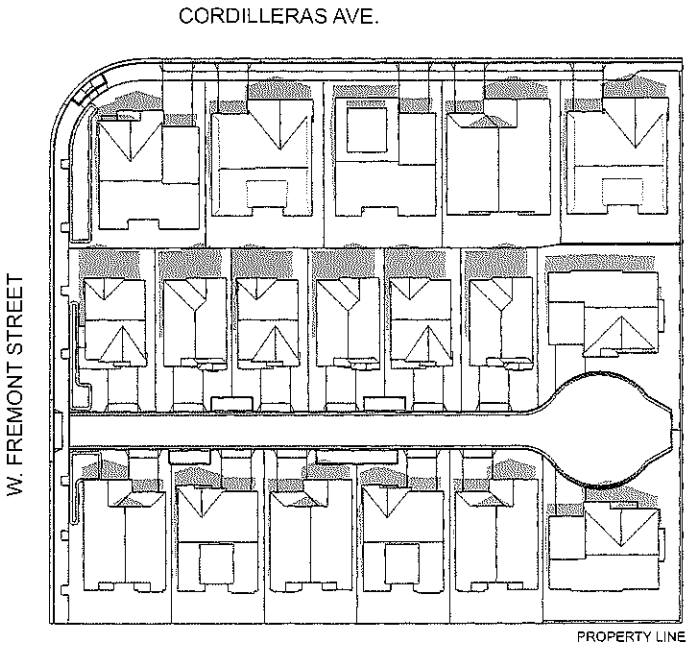
PLAN 4B-BUNGALOW
ELEVATIONS & ROOF PLAN

JOB NO. 376.013
DATE 10-26-12

A1.16



6/21 SUMMER SOLSTICE - 9:00 AM



6/21 SUMMER SOLSTICE - 3:00 PM

636 WEST FREMONT IN SUNNYVALE, CA

CLASSIC COMMUNITIES

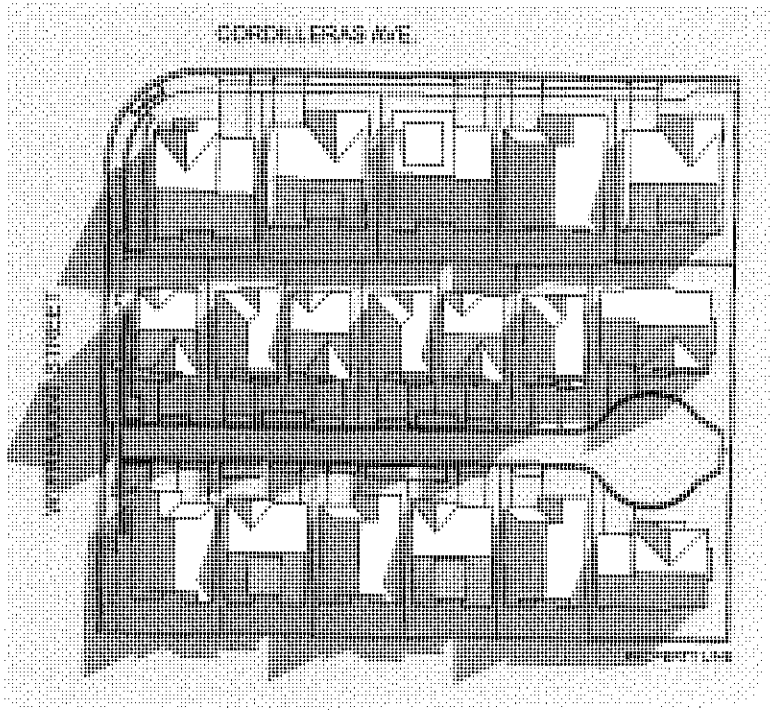
DAHLIN group

SOLAR STUDY
SUMMER SOLSTICE

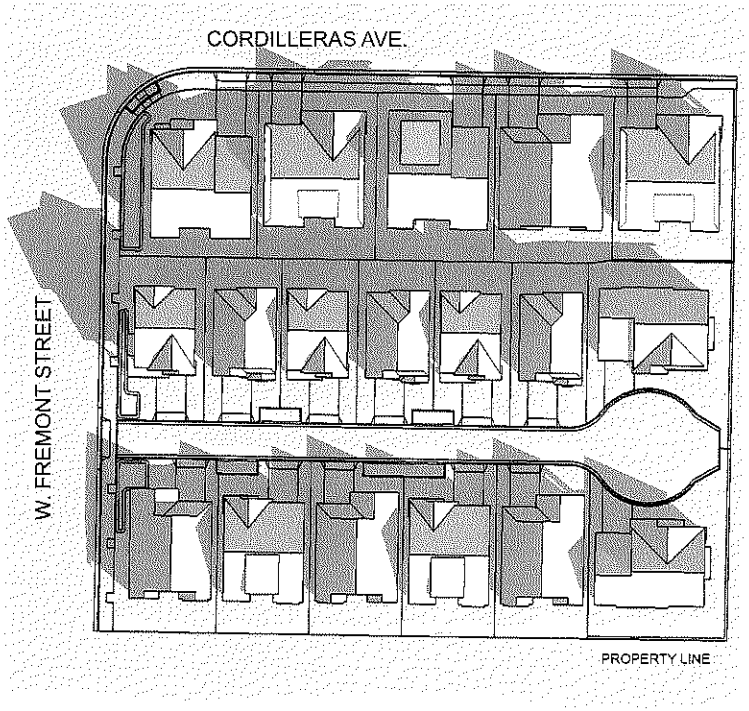
JOB NO. 376.013
DATE 10-26-12

N

A1.17



12/21 WINTER SOLSTICE - 9:00 AM



12/21 WINTER SOLSTICE - 3:00 PM

636 WEST FREMONT IN SUNNYVALE, CA

CLASSIC COMMUNITIES

DAHLIN group

SOLAR STUDY
WINTER SOLSTICE

JOB NO. 376.013
DATE 10-26-12

N

A1.18

1330 CORDILLERAS AVE | LOT 1 - PLAN 1B BUNGALOW | LOT 2 - PLAN 1A OPT. 2 CRAFTSMAN | LOT 3 - PLAN 1A OPT. 1 CRAFTSMAN | LOT 4 - PLAN 1B BUNGALOW | LOT 5 - PLAN 1A OPT. 3 CRAFTSMAN

CORDILLERAS AVENUE STREETSCAPE

1304 CORDILLERAS AVE | CORDILLERAS AVENUE | LOT 5 - PLAN 1A CRAFTSMAN | LOT 6 - PLAN 3A CRAFTSMAN | PRIVATE DRIVE | LOT 18 PLAN 28 BUNGALOW | 1302/1304 OXBOW COURT

WEST FREMONT STREETSCAPE

636 WEST FREMONT IN SUNNYVALE, CA

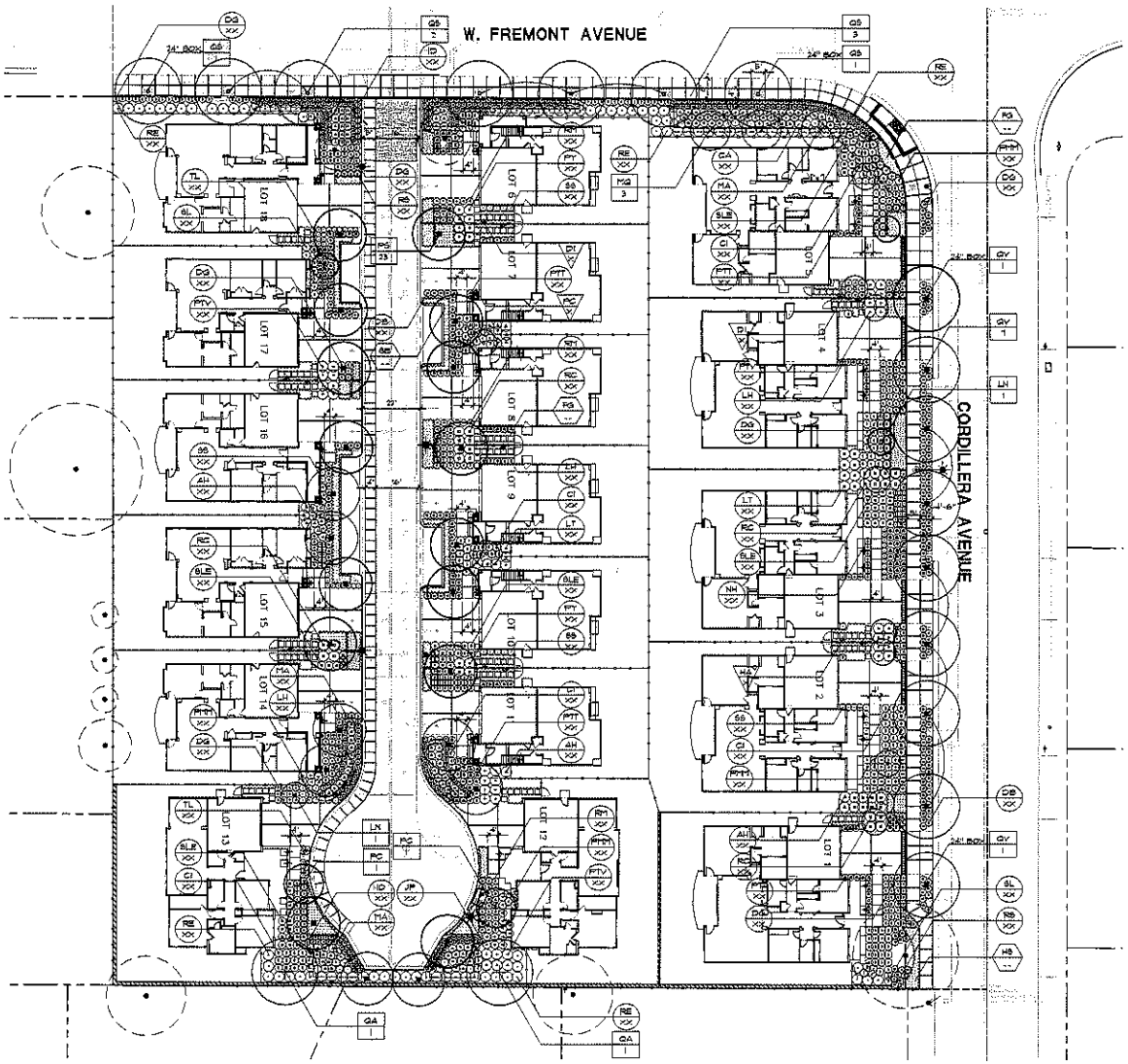
CLASSIC COMMUNITIES

DAHLIN group

CONTEXTUAL STREETSCAPE

JOB NO. 376.013
DATE 10-26-12

A1.19



PLANT LIST

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	CA NATIVE/ MED.
CD	Cercis canadensis 'Ace of Hearts'	Ace of Hearts Redbud	15 GAL.	As Shown	Moderate	--
LN	Laurus nobilis	Sweet Bay	15 GAL.	As Shown	Low	Mediterranean
LC	Lophostemon confertus	Brisbane Box	15 GAL.	As Shown	Moderate	--
MQ	Melaleuca quinquinervia	Cajeput Tree	15 GAL.	As Shown	Moderate	--
PS	Pistacia chinensis	Chinese Pistache	15 GAL.	As Shown	Low	--
PC	Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum	15 GAL.	As Shown	Low	--
QA	Quercus agrifolia	Coast Live Oak	15 GAL.	As Shown	Low	CA Native
QS	Quercus shumardii	Shumard Red Oak	24" BOX*	As Shown	Moderate	--
QV	Quercus suber	Cork Oak	36" BOX*	As Shown	Low	--

NOTE:
+: ALL TREES SIZE SHALL BE 36" BOX UNLESS OTHERWISE NOTED ON PLANS FOR 24" BOX. SEE PRELIMINARY PLANTING PLAN.

SHRUBS AND PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	CA Native
AM	Abutilon hybrida	Flowering Maple	5 GAL.	4'-0" O.C.	Moderate	--
CI	Cistus 'Sunset'	Rockrose	5 GAL.	3'-0" O.C.	Low	Mediterranean
DIB	Dietes bicolor	Fortnight Lily	5 GAL.	2'-6" O.C.	Low	--
DIG	Dietes grandiflora 'Variegata'	Variegated Fortnight Lily	5 GAL.	2'-6" O.C.	Low	--
ID	Iris douglasiana (N)	Pacific Coast Iris	1 GAL.	2'-0" O.C.	LOW	CA Native
JP	Juncus patens (N)	Common Rush	1 GAL.	2'-0" O.C.	MODERATE	CA Native
LA	Lavandula angustifolia 'Hidcote'	Lavender	1 GAL.	2'-6" O.C.	Low	Mediterranean
LT	Lavatera L. 'Red Rum'	Tree Mallow	5 GAL.	4'-0" O.C.	Low	--
MA	Mimulus aurantiacus	Shrubby Monkey Flower	5 GAL.	3'-6" O.C.	Low	CA Native
NH	Nandina domestica 'Harbor Parkway'	Heavenly Bamboo	5 GAL.	3'-6" O.C.	Low	Mediterranean
PHM	Phormium 'Yori Maiden'	New Zealand Flax	5 GAL.	3'-0" O.C.	Low	--
PHT	Phormium 'Tom Thumb'	New Zealand Flax	5 GAL.	2'-6" O.C.	Low	--
PT	Phormium 'Yellow Wave'	New Zealand Flax	5 GAL.	4'-0" O.C.	Low	--
PTV	Phlomis fruticosa 'Variegata'	Variegated Tobira	5 GAL.	4'-0" O.C.	Low	Mediterranean
RE	Rhamnus californica 'Eve Case'	Coffeeberry	5 GAL.	4'-6" O.C.	Low	CA Native
RC	Rhaphiolepis i. 'Clara'	Indian Hawthorne	5 Gal.	4'-0" O.C.	Low	--
RM	Rosa mulligani	Mulligan Rose	2 GAL.	2'-6" O.C.	Low	--
SLE	Salvia leucantha	Mexican Sage	5 GAL.	3'-0" O.C.	Low	--
SL	Salvia leucantha 'Santa Barbara'	Santa Barbara Sage	5 GAL.	3'-0" O.C.	Low	CA Native
SS	Salvia spathacea	Hummingbird Sage	1 GAL.	2'-6" O.C.	Low	CA Native
TL	Teucrium x. lucidys	Bush Germander	1 GAL.	2'-0" O.C.	Low	Mediterranean

GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	
ERK	Erigeron karvinskianus	Santa Barbara Daisy	1 GAL.	2'-0" O.C.	Low	CA Native
GT	Gazania spp.	Trailing Gazania	1 GAL.	2'-0" O.C.	Moderate	--
LS	Lantana 'Spreading Sunshine'	Lantana	1 GAL.	3'-0" O.C.	Low	--
RS	Rosa spp. 'Carpet Rose'	Flowering Carpet Rose	1 GAL.	2'-6" O.C.	Low	--
SB	Sisyrinchium bellum	Blue Eyed Grass	1 GAL.	12" O.C.	Low	CA Native

ORNAMENTAL GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	
FG	Festuca glauca	Blue Fescue	1 GAL.	1'-6" O.C.	Low	--
HS	Helictotrichon sempervirens	Blue Oat Grass	1 GAL.	1'-6" O.C.	Low	Mediterranean

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	
DI	Distictis buccinatoria	Blood-Red Trumpet Vine	5 GAL.	As Shown	Low	--
HA	Hardenbergia violacea	Lilac Vine	15 GAL.	As Shown	Moderate	--
PC	Passiflora J. 'Coral Glow'	Passion Vine	15 GAL.	As Shown	Moderate	--

NOTE:
1. ALL TREES SIZE SHALL BE 15 GAL. UNLESS OTHERWISE NOTED ON PLANS FOR 36" BOX. SEE PRELIMINARY PLANTING PLAN.
2. "PROTECTED TREES" SHALL BE REPLACED WITH A SPECIMEN TREE OF 36" BOX SIZE (2 TOTAL REMOVED). TREE WITH 12" OR LARGER IN DIAMETER AT 4.5 FEET ABOVE GRADE ARE CONSIDERED AS "PROTECTED TREES".

TOTAL PLANTS	SUBTOTAL PLANTS WITH NATIVE, LOW WATER OR NO WATER USE REQUIREMENTS
16,400 S.F.	14,770 S.F.
PERCENTAGE OF PLANTS MEETING NATIVE/ LOW WATER REQUIREMENTS: 86.4% MORE THAN 80% REQUIRED.	

PRELIMINARY PLANTING PLAN

L-1

OCTOBER 26, 2012

CLASSICS AT 636 W. FREMONT AVENUE
SUNNYVALE, CALIFORNIA

GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
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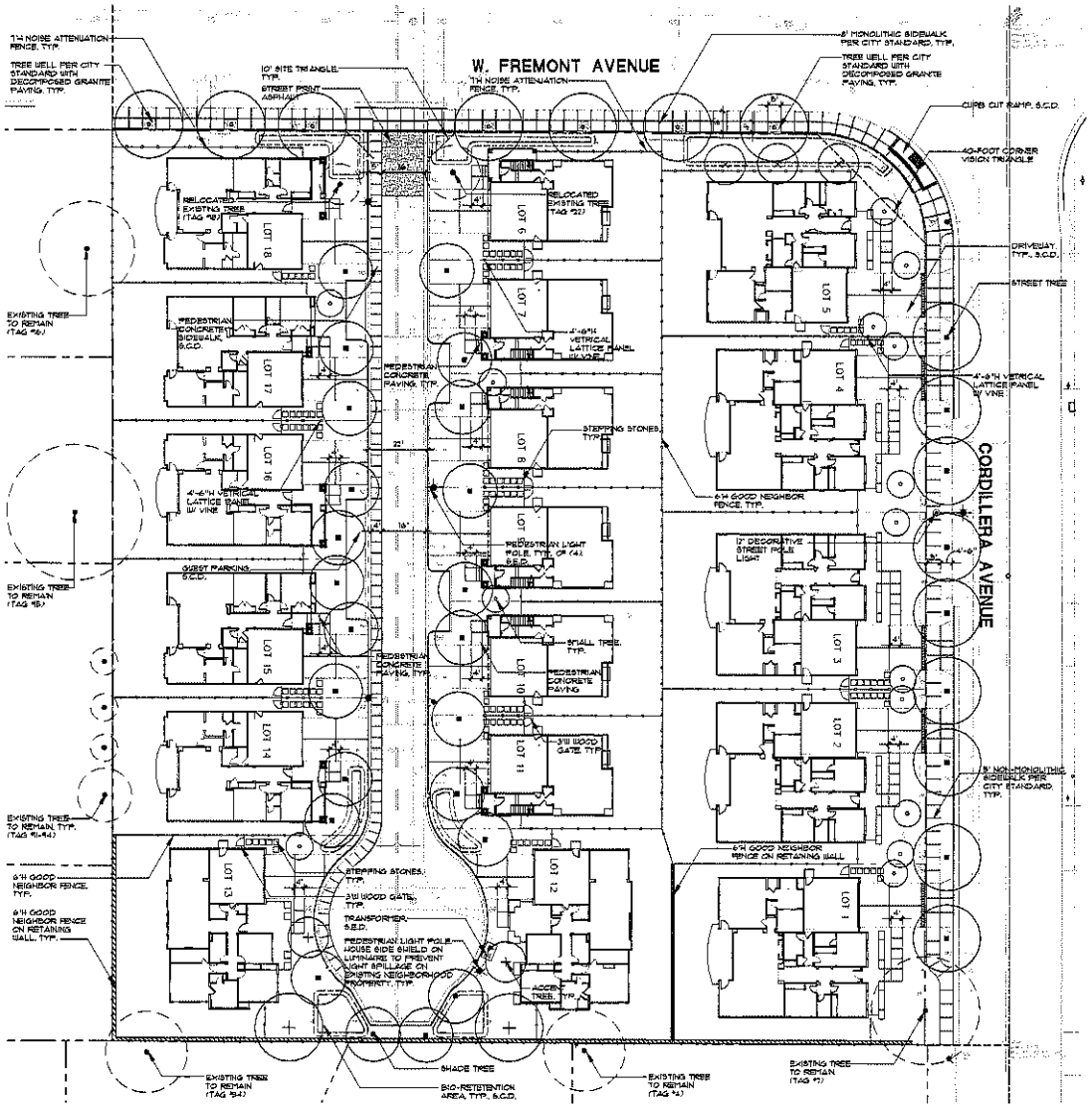
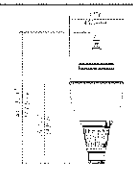


LANDSCAPE SITE PLAN

Fremont Ave. - Sunnyvale



Qty: 1 Luminaire: 334-76HPS-ACDR-03R13-QTA/120-SF2-FN10-HS-IC0-BKTX

Description of Components:

Finish: Decorative cast 356 aluminum, mechanically assembled.

Hood: (ACDR). One-piece, seamless, pressure-molded impact-resistant (DR) acrylic globe having vertical prisms with smooth external self-cleaning surface, permanently assembled to the globe

Access-Mechanism: A cast A360.1 aluminum technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. The Photoelectric Cell can be independently oriented from the optical system. An embedded thermally retentive gasket shall ensure weatherproofness.

Globe: (ACDR). One-piece, seamless, molded-medium impact-resistant (DR) acrylic globe having an inner prismatic surface with semi-prismatic house side shield and plain outer vertical prisms on the street side. The smooth external finish offers self-cleaning properties. The globe is permanently sealed into the access-mechanism.

Lamp: (Not included). 70 Watt High Pressure Sodium (ANSI Code S62), ED 23 1/2 bulb, medium base

Optical System: (DSHO). Type III, (medium-throw), non cut-off distribution with less than 2.5% uplight. Specular Optical system, composed of alight-anodized hydroformed aluminum reflector, permanently assembled as a prismatic globe. Weatherproof IP66 rating.

Ballast: High power factor of 90%. Primary voltage Quadruple Tap 120/208/240/277 Connected To 120 Volts. Lamp starting capacity -40F(-40C) degrees. Assembled on a unistrut removable tray with quick disconnect plug

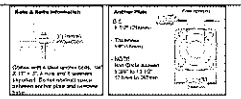
Fitter: Cast aluminum A360.1 c/w 4 set screws 3/8-16 UNC. Fits on a 4"(100mm) outside diameter by 4"(100mm) long tenon.

Luminaire Options: (RC). Photocell for a twist-lock photo-electric cell or a shorting cap

FremontAveSunnyvale (2).DOC
08-21-2012 Page 1 / 3

PHILIPS LUMEC

Fremont Ave. - Sunnyvale



Qty: 1 Pole: RS9545-16-BKTX

Description of Components:

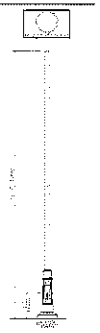
Pole Shaft: Shaft pe ntapa from a 4" (102mm) round high tensile steel tubing, having a 0.120" (3.0mm) wall thickness, welded to both the smooth and top of the anchor plate.

Maintenance Opening: The pole shaft have a 2" x 4 1/2" (51mm x 114mm) maintenance opening centered 20" inches from the surface of the anchor plate, complete with a weatherproof aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, complete with a tool-in access door, mechanically fastened with stainless steel screws.

Note: A lamp will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.



FremontAveSunnyvale (2).DOC
08-21-2012 Page 2 / 3

PHILIPS LUMEC

Fremont Ave. - Sunnyvale

Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW/AWM 1015 or 1290 wires 6" (152mm) minimum exending from luminaire.

Hardware: All exposed screws shall be stainless steel with Crestite primer-seal treatment to reduce seizing of the parts. All seals and sealing devices are resin and/or lined with EPDM and/or silicone.

Finish: Only in fan black textured (BKTX) and in accordance with the ASTM 2603 standard. Application of a polyester powder coat paint (4 mil/100 microns) with a 1 mil/25 microns of tolerance. The Thermosetting enamel provides a discoloration resistant finish in accordance with the ASTM D 2244 standard, as well as luster retention in keeping with the ASTM D 523 standard and humidity proof in accordance with the ASTM D2247 standard

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish as determined with the finish performed and the ASTM B117 standard.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification

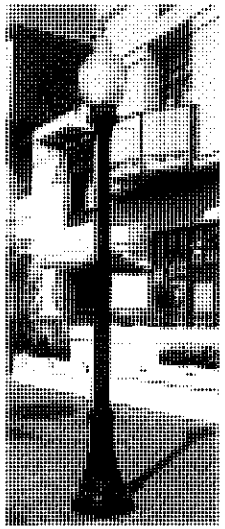
Mechanical resistance: In order to ensure the mechanical resistance of the poles, the affected area should be calculated according to AASHTO standards and meets for a wind of 145 km/h

Web site information details: Click on any specific information details to see more

Final Texts / Warranties / ISO 9001-2008 Certificates / ISO 14001-2004 Certificates

FremontAveSunnyvale (2).DOC
08-21-2012 Page 3 / 3

PHILIPS LUMEC



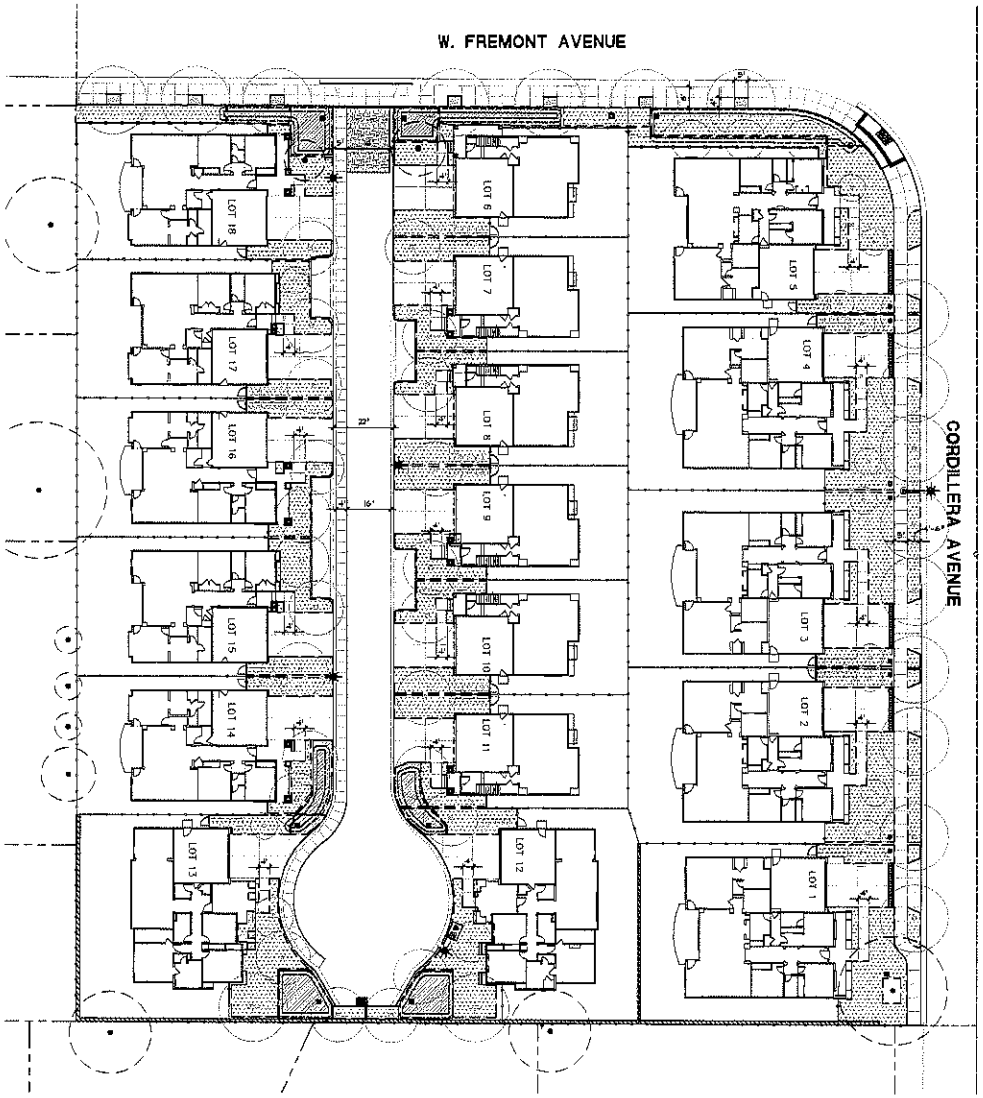
12' DECORATIVE STREET POLE LIGHT ALONG CORDILLEARS AVE.
SCALE: N.T.S.

L-2

OCTOBER 26, 2012

CLASSICS AT 636 W. FREMONT AVENUE
SUNNYVALE, CALIFORNIA

GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
6371 SAN RAMON RD. SAN RAMON, CA. 94582
TEL 925.735.8775 FAX 925.833.0861
WWW.GAATES.COM



PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under the supervision of a qualified planting foreman.

2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect.

3. All trees are to be staked as shown on the tree staking/guying detail.

4. Plant count is for the convenience of the contractor. In case of discrepancies, the plan shall govern.

5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access.

6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as they feel necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if taken necessary.

7. Branching heights of trees shall be a 6'-0" minimum above finish grade.

8. All trees in a formal group planting shall be matching in size and shape.

9. Landscape contractor shall hire an accredited soils analysis firm to test soil and abide by recommendations contained within for proper plant growth.

10. On grade planting backfill mix shall consist of 50% imported topsoil, 50 % native soil (with no rocks larger than 2" diameter).

11. All on-grade planting areas are to receive iron and nitrogen stabilized redwood soil conditioner at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade.

12. All planting areas shall be top-dressed with 3" layer of salt water free fir bark mulch having a maximum size of 3/4" diameter.

13. All street trees to be installed in accordance with the standards and specifications of the City.

14. All trees within 5' of paving areas shall have deep root barriers installed. Deep root barrier Model No. UB-36-2, (18) 344-1464.

15. All slopes greater than 2.5:1 shall be covered with jute netting per the manufacturer's specifications. Overlap all edges a minimum of 2" and secure as required with metal staples.

16. The Landscape Contractor shall as a part of this bid provide for a planting allowance for the amount of $5,000.00 (One Thousand Five Hundred Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.

17. Contractor shall excavate all lime-treated soils from all planting areas.

18. Adjacent to curbs or paving, contractor to hold center of plantings ½ the distance of the on-center spacing.

19. The Landscape Contractor is to provide an agricultural soil/fertilizer analysis and percolation test verifying 3" per hour drain rate for on-site and imported topsoil. Recommendations for amendments and drainage solutions contained in this analysis, shall be carried out before planting occurs if drainage is found to not at a proper rate.

20. Trees within the property line shall be maintain a height of 8 feet clearance above ground in (5) years.

21. Trees shall not be installed within 10 feet of sanitary sewer mains and laterals. S.C.D. for sanitary sewer mains and laterals locations.

22. Trees within the property line shall be maintain a distance of 5' from side of structure and perimeter fencing. Tree types with water branches not conducive to climbing are only allowed within 5' distance from side of structure and perimeter fencing.

23. Trees next to residences shall not be planted in positions that will block windows.

24. All shrubs around the building structure shall maintain a height of 3 feet and trimmed up from ground 1 foot. All shrubs shall be kept below windows on ground.

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficiency standards and State Model Water Efficient Landscape Ordinance AB3881 as required by local jurisdictions while achieving the goal of effectively and efficiently providing the landscape with water by means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restricted shrub planting and shrub mass planting areas as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the local water purveyor. Recycled water systems shall be designed in accordance with local and state codes.

Irrigation systems for landscapes greater that 5,000 sf shall have a dedicated water meter for irrigation.

A Water Efficient Landscape Worksheet shall be included with hydrozone information table, water budget calculations and irrigation operation schedules.

A state of the art ET based self adjusting irrigation controller shall be specified for the project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to the trees and provide deep watering to promote a deeper root structure.

Spray irrigation systems for groundcover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensation devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles deliver water at minimum 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip system will incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.

LEGEND

A	SHRUBS (MODERATE WATER USE)	2,090 S.F.
B	SHRUBS (LOW WATER USE)	13,180 S.F.
C	TREES (LOW WATER USE)	390 S.F.
D	TREES (MODERATE WATER USE)	180 S.F.
	TOTAL PLANTING AREA	16,400 S.F.

L-3

HYDROZONE MAP AND LANDSCAPE NOTES

0 10 20 40

OCTOBER 26, 2012

CLASSICS AT 636 W. FREMONT AVENUE
SUNNYVALE, CALIFORNIA

GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
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8471 DOW BARRON RD. SAN RAMON, CA. 94583
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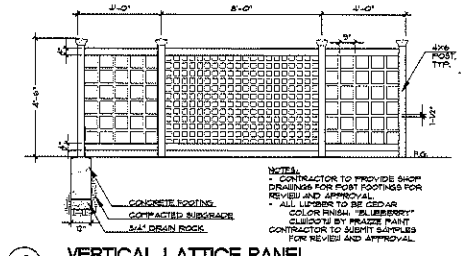


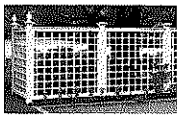


IMAGE LATTICE

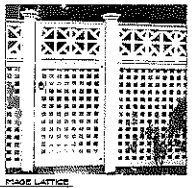
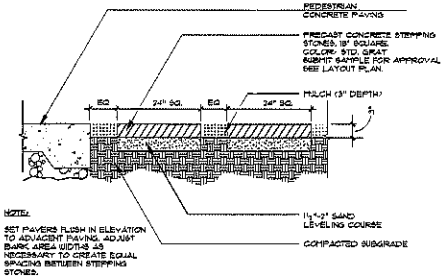
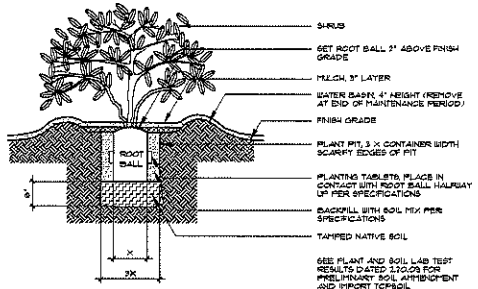


IMAGE LATTICE

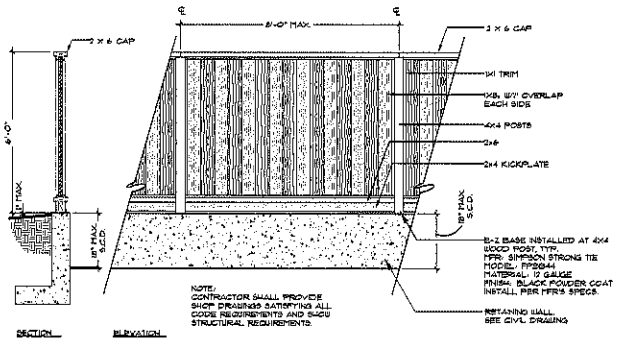
1 VERTICAL LATTICE PANEL
SCALE: 3/8" = 1'-0"



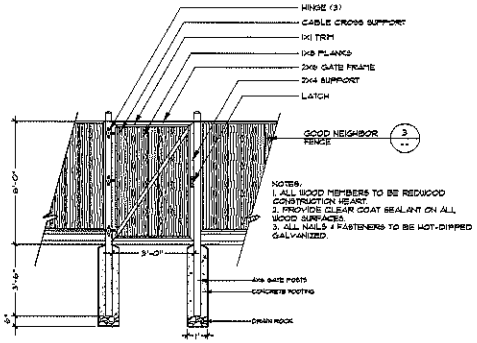
4 PRE-CAST CONCRETE STEPPING STONES
SCALE: 1 1/2" = 1'-0"



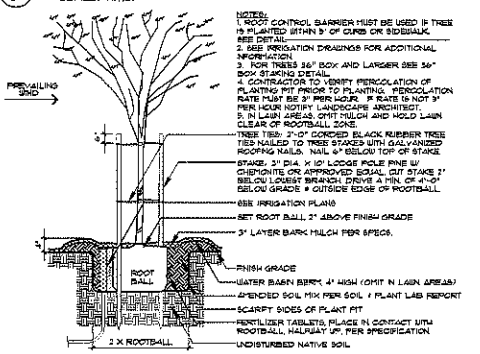
7 SHRUB PLANTING
SCALE: N.T.S.



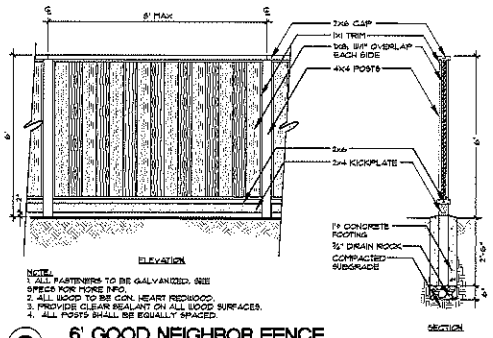
2 6' GOOD NEIGHBOR FENCE ON RETAINING WALL
SCALE: NTS



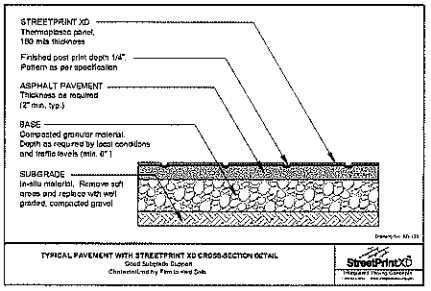
5 GATE
SCALE: 3/8" = 1'-0"



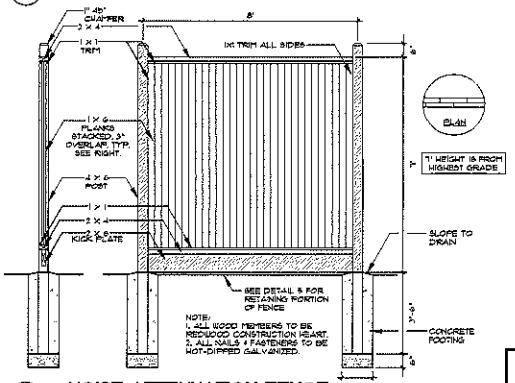
8 TREE STAKING DETAIL
SCALE: 3/8" = 1'-0"



3 6' GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



6 STREET PRINT ASPHALT
SCALE: 1 1/2" = 1'-0"



9 NOISE ATTENUATION FENCE
SCALE: 1/2" = 1'-0"

L-4

LANDSCAPE DETAILS

OCTOBER 26, 2012

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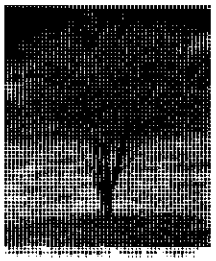
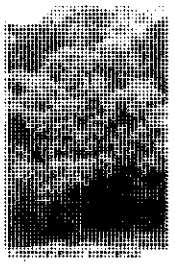
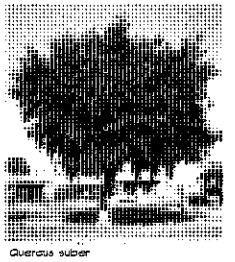
TREES

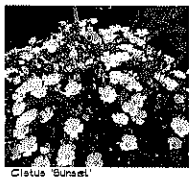
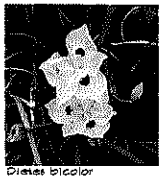




Prunus cerasifera 'Atropurpurea'

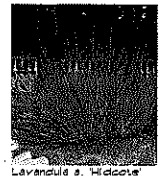

Quercus suber

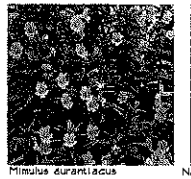
SHRUBS

Abutilon hybrida

Cistus 'Sunset'

Dietes bicolor

Dietes g. 'Variegata'

Iris douglasiana

Juncus patens

Lavandula s. 'Hidcote'

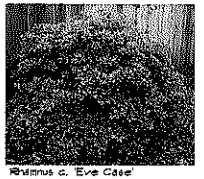
Lavatera t. 'Red Rum'

Mimulus aurantiacus

Nandina d. 'Harbor Parkway'

Phormium 'Mori Maiden'

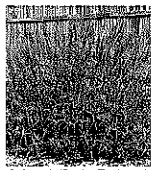
Phormium 'Tom Thumb'

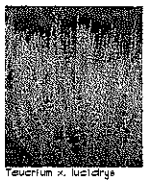
Phormium 'Yellow Wave'

Pittosporum t. 'Variegata'

Rhamnus c. 'Eve Case'

Rhaphiolepis i. 'Clara'

Rosa meidiland

Salvia leucantha

Salvia l. 'Santa Barbara'

Salvia spathacea

Teucrium x. lucidrys

GROUNDCOVER, GRASSES AND VINE

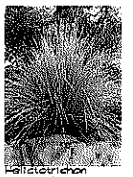
Erigeron karvinskianus

Gazania spp.

Lantana 'Spreading Sunshine'

Rosa spp. 'Carpet Rose'

Sisyrinchium bellum

Festuca glauca

Helictotrichon sempervirens

Distictis buccinatoria

Hardenbergia violacea

Passiflora j. 'Coral Glow'

L-5

PLANT PALETTE

OCTOBER 26, 2012

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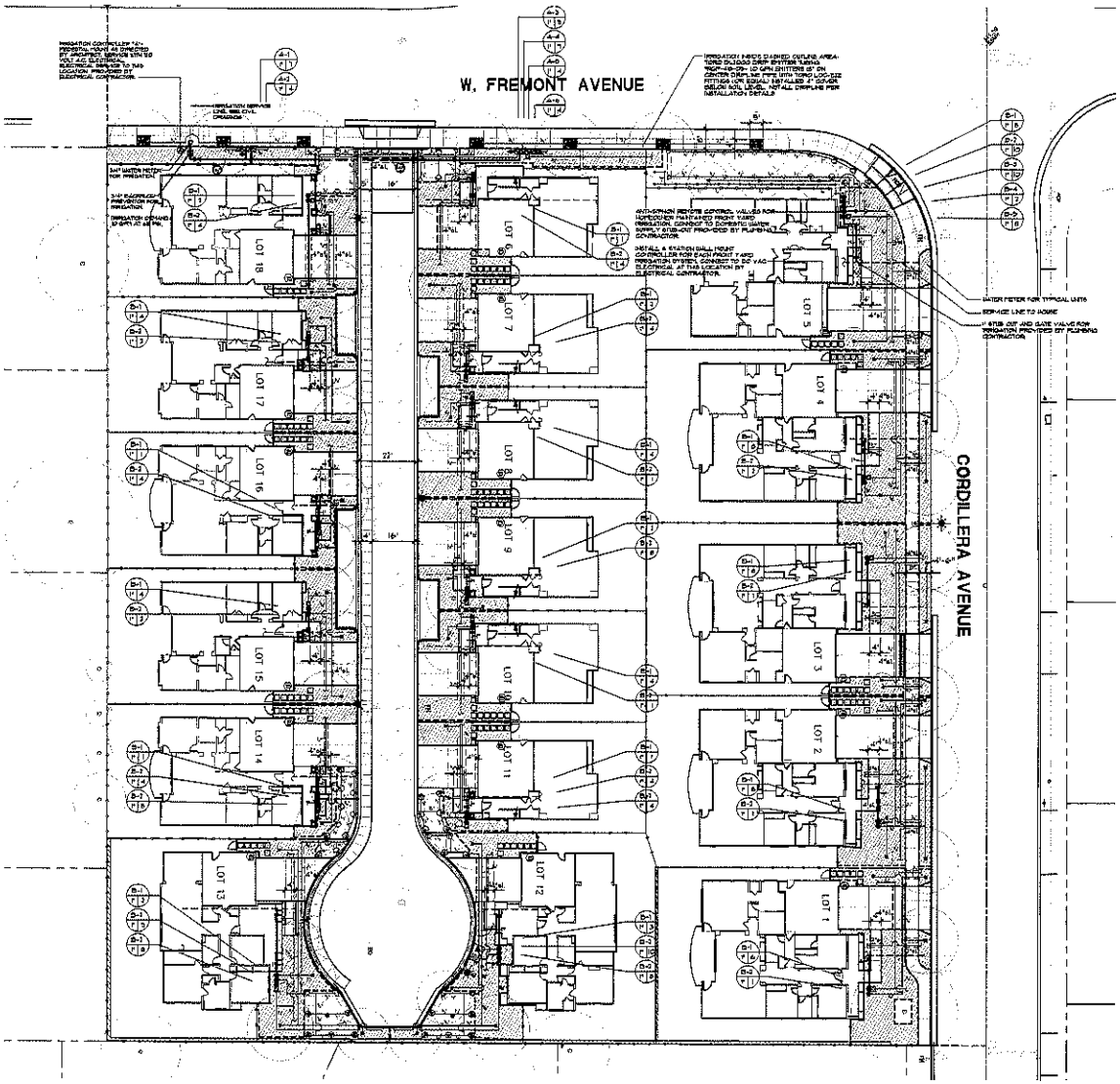

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
	570Z-12P-PR COM-0T-12 H.O	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.80, .40	12'
	570Z-12P-PR COM-0T-12 H.O	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.80, .40	10'
	570Z-12P-PR COM-0T- 8 H.O	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.30, .15	6'
	RWS-9G-02	RAIN BIRD BUBBLER - TREES	30	.50	-
	1-1201-1151-8130 PMR-MF-30-1"	AMIAD 1" FILTER WITH 130 MESH SCREEN WITH SENNINGER 1" IN-LINE PRESSURE REDUCING VALVE (1-22 GPM)			
	700 SERIES	IRRITROL ULTRA FLOW REMOTE CONTROL VALVE			
	2700-3/4"	IRRITROL SYSTEMS ELECTRIC ANTISIPHON REMOTE CONTROL VALVE FOR TYPICAL SINGLE FAMILY HOME IRRIGATION			
	825Y-9V-1" QS-2	FEBCO REDUCED PRESSURE BACKFLOW PREVENTOR INSIDE GAURD SHACK STEEL ENCLOSURE			
	T-113-K	NIBCO GATE VALVE (LINE SIZE) WITH CROSS HANDLE IN ROUND BOX			
	33 DRC	RAIN BIRD QUICK COUPLING VALVE			
A	ESPLUM-ESPLUM8-ETM-LXM LXMM-PED	RAINBIRD CONTROLLER WITH ONE (1) 8-STATION EXPANSION MODULES. INCLUDE RAINBIRD ET MANAGER CARD AND POWDER COATED PEDESTAL.			
B	KD-6-DT	IRRITROL KWICK DIAL 6 STATION CONTROLLER FOR TYPICAL SINGLE FAMILY UNITS WALL MOUNTED			

IRRIGATION INSIDE DASHED OUTLINE AREA: TORO DL2000 DRIP EMITTER TUBING #RGP-418-05-1.0 GPH EMMITERS 18" ON CENTER DRIPLINE PIPE WITH TORO LOC-EZE FITTINGS (OR EQUAL) INSTALLED 4" COVER BELOW SOIL. INSTALL DRIPLINE PER INSTALLATION DETAILS SHEET L-6

A-1 / 1" / B — STATION NUMBER / GALLONS PER MINUTE / VALVE SIZE

MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 12" COVER.

SLEEVE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER.

HYDROZONE TABLE - COMMON AREA

VALVE	SIZE	GPM	HYDROZONE	WATER USE	IRRIGATION METHOD
A-1	1"	7	Shrubs	L	Drip tubing
A-2	1"	4	Shrubs	L	Drip tubing
A-3	1"	5	Bio Swale	L	Spray
A-4	1"	7	Trees	M	Bubblers
A-5	1"	4	Shrubs	L	Drip tubing
A-6	1"	4	Shrubs	L	Drip tubing

HYDROZONE TABLE - TYPICAL UNIT (LOT 5)

VALVE	SIZE	GPM	HYDROZONE	WATER USE	IRRIGATION METHOD
B-1	1"	5	Shrubs	L	Bubblers
B-2	1"	10	Bio Swale	L	Spray
B-3	1"	10	Bio Swale	L	Spray
B-4	1"	1	Trees	M	Bubblers
B-5	1"	8	Shrubs	M	Drip tubing

PRELIMINARY IRRIGATION PLAN

L-6

0 10 20 40

OCTOBER 26, 2012

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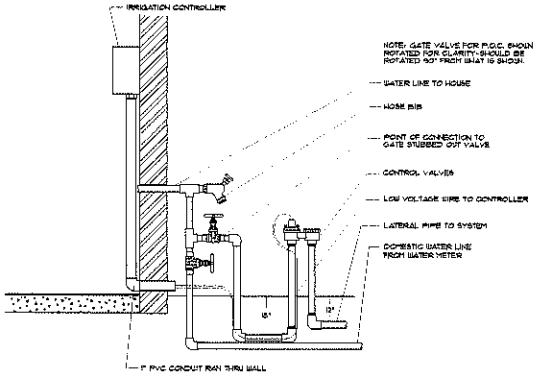
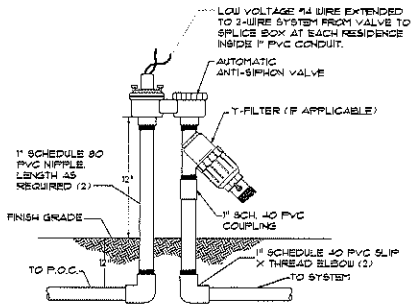


1 TYPICAL POINT OF CONNECTION DETAIL
NTS



2 ANTI-SIPHON VALVE WITH FILTER
NTS

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC

4. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEIR WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

5. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

6. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

7. INSTALL FOUR (4) SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

9. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

11. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

12. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

13. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

14. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

15. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.

16. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO LANDSCAPE ARCHITECT.

17. INSTALL A NEW 9 VOLT DURACELL BATTERY(S) OR APPROVED EQUAL IN EACH CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURE.

18. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

19. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (1-800) 642-2444 FOR NORTHERN CALIFORNIA.

20. WHER VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGADON CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

L-7

IRRIGATION NOTES AND DETAILS

OCTOBER 26, 2012

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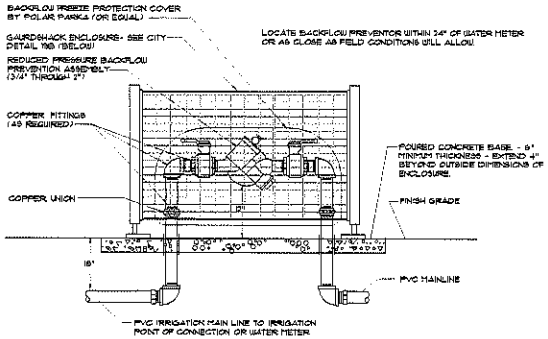
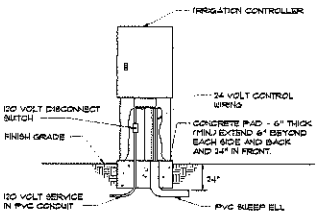
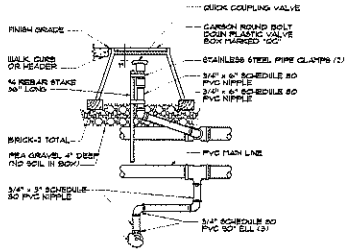


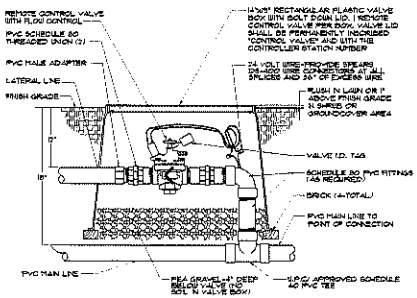
1 BACKFLOW ASSEMBLY
NTS



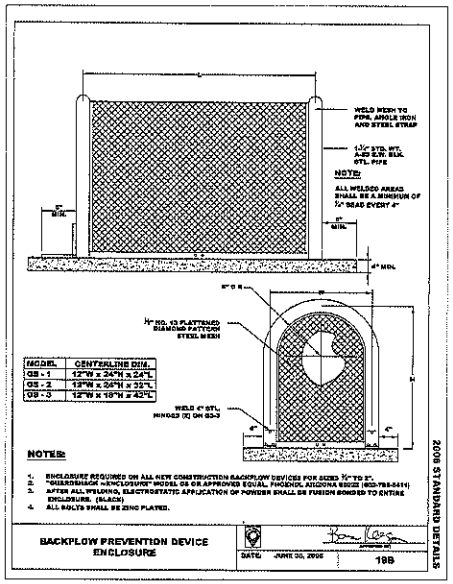
2 PEDESTAL MOUNT CONTROLLER
NTS

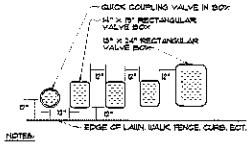


3 QUICK COUPLER IN BOX
NTS



4 REMOTE CONTROL VALVE INSTALLATION
NTS

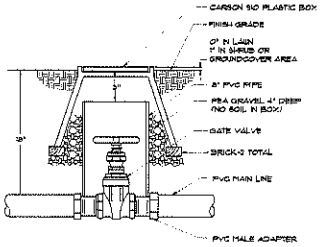




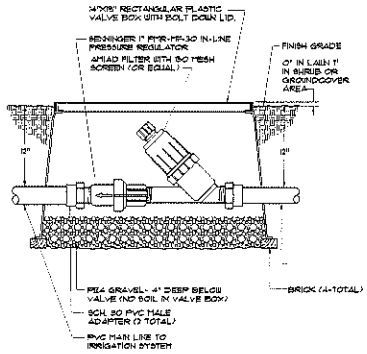
NOTES:

1. CENTER BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. ALL VALVE BOXES SHALL HAVE BOLT DOWN LIDS.
7. VALVE LID SHALL BE PERMANENTLY INSCRIBED "CONTROL VALVE" AND WITH THE CONTROLLER STATION NUMBER.

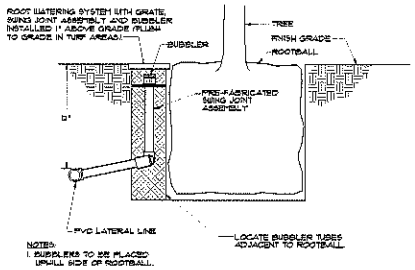
5 VALVE BOX INSTALLATION
NTS



6 GATE VALVE INSTALLATION
NTS

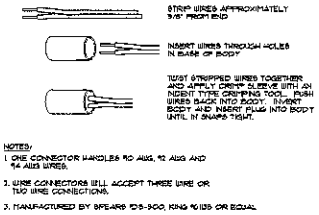


7 FILTER AND PRESSURE REGULATOR
NTS



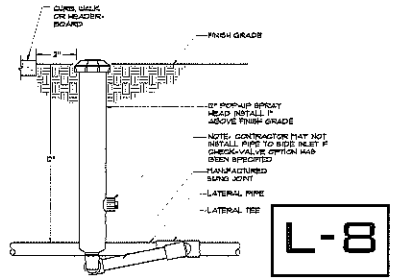
NOTES:
1. BUBBLERS TO BE PLACED UPHILL SIDE OF ROOTBALL.

8 TREE BUBBLER INSTALLATION
NTS



NOTES:
1. ONE CONNECTOR HANDLES #10 AWG, #12 AWG AND #14 AWG WIRES.
2. WIRE CONNECTORS WILL ACCEPT THREE WIRE OR TWO WIRE CONNECTIONS.
3. MANUFACTURED BY SPEARS 705-900, KING #6105 OR EQUAL

9 WIRE CONNECTION
NTS



10 POP-UP 12" SPRAY HEAD INSTALLATION
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IRRIGATION DETAILS

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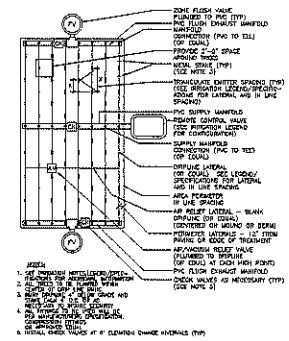
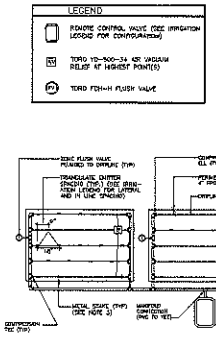
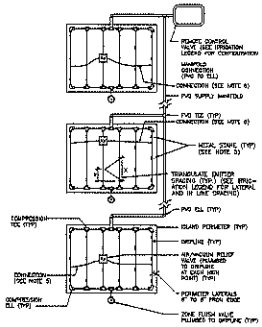


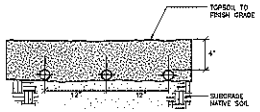
(11) TYPICAL CENTER FEED DRIP SYSTEM LAYOUT
NTS



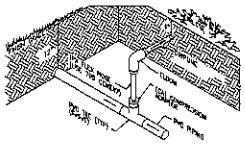
(12) MANIFOLD FOR MULTIPLE PLANTERS
NTS



(13) TYPICAL ISLAND MANIFOLD
NTS

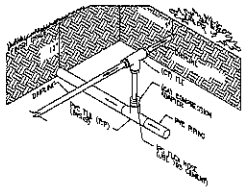


(14) TYPICAL DRIPLINE SUBGRADE INSTALLATION
NTS



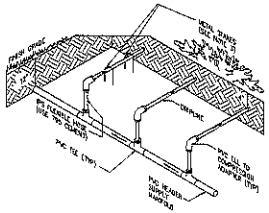
NOTE:
1. ALL FITTINGS TO BE PER MANUFACTURERS SPECIFICATION. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL.

(15) DRIPLINE TO PVC INSTALLATION
NTS



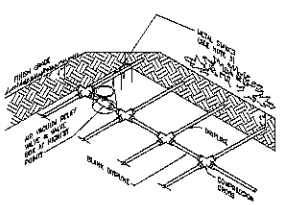
NOTE:
1. ALL FITTINGS TO BE PER MANUFACTURERS SPECIFICATION. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL.

(16) DRIPLINE TO PVC INSTALLATION
NTS



NOTES:
1. SEE IRRIGATION NOTES/LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND MAINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. IF DRIP TUBING HAS BEEN HAND SUG IN, STAKE DRIPLINE AT 4' O.C AND AS NECESSARY TO INSURE SECURITY 4" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY.

(17) DRIPLINE TO PVC HEADER INSTALLATION
NTS



NOTES:
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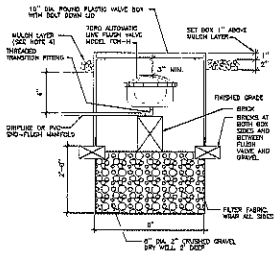
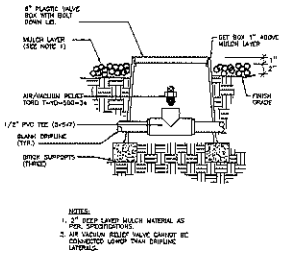
(18) AIR VACUUM RELIEF VALVE LOCATION
NTS

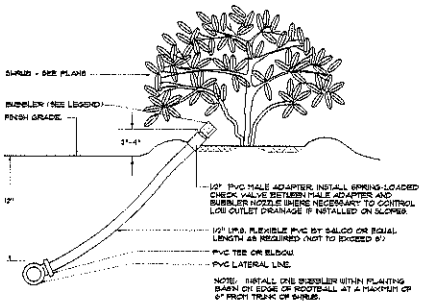


(19) FLUSH VALVE INSTALLATION
NTS



NOTES:
1. 3" DEEP LAYER MULCH MATERIAL AS PER SPECIFICATIONS.
2. AIR VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

(20) AIR/VACUUM RELIEF VALVE
NTS



(21) SHRUB BUBBLER INSTALLATION
NTS

L-9

IRRIGATION DETAILS

OCTOBER 26, 2012

CLASSICS AT 636 W. FREMONT AVENUE
SUNNYVALE, CALIFORNIA

BATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
591 CREEK DRIVE NO. MILPITAS CA. 95035
TEL 408.263.8176 FAX 408.263.8901
WWW.BATES.COM

SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

The proposed plan attain the following objectives and purposed of the General Plan of the City of Sunnyvale:

Land Use and Transportation Element

Goal LT-2 An Attractive Community

Preserve and enhance an attractive community, with a positive image and a sense of place that consists of distinctive neighborhoods, pockets of interest and human-scale development

Policy LT-2.1 Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own individual character; and allow changed consistent with reinforcing positive neighborhood values

Goal LT-3 Appropriate Mix of Housing

Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area

Policy LT-3.1 Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in the community

Policy LT-3.2 Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice

Policy LT-3.3 Maintain lower density residential development areas where feasible

Policy LT-3.4 Determine appropriate density for housing based on site planning opportunities and proximity to services

Goal LT-4 Quality of Neighborhoods and Districts

Preserve and enhance the quality character of Sunnyvale's industrial, commercial and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept

Policy LT-4.1 Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial

Policy LT-4.2 Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system

Policy LT-4.4 Preserve and enhance the high quality character of residential neighborhoods

Policy LT-4.5 Support a roadway system that protects internal residential areas from Citywide and regional traffic

Community Character Element

Goal CC-2 Attractive Street Environment

Create an attractive street environment which will compliment private and public properties and be comfortable for residents and visitors

Policy CC-2.1 Maintain and provide attractive landscaping in the public right-of-way to identify the different types of roadways and districts, make motorists more comfortable and improve the enjoyment of residential neighborhoods

Policy CC-2.2 Minimize elements which clutter the roadway and look unattractive

Goal CC-3 Well Designed Sites and Buildings

Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts

Policy CC-3.1 Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity

Policy CC-3.2 Ensure site design is compatible with the natural and surrounding built environment

Housing Element

Goal HE-1 Adequate Housing

Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels

Policy HE-1.1 Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development and live-work housing

Goal HE-4 Adequate Housing Sites

Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce

Policy HE-4.1 Provide site opportunities for development of housing that responds to diverse community needs in terms of density, tenure type, location and cost

Policy HE-4.3 Require new development to build at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council

Goal HE-6 Sustainable Neighborhoods

Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents

Policy HE-6.1 Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood

Policy HE-6.6 Encourage use of sustainable and green building design in new and existing housing

Mariya Hodge - Development proposed on Cordilleras/Fremont Ave.

From: Cynthia Markiewicz
To: "MHodge@ci.sunnyvale.ca.us" <MHodge@ci.sunnyvale.ca.us>
Date: 10/21/2012 8:41 PM
Subject: Development proposed on Cordilleras/Fremont Ave.

Sunday, October 21, 2012

Dear Mariya Hodge:

My name is Cynthia Markiewicz, 1385 Cordilleras Ave., 408-739-6926, resident of Sunnyvale since 1966.

I would just like to emphasize that it is important for those of us who live and have lived on Cordilleras (myself since 1979) that the proposed development keeps the look and feel of our neighborhood; that the homes to be built have at least a 20 foot setback to more closely fit in with the rest of the homes; and that lighting if needed coincides with what we have now.

I am also wondering if there is an attempt to change the plan from what I believe has been approved - from 4 or a maximum of 5 homes to higher density housing on Cordilleras? It was my belief this issue had been discussed and resolved and that only homes that fit in with what is now on Cordilleras would be built. This may not be an issue but is of great concern to us.

Thank you for clearing up any misinformation I may have.

Sincerely,

Cynthia Markiewicz

"The ideals which have always shone before me and filled me with the joy of living are goodness, beauty, and truth. "- Albert Einstein

Mariya Hodge - Church Of Nazarene (636 Fremont Ave) Redevelopment Input

From: Teymour M
To: <mhodge@ci.sunnyvale.ca.us>
Date: 10/21/2012 8:41 PM
Subject: Church Of Nazarene (636 Fremont Ave) Redevelopment Input

Hi Mariya,

I wanted to put in my few inputs on the parcels involved listed under Santa Clara County APN 323-07-041 and 042, address commonly known at 636 Fremont Avenue, Church of Nazarene. I live down the street in Cordilleras.

I have been keeping up with the latest developments of this property. The last building proposal that I had seen showed 5 houses facing Cordilleras Avenue with a total of 18 houses in the development. I am ok with this proposal provided:

--5 houses facing Cordilleras (up from the present 4 house lot size currently on the street)
--Setback of the new houses matches the current setback on Cordilleras (at least 20 feet). Note that half the lot on Cordilleras is R1, low density.
--Any street lights installed should match the current street lights on Cordilleras. I recommend no additional lights be installed on Cordilleras as there are currently lights on the other side of the street (PG&E owned) and only one side of Cordilleras has street lights.

Best regards,
Teymour Mansour
1348 Cordilleras Ave

From: Pat Grant
To: "MHodge@ci.sunnyvale.ca.us" <MHodge@ci.sunnyvale.ca.us>
Date: 10/25/2012 12:07 AM
Subject: project 2012-7531, 636 West Fremont, Comments as of October 24, 2012
Attachments: image.png; Part.002

Hi,

Please include this note to planning commission as part of public comments in time for proper deliberation on Project file 2012-7531 to clarify issues. Please confirm.

Quickly, noticed driveway for lot 1 of project 2012-7531 violates muni code 19.46.050. It is 18'3" required to be 20' minimum. I also included a cartoon of the setback for lot 1 that shows the sidewalk and roof line and setbacks from CURB in relation to adjacent property.

Also the forward placement of the house on lot 1 will force considerable asymmetrical pruning of the somewhat short heritage tree (in willow family I believe) adjacent in the front since the peak of the roof is nearly 14 feet. Being the construction needs will need 6 feet clearance for safety, nearly half the height of the tree will be trimmed from the the bottom.

The city arborist should be consulted if viability of the tree would be served by increasing the setback of this house back to so the edge of roof is about the drip line. That is about 18' from property line. That would be according to preliminary comments of several of planning commission for better blending with neighborhood.

If this makes setback unrealistic for lot 1, perhaps the number of houses along Cordilleras should be dropped from 5 to 4 houses, also in accordance to some of planning commission and residents ultimate desires. This would also allow increased distance of driveway for house on corner of Cordilleras and Fremont

Also as a correction of an apparent misstatement in the study session, actually made by both developer and yourself that the entire project was a down zoning. On May 12, 1987 Council voted as part of General plan and zoning changes to many parcels throughout the city also changed 0.60 acres of 323-07-042 (the lot adjacent to Cordilleras) from R1 to R2/PD. The 0.41 acres under the church building remained R1. So very close to 50% of build-able frontage on Cordilleras is currently R1. 50% because the 0.41 acres includes the large curve. I would be happy to provide copies of city minutes if requested. To residents on Cordilleras the issue is with only the frontage on Cordilleras, and that amounts again to 50% of that frontage. The corner section is R1 currently.

The action was over objection of Planning Commission, neighbors and minister of Church of Nazarene who spoke in council meeting. Though not at issue here, personally this action to split a small 1 acre lot over objections into half zoning seems strange and is no different than taking front and back yards of everyones house and converting them to combined R2 blocks for eventual redevelopment. Strange.

Also, there was question concerning the sidewalks along Cordilleras, what was the details of the annexation. I will share what I have:
November 21, 1983 all of the houses along Cordilleras were annexed into the city part of a large annexation and as apparent part of a court settlement a notice was sent to residents. First Item states:

"Municipal improvements such as curbs, gutters, and sidewalks are not required. If such improvements are desired, the City will initiate proceedings for installation upon petition of a majority of property owners within the service area. Property will be assessed at the time the improvement is made. The city may

wish to make improvements at its own cost in the event that conditions pose a hazard or are otherwise undesirable" Again, copy of that notice is available and it makes it clear who pays if sidewalk deemed necessary for safety or updated code.

Some residents have expressed interest in copy of the original court settlement. If that is available please let it be known. Myself, I have no interest in the information, in that in error during remodeling in 2000, I was forced to install a frontage sidewalk by planning inspectors at my expense. A sidewalk to nowhere, with telephone pole on one end blocking any useful safe and only piece of sidewalk on my side of Cordilleras.

The next telephone pole down on my side of Cordilleras opposite to the development has street lighting. Street lighting as in the plan would be inconsistent with rest of lighting down Cordilleras.

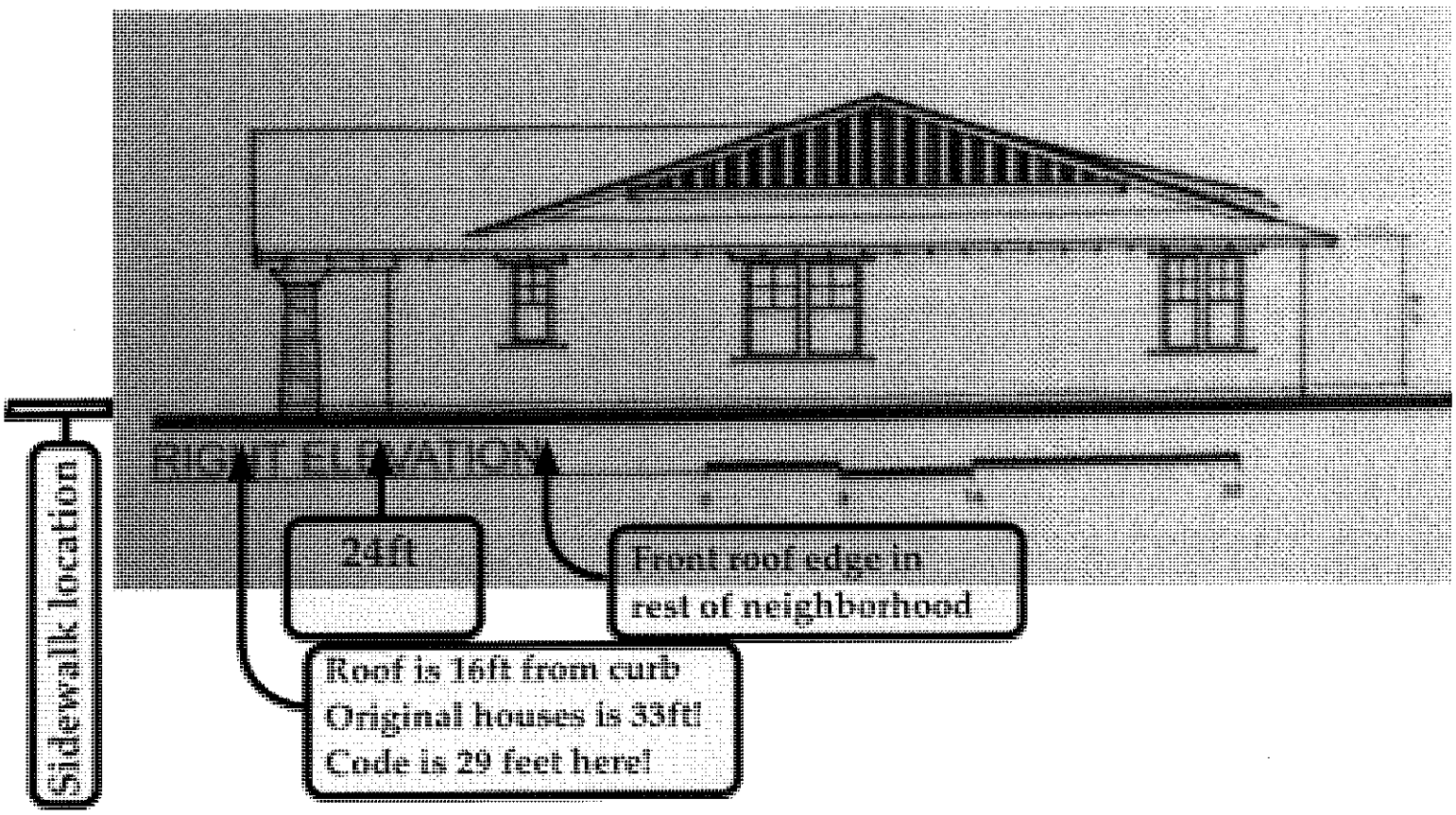
Lastly, I like to make an observation that city of Cupertino has had great success with porous concrete for walks and streets in Blackberry Park adjacent to Steven Creek. I am impressed wiht the concrete which is just concrete made without sand but with small pea gravel. There is host of other methods beyond simple catch-basins to meet runoff rules. I do not know the details of rules, but since so much is already hard paved, perhaps there may be allowances for removal of large amounts of hardscape that may allow elimination of catch basins. Hope that helps.

Please include this note to planning commission as part of public comments on Project file 2012-7531 to clarify issues.

Thank you for all your excellent support.

Best Regards
Patrick Grant
1312 Cordilleras Av, Sunnyvale, CA, 94087

Setback issues on Cordilleras with Classics at Fremont Av Oct 22 plan



Mariya Hodge - Re: project 2012-7531, 636 West Fremont, Comments as of October 24, 2012

Staff response: public comment is below

From: Mariya Hodge
To: Grant, Pat
Date: 10/26/2012 9:56 AM
Subject: Re: project 2012-7531, 636 West Fremont, Comments as of October 24, 2012

Dear Mr. Grant,

Thank you for your comments. We will include your message as an attachment to the Planning Commission staff report along with the other public comments received. In response to your comments, staff has provided some additional information below.

Staff will be recommending additional setbacks for the homes along Cordilleras in order to meet minimum Code requirements. For a new subdivision, the requirement is a minimum front setback of 15 feet per property and an average front setback of at least 20 feet across all lots. Increasing setbacks for the front porch elements to meet the 15-foot minimum will require pushing back the houses, which will result in longer driveways meeting the minimum 20-foot requirement.

Regarding your attached drawing, staff notes that the numbers indicated for the minimum setback per Code are not accurate (in one place it indicates 24 feet, in another 29 feet). As noted above, a setback of as little as 15 feet is compliant if the average across the development is at least 20 feet. If the public right-of-way is 11 feet wide from face of curb, combined with the minimum of 15 feet this would result in a minimum setback of 26 feet from face of curb.

Your message below indicates there is a "heritage tree" on the Cordilleras Avenue frontage. Trees over the size listed in SMC 19.98 are considered to be "protected trees," but are not "heritage trees" unless they have been specifically designated as a heritage resource due to their association with a historically significant person or event or due to being the most exemplary example of a particular species. There are currently only 15 heritage trees in the City of Sunnyvale. The tree you reference along Cordilleras is a protected tree but is not a heritage tree. Staff will work with the applicant and the City Arborist to determine the appropriate disposition and any protection measures for the on-site trees.

Regarding your note that you believe there was a misstatement at the Study Session by staff and the developer, staff does not agree that any misstatement was made. As you know, staff is aware of the existing split zoning of the property and the 1987 action which created it; the Planning Commission was also made aware of this during the Study Session. We understand your argument that a portion of the property will maintain its current zoning as R-2/PD and therefore there is no density reduction on that portion. Staff did not state that every part of the property would be zoned for reduced density; in fact, staff clearly indicated to Planning Commissioners on the site plan which portions of the property will be zoned as R-0/PD and which will be retained as R-2/PD. However, staff did indicate that the overall site's permitted density will decrease, and that is an accurate statement. Taking into account the existing split zoning, a maximum of 25 units would be permitted on the site as a whole. Taking into account the proposed zoning, a maximum of 22 units would be permitted on the site as a whole. There is a reduction in the total permitted density considering the site as a whole, even if some portions are to retain their existing zoning.

Regarding details of the annexation, our research has indicated that the project site was annexed to the City in 1970 (Serra #70-2). There do not appear to have been any specific agreements related to sidewalks associated with this annexation. Surrounding homes including your lot were annexed to the City nearly a decade later in 1979 (Serra #79-6). In response to this and other annexations around the same time, a group of residents brought suit against the City challenging the annexation of 16 different "islands." The Serra #79-6 annexation

was part of this suit but the older Serra #70-2 annexation was not. As a result of these legal issues, the annexations did not become final until the 1980s when suit was resolved. Our research suggests there was a master agreement with residents at that time, but we have not located a copy of the agreement nor any settlement or judgment of the suit. Staff continues to search for those records and will let you know what we find.

Staff is recommending no new street lighting be added on Cordilleras Avenue. Staff is recommending the existing street lights be upgraded to current City standards (LED illumination).

Regards,
Mariya

Mariya Hodge
Associate Planner
City of Sunnyvale
Phone: (408) 730-7659
Email: MHodge@ci.sunnyvale.ca.us

For zoning standards and other planning information, visit our Web site at http://sunnyvaleplanning.com. Sunnyvale Planning is also on Facebook (http://www.facebook.com/sunnyvaleplanning).

>>> Pat Grant 10/25/2012 12:03 AM >>>
Hi,

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Please include this note to planning commission as part of public comments on Project file 2012-7531 to clarify issues.

Thank you for all your excellent support.

Best Regards
Patrick Grant
1312 Cordilleras Av, Sunnyvale, CA, 94087

From: Pat Grant
To: "MHodge@ci.sunnyvale.ca.us" <MHodge@ci.sunnyvale.ca.us>
Date: 10/25/2012 7:57 AM
Subject: Couple more items on 636 west Fremont

Hi Mariya,
Did not find in plan required bicycle parking under 19.46.050 note 1, nor location of common mail boxes.
Regards
Patrick Grant

Sent from my iPhone

Mariya Hodge - Re: Couple more items on 636 west Fremont

From: Mariya Hodge
To: Grant, Pat
Date: 10/26/2012 10:09 AM
Subject: Re: Couple more items on 636 west Fremont

Staff response: public comment is below

Dear Mr. Grant,

Bicycle parking is not required for single-family detached homes. (SMC 1.46.050 references requirements for "multi-family" developments; this is not a multi-family project. Although it has multiple units it is a single-family project.)

Mailbox types and locations are determined by the Post Office, not the City. These details would be determined in the construction phase by the applicant and the Post Office.

Regards,
Mariya

Mariya Hodge
Associate Planner
City of Sunnyvale
Phone: (408) 730-7659
Email: MHodge@ci.sunnyvale.ca.us

For zoning standards and other planning information, visit our Web site at http://sunnyvaleplanning.com. Sunnyvale Planning is also on Facebook (http://www.facebook.com/sunnyvaleplanning).

>>> Pat Grant <pgrant_94087@yahoo.com> 10/25/2012 7:56 AM >>>
Hi Mariya,
Did not find in plan required bicycle parking under 19.46.050 note 1, nor location of common mail boxes.
Regards
Patrick Grant

Sent from my iPhone

Mariya Hodge - Re: project 2012-7531, 636 West Fremont, Comments as of October 28, 2012

From: Pat Grant
To: Mariya Hodge <MHodge@ci.sunnyvale.ca.us>
Date: 10/28/2012 10:33 PM
Subject: Re: project 2012-7531, 636 West Fremont, Comments as of October 28, 2012

Hi Mariya,
Thank you for all your efforts. Getting all the key facts correct on complex projects is challenging.

Please include this note to planning commission as part of public comments on Project file 2012-7531 to clarify issues.

I appreciate and agree with staff (below) and some of commissioners concern about setback and blending in with neighborhood. You should have received a supporting separate letter with annotated illustration showing setbacks and heights made from drawing sent to me by Scott on Friday, Oct 26.

Important point that seems to be missed (including in study session) is setback goes from the closest point of the structure, which is the roof, not pillars or front wall of house. The setback now on house on lot 1 now stands at 13' from my scaled measurements from the drawings. There is no direct annotation anywhere in the developer's drawings of this fundamentally important dimension, and that has created some misinterpretations and confusion.

On Oct 26, 2012, at 9:56 AM, "Mariya Hodge" <MHodge@ci.sunnyvale.ca.us> wrote:

> Dear Mr. Grant,
> ...
>
> Staff will be recommending additional setbacks for the homes along Cordilleras in order to meet minimum Code requirements. For a new subdivision, the requirement is a minimum front setback of 15 feet per property and an average front setback of at least 20 feet across all lots. Increasing setbacks for the front porch elements to meet the 15-foot minimum will require pushing back the houses, which will result in longer driveways meeting the minimum 20-foot requirement.
> ..
>
> Staff is recommending no new street lighting be added on Cordilleras Avenue. Staff is recommending the existing street lights be upgraded to current City standards (LED illumination).
>
> Regards,
> Mariya
>
> Mariya Hodge
> Associate Planner
> City of Sunnyvale
> Phone: (408) 730-7659
> Email: MHodge@ci.sunnyvale.ca.us

Mariya Hodge - Re: project 2012-7531, 636 West Fremont, Comments as of October 28, 2012

From: Mariya Hodge
To: Grant, Pat
Date: 11/8/2012 11:25 AM
Subject: Re: project 2012-7531, 636 West Fremont, Comments as of October 28, 2012

Staff response : public comment is below

Dear Mr. Grant,

This is to respond to your specific comment below regarding setbacks, although we've separately discussed the general concepts of how setbacks are measured.

The home on Lot 1 along Cordilleras Avenue is proposed with a minimum setback of 15 feet as measured to the front of the porch support columns. The plans indicate the roof eaves will extend a further 2 feet beyond that point, to 13 feet, as you note. However, SMC 19.48.070 provides that roof eaves may extend into a required yard up to 2 feet. As a result, the proposed home on Lot 1 would comply with the minimum required front yard as the structure provides for at least a 15-foot front yard except for roof eaves, which do not overhang by more than 2 feet. (Note also that because of the roof eave overhang allowance, staff typically expresses setbacks to the front wall or post of the structure rather than to the edge of the roof eave.)

I hope this information helps to provide clarification. A complete project data table outlining relevant Code requirements and the project's level of compliance will be attached to the staff report. The staff report will be available for public review tomorrow, both at City Hall and on the City's Web site.

Regards,
Mariya

Mariya Hodge
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Email: MHodge@ci.sunnyvale.ca.us

For zoning standards and other planning information, visit our Web site at http://sunnyvaleplanning.com. Sunnyvale Planning is also on Facebook (http://www.facebook.com/sunnyvaleplanning).

>>> Pat Grant 10/28/2012 10:32 PM >>>
Hi Mariya,
Thank you for all your efforts. Getting all the key facts correct on complex projects is challenging.

Please include this note to planning commission as part of public comments on Project file 2012-7531 to clarify issues.

I appreciate and agree with staff (below) and some of commissioners concern about setback and blending in with neighborhood. You should have received a supporting separate letter with annotated illustration showing setbacks and heights made from drawing sent to me by Scott on Friday, Oct 26.

Important point that seems to be missed (including in study session) is setback goes from the closest point of the structure, which is the roof, not pillars or front wall of house. The setback now on house on lot 1 now stands at 13' from my scaled measurements from the drawings. There is no direct annotation anywhere in the

From: Cynthia Markiewicz
To: Mariya Hodge <MHodge@ci.sunnyvale.ca.us>
Date: 11/12/2012 1:51 PM
Subject: Planning Commission Mtg tonight Nov. 12
CC: Patrick Grant

Re: 2012-7531: Project at 636 West Fremont Avenue

I am unable to attend the meeting this evening but would like to make the following comments.

1. Overall I believe City Staff and the Development Company have tried to honor the concerns of the residents on Cordilleras.

2. I would hope that the setbacks would be consistent with existing housing on
Cordilleras so the homes don't look like a 'new development' within the city - even though they are.

3. We have plenty of lighting on Cordilleras and again, to change the lighting and add lights to the side of the street where the new development is planned changes the overall appearance and adds light pollution. This also would look more like a commercial area than the present neighborhood. I also wonder why lights have been turned on in the church lot at night. This seems to be a recent event. I haven't noticed these lights in the 30+ years I've been here?

4. Personally of course I would like to see fewer homes altogether and larger lots.
   a. I also wonder where visitors are supposed to park with so many homes being built. I can't imagine that an area allowing for 6 cars will be sufficient.
   b. Will the residents have to 'reserve' spots for company?
   c. Will this spill over to Cordilleras so that we have a parking lot situation on the street? With the merge from Hollenbeck, will there be areas to park on Fremont?
   d. This is a great concern of mine as previously

expressed. It seems that every vacant area in Sunnyvale, with the exception of our parks, is being crammed with housing on small lots - hardly big enough for a picnic table or room for children to play.

5. On page 14 of 15 relating to residents concerns, it is stated that there is no evidence of sidewalks not being required. I have a City Document that was handed out when we were annexed - **"WELCOME TO THE CITY OF SUNNYVALE" Under Special Reminders in the welcome brochure it states and I quote "Municipal improvements such as curbs, gutters and sidewalks are not required. If such improvements are desired, the City will initiate proceedings for installation upon petition of a majority of property owners within the service area. Property will be assessed at the time the improvement is made. The City may wish to make improvements at its own cost in the event that conditions pose a hazard or are otherwise undesirable."**

There are several other provisions in this brochure should you wish a copy of same.

Thank you, Cynthia Markiewicz, 1385 Cordilleras Ave., Sunnyvale, CA 94087

"The ideals which have always shone before me and filled me with the joy of living are goodness, beauty, and truth. "- Albert Einstein

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From: Mariya Hodge <MHodge@ci.sunnyvale.ca.us>
To: Mariya Hodge <MHodge@ci.sunnyvale.ca.us>
Sent: Wednesday, November 7, 2012 9:41 AM
Subject: 2012-7531: Project at 636 West Fremont Avenue

Dear Resident:

You are receiving this message because you provided your email address either to staff or during the applicant's outreach meetings for the above-referenced project. The Planning Commission will be considering this project at a public hearing next Monday, November 12th. The project is also scheduled to be considered by the City Council on Tuesday, December 4th. Details are provided in the attached notice. If you live near the project site, you may have already received this notice by mail.

Please let me know if you have any questions about the proposed development or the upcoming public hearings. You may review the project plans in person at the One Stop Permit Center, provide written comments to staff prior to the hearings, and/or provide comments directly to the Planning Commission and City Council at the hearings.

Regards,

Mariya Hodge
Associate Planner
City of Sunnyvale
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Email: MHodge@ci.sunnyvale.ca.us

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Mariya Hodge - Re: Planning Commission Mtg tonight Nov. 12

From: Mariya Hodge
To: Markiewicz, Cynthia
Date: 11/12/2012 2:55 PM
Subject: Re: Planning Commission Mtg tonight Nov. 12

Dear Ms. Markiewicz,

Thank you for your comments; we will pass them on to the Planning Commission.

Just a clarification: With respect to the comment about sidewalks, please note that the information in the report indicates there is no evidence of an agreement relating to sidewalks *for the church property* which was annexed in 1970. The remainder of the neighborhood was annexed nearly a decade later (initially annexed in 1979 but not completed until the 1980s after resolution of a lawsuit). Staff acknowledges there were certain agreements relating to sidewalks with the portion of the neighborhood annexed in the late 1970s and completed in the 80s. However, those agreements are not relevant to this particular project because they do not apply to the church site itself. The church site was annexed in 1970 and was not subject to the lawsuit regarding island annexations. There do not appear to be any sidewalk agreements relating to the church site or its annexation.

Regards,
Mariya

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>>> Cynthia Markiewicz 11/12/2012 1:50 PM >>>
Re: 2012-7531: Project at 636 West Fremont Avenue

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3. We have plenty of lighting on Cordilleras and again, to

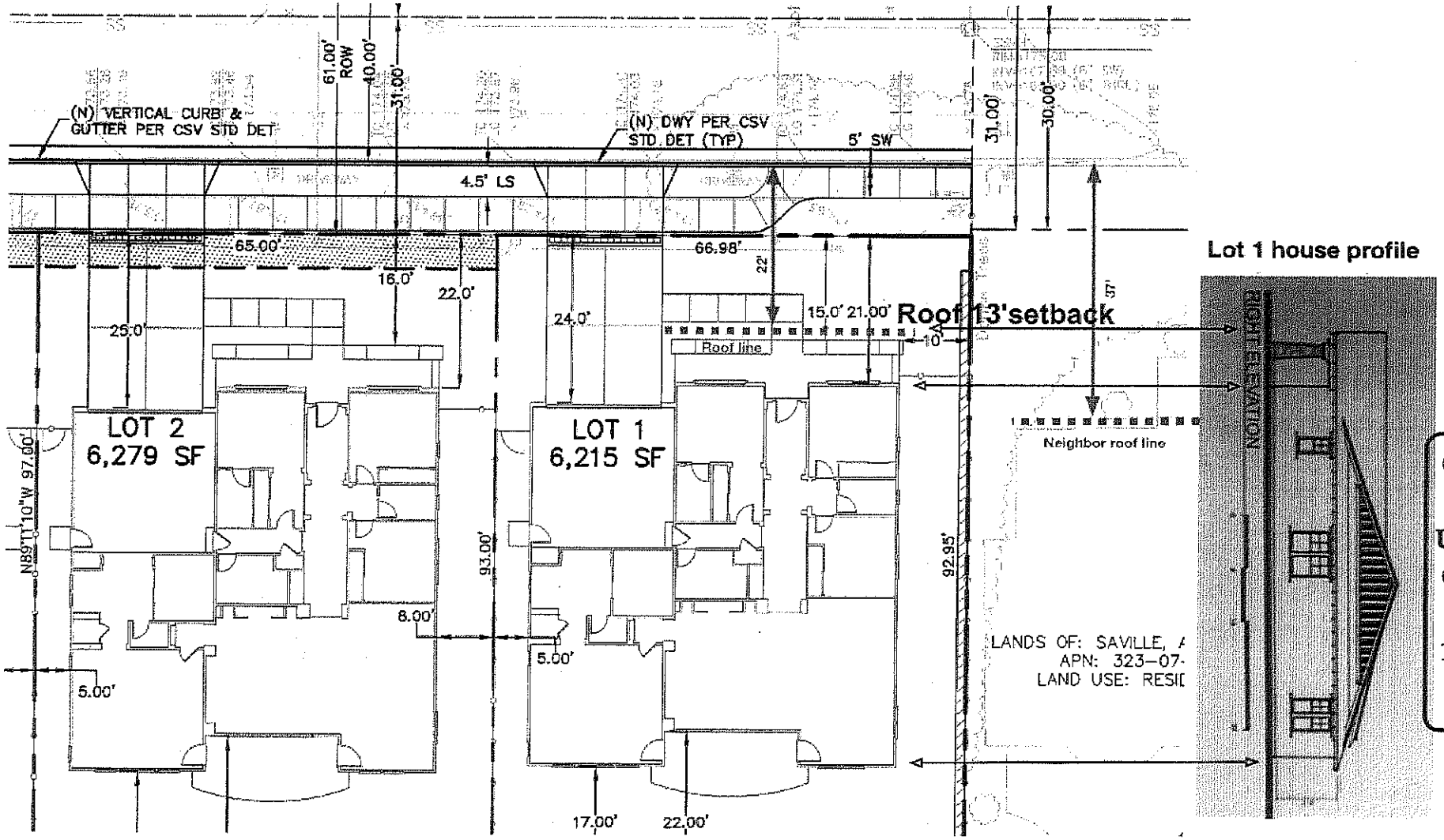
Mariya Hodge - Re: Planning Commission Mtg tonight Nov. 12

From: Cynthia Markiewicz
To: Mariya Hodge <MHodge@ci.sunnyvale.ca.us>
Date: 11/12/2012 3:36 PM
Subject: Re: Planning Commission Mtg tonight Nov. 12
CC: Patrick Grant

Dear Mariya:

Thank you for the clarification re sidewalks, etc around the church property. Thus if that property was annexed somewhere around 10 years earlier I assume, from your email, it was exempt from the same conditions given the homeowners when the rest of the street was annexed. However, in keeping with the rest of Cordilleras would it not make sense, at least to my way of thinking, to have whatever construction is taking place to 'match' the remainder of the street? Sidewalks, just as with different lighting would set the new construction as separate from Cordilleras rather than an extension of our homes. Would you please include this in my previous email to be included for the Commission. Thank you.

Cynthia Markiewicz



Comparing Heights
Unit 1=19'9"
Cordilleras
1331 = 14'
1312 = 23.5'
(2story)

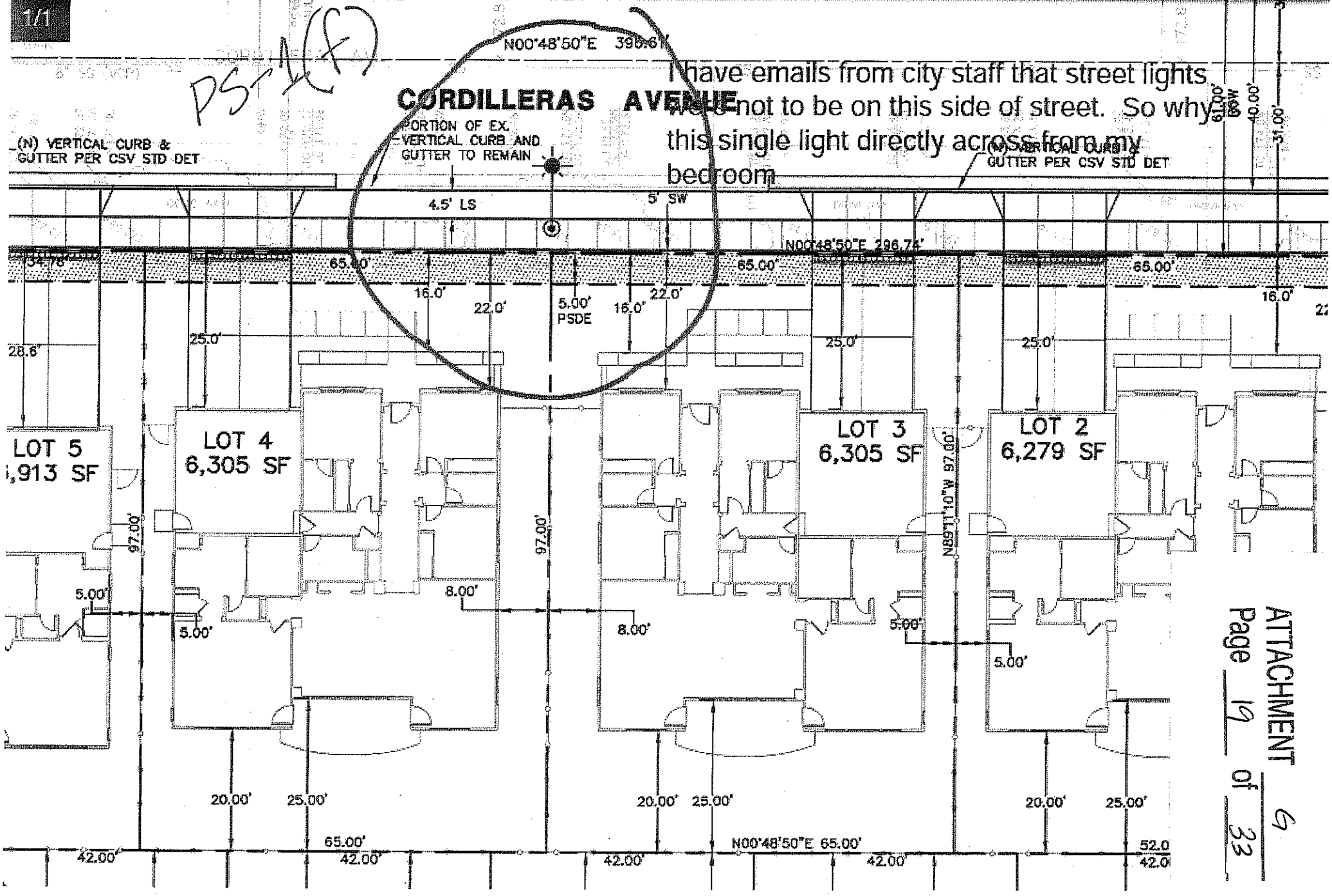
Provided to the Planning Commission by a member of the public during the public hearing

iPad 7:35 AM 45%

1/1

PST 1(f)

I have emails from city staff that street lights were not to be on this side of street. So why this single light directly across from my bedroom



ATTACHMENT 6
Page 19 of 33

GREEN BUILDING PROGRAM

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER OCTOBER 1, 2012

On April 24, 2012, the City Council revised the green building standards for new construction, additions, and remodels of buildings. The new requirements will be effective for projects that submit building permits on or after **October 1, 2012.**

Green Building Program

The following steps are needed to comply with the green building program:

- Identify minimum standards: Minimum standards are based on the type of project and scope of work. Refer to the tables on the reverse side of this brochure to determine green building checklist requirements, level of achievement, and verification necessary for various types of projects.
- Submit Building Permit Plans: Building permit plans shall include the appropriate checklist on a plan sheet. All required/selected green building items shall be incorporated in the plans.
- Verification of Green Building Measures: The type of verification is described in the tables on the reverse side of this brochure.

  City Staff verification will be part of the regular plan review and inspection process.

  Green Point Rater/LEED AP verification requires the project LEED AP to provide a letter that states the project is designed to achieve the minimum points required. A similar letter, based on the actual construction, is required before occupancy/final inspection.

  USGBC Certification verification is achieved by providing a letter prior to permit issuance that states, as designed, the plans will achieve the minimum points required and that the project has been registered with the USGBC. A similar letter is required before occupancy/final inspection and based on the actual construction and stating when the project will be submitted to the USGBC.

Incentives

Incentives are offered for projects that exceed the minimum green building standards and are offered to encourage project applicants and developers to provide additional green building features.

Projects that add additional buildings of floor area to an existing site, qualify for the incentive if all buildings at the existing site meet the incentive level through an applicable LEED program (i.e. new construction, core and shell, commercial interiors, existing buildings). The LEED standard for the existing building(s) shall be met prior to occupancy of the new building(s).

Mixed-Use Projects

Mixed use projects are required to meet the appropriate BIG standard for the residential portion and LEED for the non-residential portion. Alternatively, LEED may be applied to the entire project.

In the United States alone, buildings account for:

- *72% of electricity use,*
- *39% of energy use,*
- *38% of all carbon dioxide (CO_2) emissions,*
- *40% of raw materials use,*
- *30% of waste output (136 million tons annually), and*
- *14% of potable water consumption.*

(Source: US Green Building Council)

***Build It Green** (BIG) is a non-profit organization whose mission is to promote healthy, energy- and resource-efficient building practices in California. www.builditgreen.org*

*The **U.S. Green Building Council** (USGBC), through the LEED program, encourages adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria. www.usgbc.org*

***CALGreen** was adopted by the State of California and is the nation's first mandatory green building code which sets the minimum sustainability standards for new residential and non-residential construction.*

Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction			
All New Construction	GreenPoint Rated Checklist v4.2 or later (which includes CALGReen) with 80 points minimum	Green Point Rater	Achieve 110 points, with Green Point Rater verification, and the project can increase lot coverage by 5%. Multi-family projects have the option to increase lot coverage by 5% or receive a 5% density bonus.
Remodel, Alteration, and Additions			
Construction Valuation*: Single-Family - ≤ $100,000 Multi-Family - ≤ $250,000	--	--	--
Construction Valuation*: Single-Family - > $100,000 Multi-Family - > $250,000	CalGreen Mandatory Measures as applicable to the scope of work	City staff	--

** Valuation per square foot of construction is determined in the annually adopted fee resolution.*

Non-Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction and Initial Tenant Improvements*			
≤ 5,000 sq.ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 sq.ft. (excluding Moffett Park Specific Plan Area)	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	Achieve LEED Gold, with USGBC certification, and the project can increase FAR by 10% or height by 10'.
> 5,000 sq.ft. (Moffett Park Specific Plan Area)	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	Achieve LEED Gold, with LEED AP verification, and the project can increase: 15% FAR (MP-I) or 20% FAR (MP-TOD) Achieve LEED Gold, with USGBC certification, and the project can increase FAR by 10%
Major Alterations (structural, mechanical, plumbing, and electrical alterations)			
5,000 - 25,000 sq.ft.	LEED Checklist (no minimum points required)	City staff	--
> 25,000 sq.ft.	LEED Certified Level	LEED AP	--

** CALGreen does not apply to initial tenant improvements where the shell was permitted prior to January 1, 2011.*

For additional information and updates, please contact the Community Development Department at (408) 730-7444 or refer to: GreenBuilding.insunnyvale.com

LEED® for New Construction & Major Renovations

Version 2.2

For Public Use and Display

October 2005

SS Credit 8: Light Pollution Reduction
1 Point

Intent

Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve night-time visibility through glare reduction, and reduce development impact on nocturnal environments.

Requirements

FOR INTERIOR LIGHTING

The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.

OR

All non-emergency interior lighting shall be automatically controlled to turn off during non-business hours. Provide manual override capability for after hours use.

AND

FOR EXTERIOR LIGHTING

Only light areas as required for safety and comfort. Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments.

All projects shall be classified under one of the following zones, as defined in IESNA RP-33, and shall follow all of the requiremenrs for that specific zone:

LZ1 — Dark (Park and Rural Settings)

Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.01 horizontal and vertical footcandles at the site boundary and beyond. Document that 0% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ2 — Low (Residential areas)

Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the site boundary. Document that no more than 2% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

LZ3 — Medium (Commercial/Industrial, High-Density Residential)

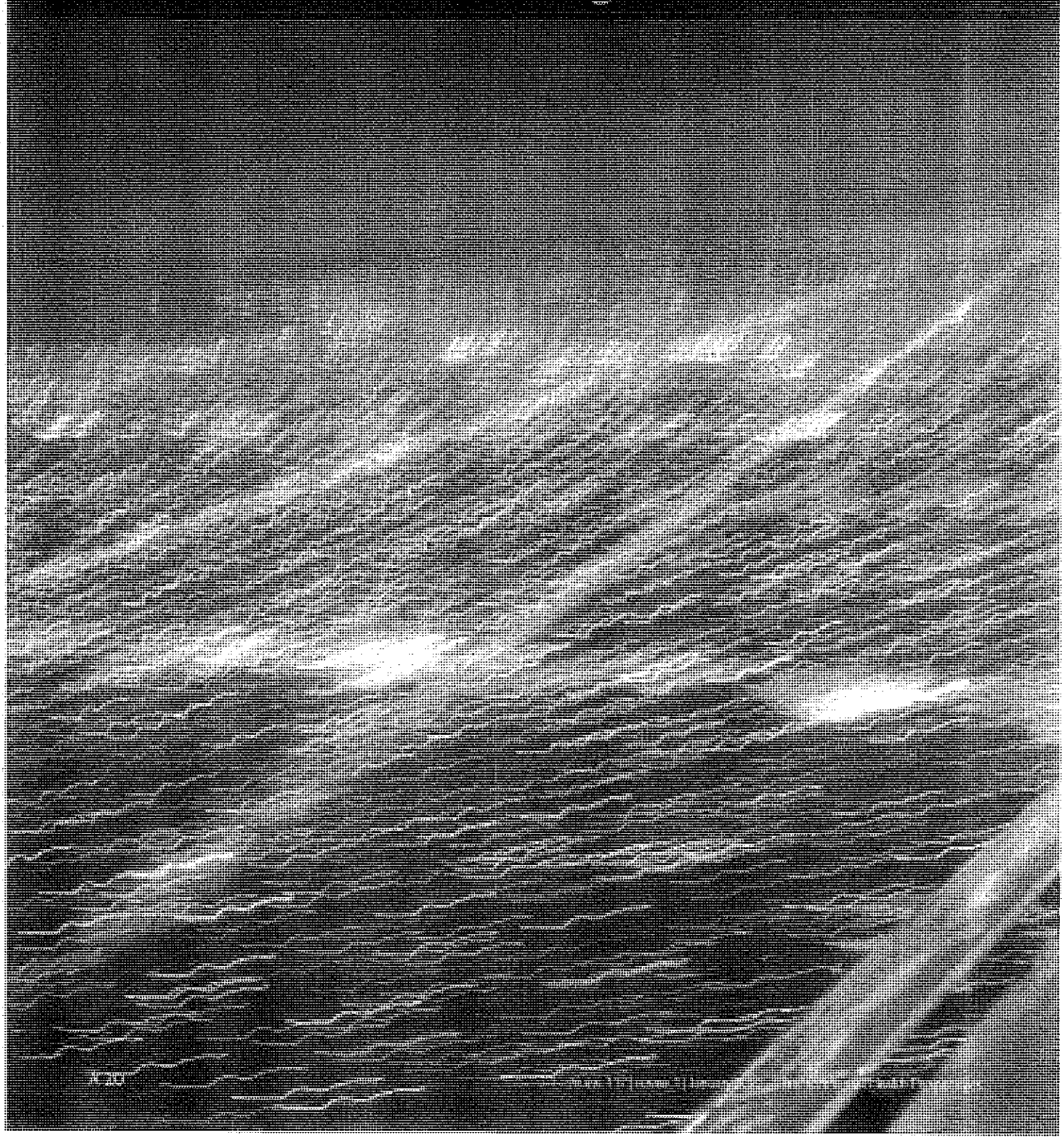
Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. Document that no more than 5% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries

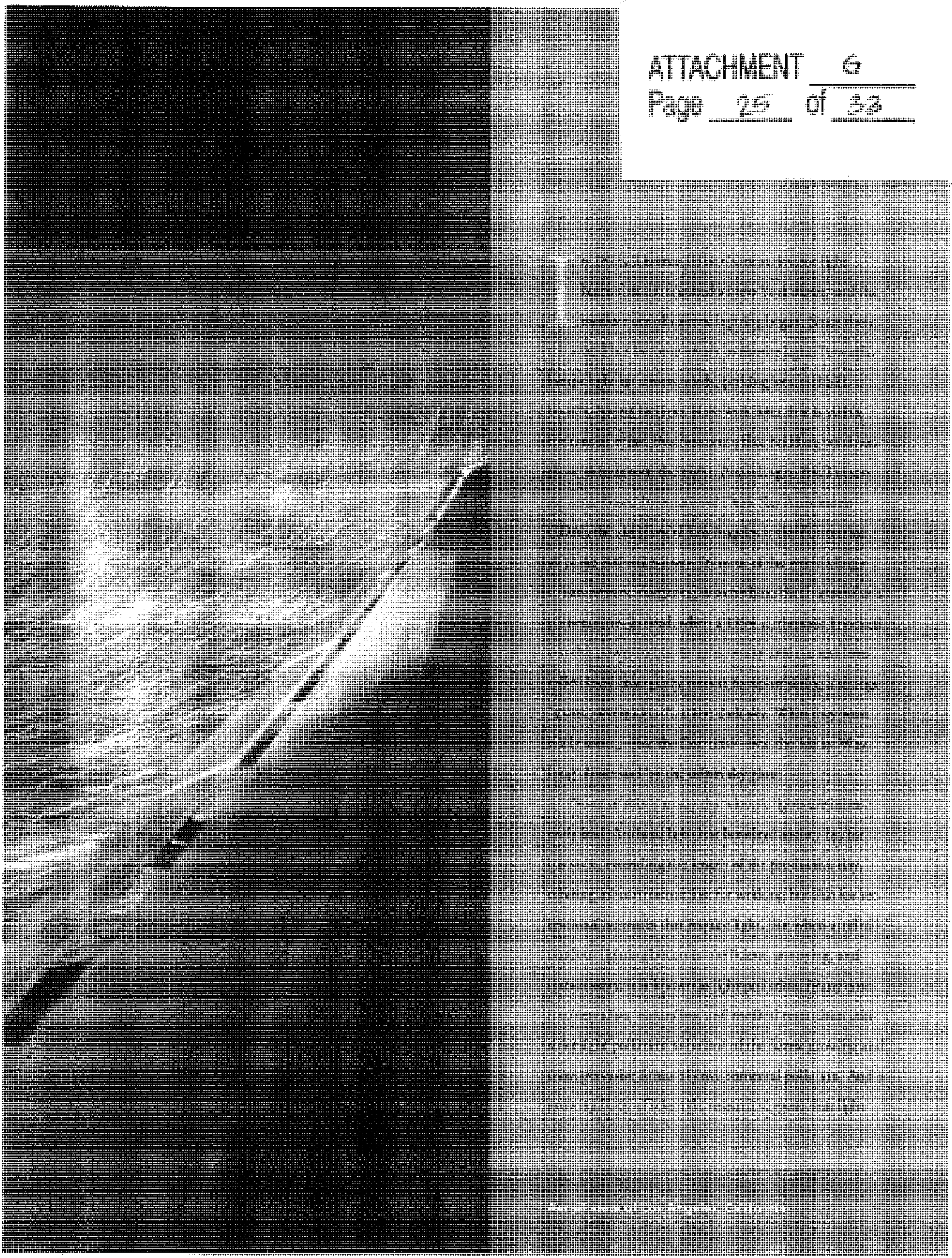
Environmental Health

ATTACHMENT 6
Page 24 of 35

Missing the Dark

Health Effects of Light Pollution





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pollution can have lasting adverse effects on both human and wildlife health.

When does nuisance light become a health hazard? Richard Stevens, a professor and cancer epidemiologist at the University of Connecticut Health Center in Farmington, Connecticut, says light photons must hit the retina for biologic effects to occur. "However, in an environment where there is much artificial light at night—such as Manhattan or Las Vegas—there is much more opportunity for exposure of the retina to photons that might disrupt circadian rhythm," he says. "So I think it is not only 'night owls' who get those photons. Almost all of us awaken during the night for periods of time, and unless we have blackout shades there is some electric lighting coming in our windows. It is not clear how much is too much; that is an important part of the research now."

According to "The First World Atlas of the Artificial Night Sky Brightness," a report on global light pollution published in volume 328, issue 3 (2001) of the *Monthly Notices of the Royal Astronomical Society*, two-thirds of the U.S. population and more than one-half of the European population have already lost the ability to see the Milky Way with the naked eye. Moreover, 63% of the world population and 99% of the population of the European Union and the United States (excluding Alaska and Hawaii) live in areas where the night sky is brighter than the threshold for light-polluted status set by the International Astronomical Union—that is, the artificial sky brightness is greater than 10% of the natural sky brightness above 45° of elevation.

Light pollution comes in many forms, including sky glow, light trespass, glare, and overillumination. Sky glow is the bright halo that appears over urban areas at night, a product of light being scattered by water droplets or particles in the air. Light trespass occurs when unwanted artificial light from, for instance, a floodlight or streetlight spills onto an adjacent property, lighting an area that would otherwise be dark. Glare is created by light that shines horizontally. Overillumination refers to the use of artificial light well beyond what is required for a specific activity, such as keeping the lights on all night in an empty office building.

Distracted by the Light

The ecologic effects of artificial light have been well documented. Light pollution has been shown to affect both flora and fauna. For instance, prolonged exposure to artificial light prevents many trees from adjusting to seasonal variations, according to Winslow Briggs's chapter on plant responses in the 2006 book *Ecological Consequences of Artificial Night Lighting*. This, in turn, has implications for the wildlife that depend on trees for their natural habitat. Research on insects, turtles, birds, fish, reptiles, and other wildlife species shows that light pollution can alter behaviors, foraging areas, and breeding cycles, and not just in urban centers but in rural areas as well.

Sea turtles provide one dramatic example of how artificial light on beaches can disrupt behavior. Many species of sea turtles lay their eggs on beaches, with females returning for decades to the beaches where they were born to nest. When these beaches are brightly lit at night, females may be discouraged from nesting in them; they can also be disoriented by lights and wander onto nearby roadways, where they risk being struck by vehicles.

Moreover, sea turtle hatchlings normally navigate toward the sea by orienting away from the elevated, dark silhouette of the landward horizon, according to a study published by Michael Salmon of Florida Atlantic University and colleagues in volume 122, number 1–2 (1992) of *Behaviour*. When there are artificial bright lights on the beach, newly hatched turtles become disoriented and navigate toward the artificial light source, never finding the sea.

Jean Higgins, an environmental specialist with the Florida Wildlife Conservation Commission Imperiled Species Management Section, says disorientation also contributes to dehydration and exhaustion in hatchlings. "It's hard to say if the ones that have made it into the water aren't more susceptible to predation at this later point," she says.

Bright electric lights can also disrupt the behavior of birds. About 200 species of birds fly their migration patterns at night over North America, and especially during inclement weather with low cloud cover, they routinely are confused during passage by brightly lit buildings, communication towers, and other structures. "Light attracts birds and disorients them," explains Michael Mesure, executive director of the Toronto-based Fatal Light Awareness Program (FLAP), which

Todd Carlson

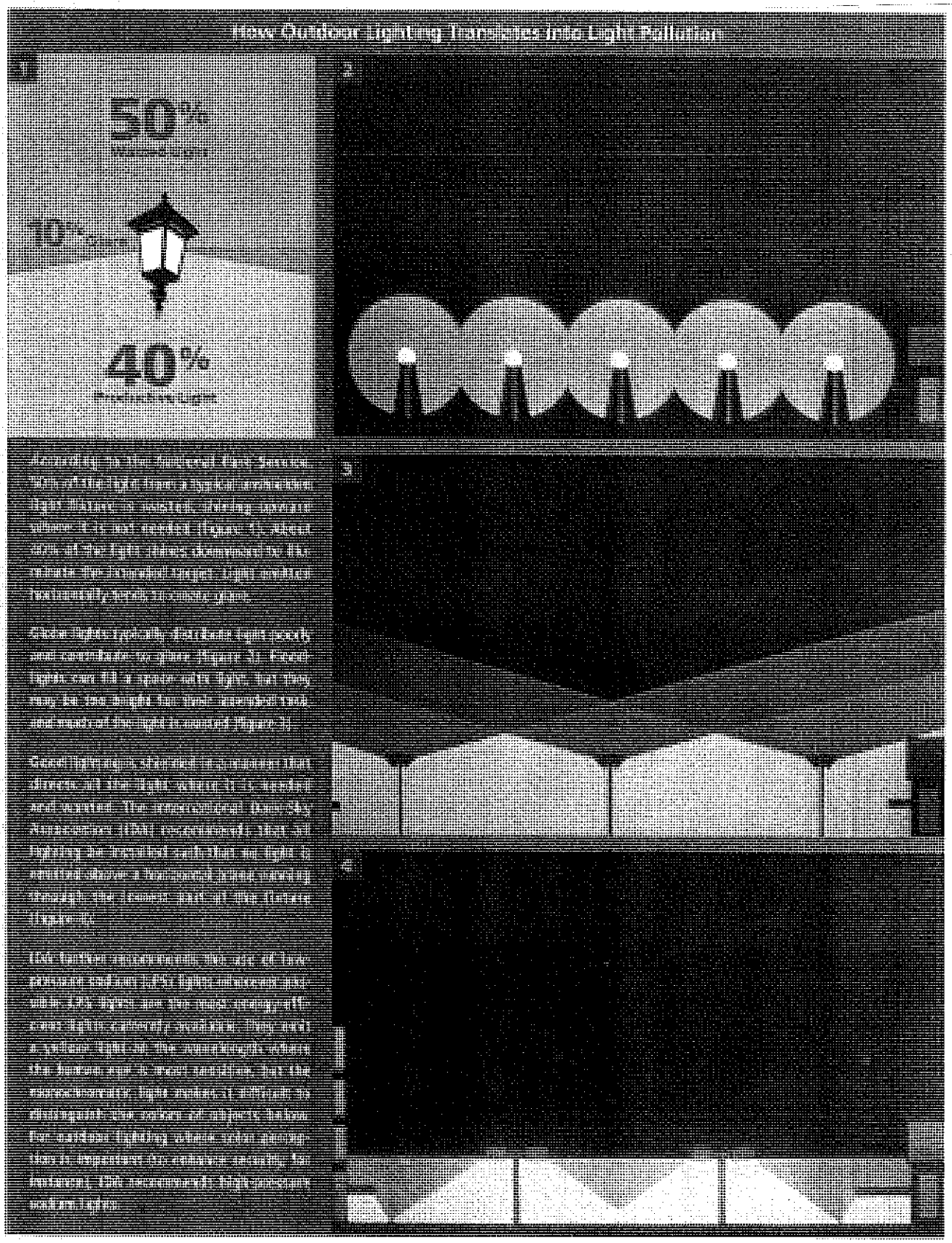


Figure 1: U.S. National Park Service, Matthew Ray/EHP; figures 2–4: International Dark-Sky Association

works to safeguard migratory birds in the urban environment. "It is a serious situation because many species that collide frequently are known to be in long-term decline and some are already designated officially as threatened."

Each year in New York City alone, about 10,000 migratory birds are injured or killed crashing into skyscrapers and high-rise buildings, says Glenn Phillips, executive director of the New York City Audubon Society. The estimates as to the number of birds dying from collisions across North America annually range from 98 million to close to a billion. The U.S. Fish and Wildlife Service estimates 5–50 million birds die each year from collisions with communication towers.

Turtles and birds are not the only wildlife affected by artificial nighttime lighting. Frogs have been found to inhibit their mating calls when they are exposed to excessive light at night, reducing their reproductive capacity. The feeding behavior of bats also is altered by artificial light. Researchers have blamed light pollution for declines in populations of North American moths, according to *Ecological Consequences of Artificial Night Lighting*. Almost all small rodents and carnivores, 80% of marsupials, and 20% of primates are nocturnal. "We are just now understanding the nocturnality of many creatures," says Chad Moore, Night Sky Program manager with the National Park Service. "Not protecting the night will destroy the habitat of many animals."

Resetting the Circadian Clock

The health effects of light pollution have not been as well defined for humans as for wildlife, although a compelling amount of epidemiologic evidence points to a consistent association between exposure to indoor artificial nighttime light and health problems such as breast cancer, says George Brainard, a professor of neurology at Jefferson Medical College, Thomas Jefferson University in Philadelphia. "That association does not prove that artificial light causes the problem. On the other hand, controlled laboratory studies do show that exposure to light during the night can disrupt circadian and neuroendocrine physiology, thereby accelerating tumor growth."

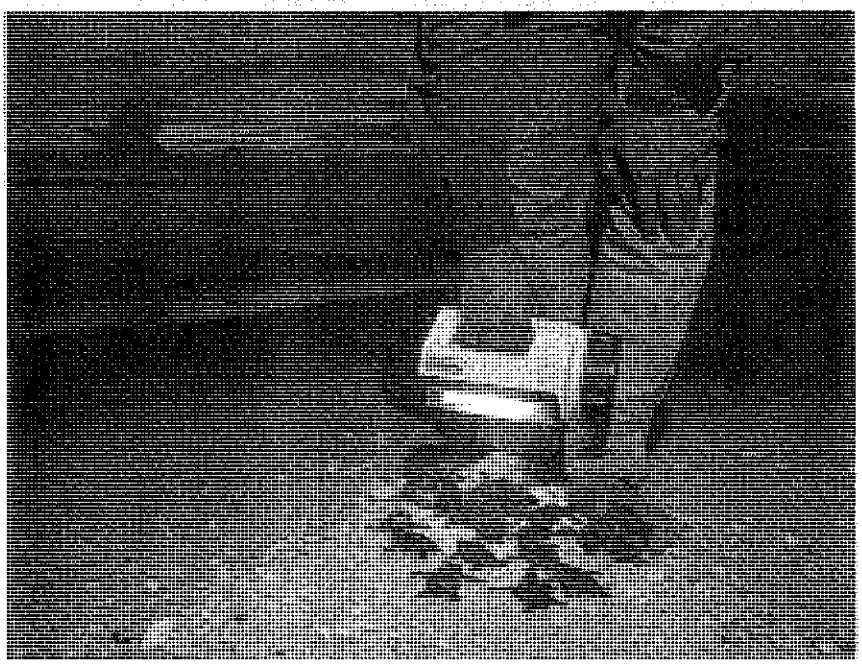
The 24-hour day/night cycle, known as the circadian clock, affects physiologic processes in almost all organisms. These processes include brain wave patterns, hormone production, cell regulation, and other biologic activities. Disruption of the circadian clock is linked to several medical disorders in humans, including depression, insomnia, cardiovascular disease, and cancer, says Paolo Sassone-Corsi, chairman of the Pharmacology Department at the University of California, Irvine, who has done extensive research on the circadian clock. "Studies show that the circadian cycle controls from ten to fifteen percent of our genes," he explains. "So the disruption of the circadian cycle can cause a lot of health problems."

On 14–15 September 2006 the National Institute of Environmental Health Sciences (NIEHS) sponsored a meeting that focused on how best to conduct research on possible connections between artificial lighting and human health. A report of that meeting in the September 2007 issue of *EHP* stated, "One of the defining characteristics of life in the modern world is the altered patterns of light and dark in the built environment made possible by use of electric power." The meeting report authors noted it may not be entirely coincidental that dramatic increases in the risk of breast and prostate cancers, obesity, and early-onset diabetes have mirrored the dramatic changes in the amount and pattern of artificial light generated during the night and day in modern societies over recent decades. "The science underlying these hypotheses has a solid base," they wrote, "and is currently moving forward rapidly."

The connection between artificial light and sleep disorders is a fairly intuitive one. Difficulties with adjusting the circadian clock can lead to a number of sleep disorders, including shift-work sleep disorder, which affects people who rotate shifts or work at night, and delayed sleep–phase syndrome, in which people tend to fall asleep very late at night and have difficulty waking up in time for work, school, or social engagements.

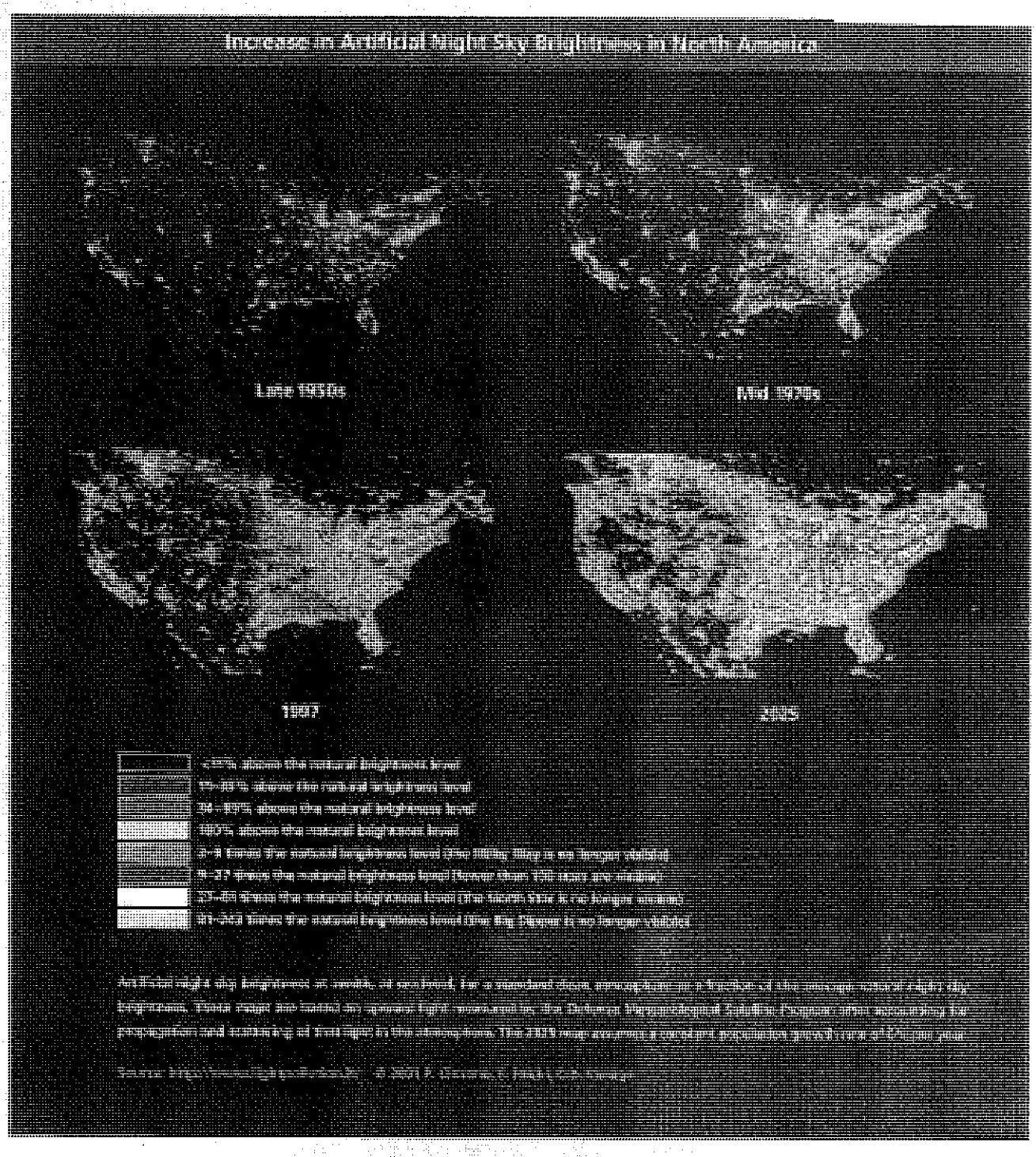
The sleep pattern that was the norm before the invention of electric lights is no longer the norm in countries where artificial light extends the day. In the 2005 book *At Day's Close: Night in Times Past*, historian Roger Ekirch of Virginia Polytechnic Institute described how before the Industrial Age people slept in two 4-hour shifts ("first sleep" and "second sleep") separated by a late-night period of quiet wakefulness.

Thomas A. Wehr, a psychiatrist at the National Institute of Mental Health, has studied whether humans would revert back to the two-shift sleep pattern if they were not exposed to the longer photoperiod afforded by artificial lighting. In the June 1992 *Journal of Sleep Research*, Wehr reported his findings on eight healthy men, whose light/dark schedule was shifted from their customary 16 hours of light and 8 hours of dark to a schedule in which they were exposed to natural and electric light for 10 hours, then darkness for 14 hours to simulate natural durations of day and night in winter. The subjects did indeed revert to the two-shift pattern, sleeping in two sessions of about 4 hours each separated by 1–3 hours of quiet wakefulness.



Turtle hatchlings instinctively orient away from the dark silhouette of the night sky toward the brighter horizon. Sea turtle hatchlings, generally on a bright beach, sometimes get similar cues distracted by streetlamps, lights on waterfront areas, and the moonlight.

Lynda Richardson/Corbis



Beyond Sleep Disorders

Alteration of the circadian clock can branch into other effects besides sleep disorders. A team of Vanderbilt University researchers considered the possibility that constant artificial light exposure in neonatal intensive care units could impair the developing circadian rhythm of premature babies. In a study published in the August 2006 issue of *Pediatric Research*, they exposed newborn mice (comparable in development to 13-week-old human fetuses) to constant artificial light for several weeks. The exposed mice were were unable to maintain a coherent circadian cycle at age 3 weeks (comparable to a full-term human neonate). Mice exposed for an additional 4 weeks were unable to establish a regular activity cycle. The researchers concluded that excessive artificial light exposure early in life might contribute to an increased risk of depression and other mood disorders in humans. Lead researcher Douglas McMahon notes, "All this is speculative at this time, but certainly the data would indicate that human infants benefit from the synchronizing effect of a normal light/dark cycle."

Since 1995, studies in such journals as *Epidemiology, Cancer Causes and Control*, the *Journal of the National Cancer Institute*, and *Aviation Space Environmental Medicine*, among others, have examined female employees working a rotating night shift and found that an elevated breast cancer risk is associated with occupational exposure to artificial light at night. Mariana Figueiro, program director at the Lighting Research Center of Rensselaer Polytechnic Institute in Troy, New York, notes that permanent shift workers may be less likely to be disrupted by night work because their circadian rhythm can readjust to the night work as long as light/dark patterns are controlled.

In a study published in the 17 October 2001 *Journal of the National Cancer Institute*, Harvard University epidemiologist Eva S. Schernhammer and colleagues from Brigham and Women's Hospital in Boston used data from the 1988 Nurses' Health Study (NHS), which surveyed 121,701 registered female nurses on a range of health issues. Schernhammer and her colleagues found an association between breast cancer and shift work that was restricted to women who had worked 30 or more years on rotating night shifts (0.5% of the study population).

[illegible]

In another study of the NHS cohort, Schernhammer and colleagues also found elevated breast cancer risk associated with rotating night shift work. Discussing this finding in the January 2006 issue of *Epidemiology*, they wrote that shift work was associated with only a modest increased breast cancer risk among the women studied. The researchers further wrote, however, that their study's findings "in combination with the results of earlier work, reduce the likelihood that this association is due solely to chance."

Schernhammer and her colleagues have also used their NHS cohort to investigate the connection between artificial light, night work, and colorectal cancer. In the 4 June 2003 issue of the *Journal of the National Cancer Institute*, they reported that nurses who worked night shifts at least 3 times a month for 15 years or more had a 35% increased risk of colorectal cancer. This is the first significant evidence so far linking night work and colorectal cancer, so it's too early to draw conclusions about a causal association. "There is even less evidence about colorectal cancer and the larger subject of light pollution," explains Stevens. "That does not mean there is no effect, but rather, there is not enough evidence to render a verdict at this time."

The research on the shift work/cancer relationship is not conclusive, but it was enough for the International Agency for Research on Cancer (IARC) to classify shift work as a probable human carcinogen in 2007. "The IARC didn't definitely call night shift work a carcinogen," Brainard says. "It's still too soon to go there, but there is enough evidence to raise the flag. That's why more research is still needed."

The Role of Melatonin

Brainard and a growing number of researchers believe that melatonin may be the key to understanding the shift work/breast cancer risk association. Melatonin, a hormone produced by the pineal gland, is secreted at night and is known for helping to regulate the body's biologic clock. Melatonin triggers a host of biologic activities, possibly including a nocturnal reduction in the body's production of estrogen. The body produces melatonin at night, and melatonin levels drop precipitously in the presence of artificial or natural light. Numerous studies suggest that decreasing nocturnal melatonin production levels increases an individual's risk of developing cancer. [For more information on melatonin, see "Benefits of Sunlight: A Bright Spot for Human Health," *EHP* 116:A160–A167 (2008).]

One groundbreaking study published in the 1 December 2005 issue of *Cancer Research* implicated melatonin deficiency in what the report authors called a rational biologic explanation for the increased breast cancer risk in female night shift workers. The study involved female volunteers whose blood was collected under three different conditions: during daylight hours, during the night after 2 hours of complete darkness, and during the night after exposure to 90 minutes of artificial light. The blood was injected into human breast tumors that were transplanted into rats. The tumors infused with melatonin-deficient blood collected after exposure to light during the night were found to grow at the same speed as those infused with daytime blood. The blood collected after exposure to darkness slowed tumor growth.

"We now know that light suppresses melatonin, but we are not saying it is the only risk factor," says first author David Blask, a research scientist at the Bassett Healthcare Research Institute in Cooperstown, New York. "But light is a risk factor that may explain [previously unexplainable phenomena]. So we need to seriously consider it."

The National Cancer Institute estimates that 1 in 8 women will be diagnosed with breast cancer at some time during her life. We can attribute only about half of all breast cancer cases to known risk factors, says Brainard. Meanwhile, he says, the breast cancer rate keeps climbing—incidence increased by more than 40% between 1973 and 1998, according to the Breast Cancer Fund—and

Akira Suemori/AP Photo

"we need to understand what's going on as soon as possible."

Linking Light Pollution to Human Health

The evidence that indoor artificial light at night influences human health is fairly strong, but how does this relate to light pollution? The work in this area has just begun, but two studies in Israel have yielded some intriguing findings. Stevens was part of a study team that used satellite photos to gauge the level of nighttime artificial light in 147 communities in Israel, then overlaid the photos with a map detailing the distribution of breast cancer cases. The results showed a statistically significant correlation between outdoor artificial light at night and breast cancer, even when controlling for population density, affluence, and air pollution. Women living in neighborhoods where it was bright enough to read a book outside at midnight had a 73% higher risk of developing breast cancer than those residing in areas with the least outdoor artificial lighting. However, lung cancer risk was not affected. The findings appeared in the January 2008 issue of *Chronobiology International*.

"It may turn out that artificial light exposure at night increases risk, but not entirely by the melatonin mechanism, so we need to do more studies of 'clock' genes—nine have so far been identified—and light exposure in rodent models and humans," Stevens says. Clock genes carry the genetic instructions to produce protein products that control circadian rhythm. Research needs to be done not just on the light pollution–cancer connection but also on several other diseases that may be influenced by light and dark.

Travis Longcore, co-editor of *Ecological Consequences of Artificial Night Lighting* and a research associate professor at the University of Southern California Center for Sustainable Cities, suggests two ways outdoor light pollution may contribute to artificial light–associated health effects in humans. "From a human health perspective, it seems that we are concerned with whatever increases artificial light exposure indoors at night," he says. "The effect of outdoor lighting on indoor exposure could be either direct or indirect. In the direct impact scenario, the artificial light from outside reaches people inside at night at levels that affect production of hormones. In an indirect impact it would disturb people inside, who then turn on lights and expose themselves to more light."

"The public needs to know about the factors causing [light pollution], but research is not going at the pace it should," Blask says. Susan Golden, distinguished professor at the Center for Research on Biological Clocks of Texas A&M University in College Station, Texas, agrees. She says, "Light pollution is still way down the list of important environmental issues needing study. That's why it's so hard to get funds to research the issue."

"The policy implications of unnecessary light at night are enormous," says Stevens in reference to the health and energy ramifications [for more on the energy impact of light pollution, see "Switch On the Night: Policies for Smarter Lighting," p. A28 this issue]. "It is fully as important an issue as global warming." Moreover, he says, artificial light is a ubiquitous environmental agent. "Almost everyone in modern society uses electric light to reduce the natural daily dark period by extending light into the evening or before sunrise in the morning," he says. "On that basis, we are all exposed to electric light at night, whereas before electricity, and still in much of the developing world, people get twelve hours of dark whether they are asleep or not."

Sources believe that the meeting at the NIEHS in September 2006 was a promising beginning for moving forward on the light pollution issue. "Ten years ago, scientists thought something was there, but couldn't put a finger on it," says Leslie Reinlib, a program director at the NIEHS who helped organize the meeting. "Now we are really just at the tip of the iceberg, but we do have something that's scientific and can be measured."

The 23 participants at the NIEHS-sponsored meeting identified a research agenda for further study that included the functioning of the circadian clock, epidemiologic studies to define the artificial light exposure/disease relationship, the role of melatonin in artificial light–induced disease, and development of interventions and treatments to reduce the impact of light pollution on disease. "It was a very significant meeting," Brainard says. "It's the first time the National Institutes of Health sponsored a broad multidisciplinary look at the light-environmental question with the intent of moving to the next step."

Ron Chepesiuk

COUNTY OF SAN DIEGO

GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS

DARK SKIES AND GLARE

LAND USE AND ENVIRONMENT GROUP

Department of Planning and Land Use
Department of Public Works

July 30, 2007

Modified January 15, 2009

(stadiums, etc.) are considered the most significant sources of skyglow (Brucato, March 2002).

The LRC states, "Skyglow is of most concern to astronomers because it reduces their ability to view celestial objects. Skyglow increases the brightness of the dark areas of the sky, which reduces the contrast of stars or other celestial objects against the dark sky background." Therefore, outdoor lighting in the vicinity of the two observatories is a critical concern and can directly impact their nighttime views.

3.1.2 Light Trespass

Light trespass is a result of spill light shining in undesirable locations, such as a neighbor's backyard or bedroom window. Typical examples include streetlights or floodlights that are not angled or shielded correctly and invade areas on a neighbor's property that are desired to be kept darker. Spill light shining into neighboring homes at night can disrupt sleep patterns and internal cycles in humans. In addition, disturbing natural patterns of light and dark in adjacent habitats influences many aspects of animal behavior and life cycles, and can disrupt whole ecosystems (Harder 2002).

Exterior light sources can create light trespass according to type, location, wattage, height, direction of lighting patterns, type of shielding, when in use, and whether the light is steady or pulsating. The Commission Internationale de l'Eclairage and the LRC compare the effects of higher and lower mounted luminaires as outlined below:

> Higher mounting heights can often be more effective in controlling spill light, because floodlights with a more controlled light distribution (i.e., narrower beam) may be used, and the floodlights may be aimed in a more downward direction, making it easier to confine the light to the design area. Lower mounting heights increase the spill light beyond the property boundaries. To illuminate the space satisfactorily, it is often necessary to use floodlights with a broader beam and to aim the floodlights in directions closer to the horizontal than would occur when using higher mounting heights. Lower mounting heights make bright parts of the floodlights more visible from positions outside the property boundary, which can increase glare.

Figures 1 and 2 show how a higher mounting height compares to a lower mounting height for providing a given amount of light.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTIES LOCATED AT 636 WEST FREMONT AVENUE FROM R-1 AND R-2/PD (LOW DENSITY RESIDENTIAL AND LOW-MEDIUM DENSITY RESIDENTIAL/PLANNED DEVELOPMENT) TO R-0/PD AND R-2/PD (LOW DENSITY RESIDENTIAL/PLANNED DEVELOPMENT AND LOW-MEDIUM DENSITY RESIDENTIAL/PLANNED DEVELOPMENT) ZONING DISTRICTS

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended in order to include certain properties located at 636 West Fremont Avenue within the R-0/PD and R-2/PD (Low Density Residential/Planned Development and Low-Medium Density Residential/Planned Development) Zoning Districts, which properties are presently zoned R-1 and R-2/PD (Low Density Residential/Planned Development and Low-Medium Density Residential/Planned Development) Zoning Districts. The location of the properties is set forth on the scale drawing attached as Exhibit A and the amended zoning designations are set forth on the drawing attached as Exhibit B.

SECTION 2. CEQA–MITIGATED NEGATIVE DECLARATION. The City Council hereby determines that the Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2012, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2012, by the following vote:

AYES:
NOES:

ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

City Clerk

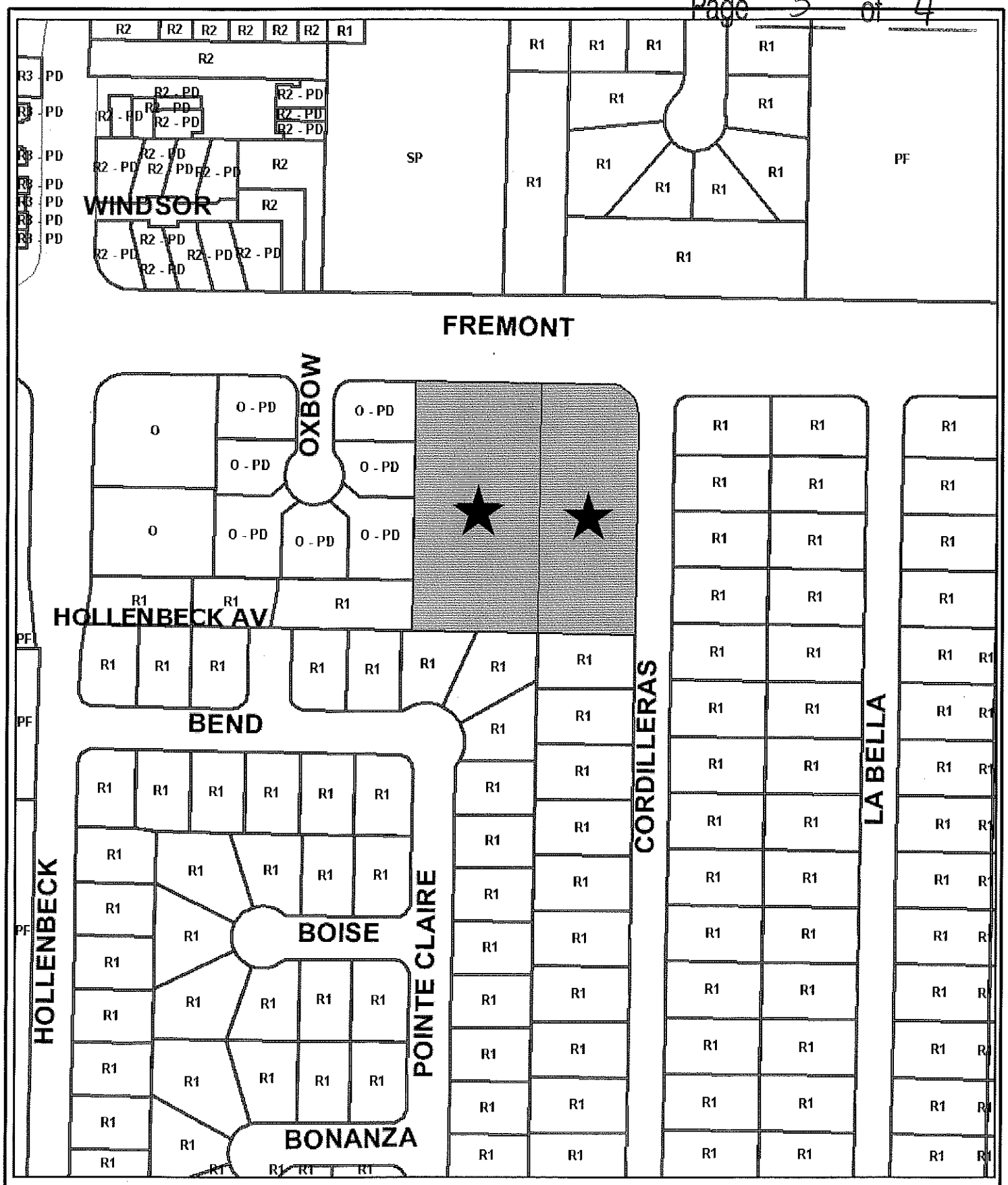
Mayor

Date of Attestation: _____

SEAL

APPROVED AS TO FORM AND LEGALITY:

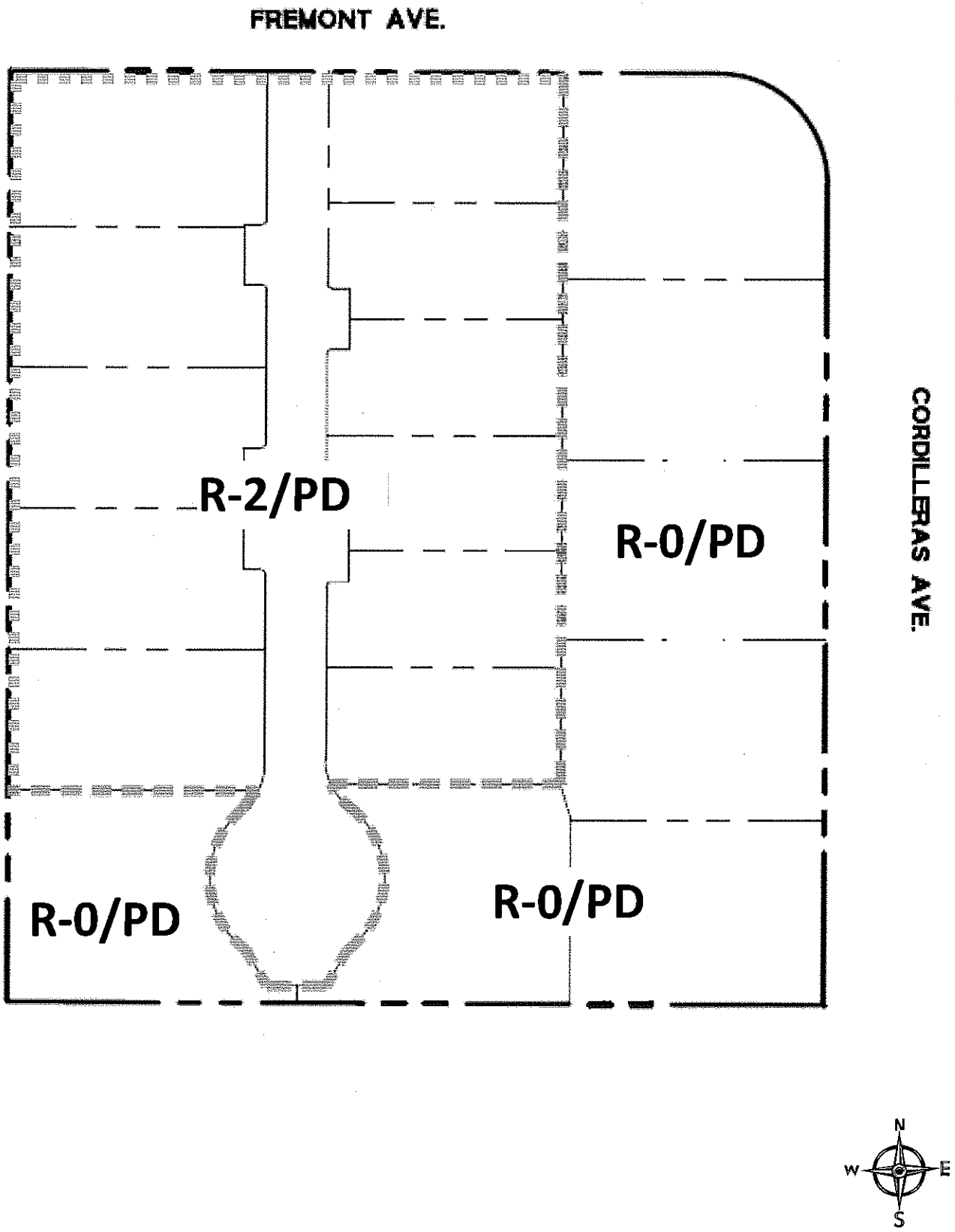
Michael D. Martello, Interim City Attorney



Rezone Exhibit A
636 West Fremont Ave.
(APNs: 323-07-041 & 323-07-042)
Rezone from R2/PD to R-0/PD AND R-2/PD

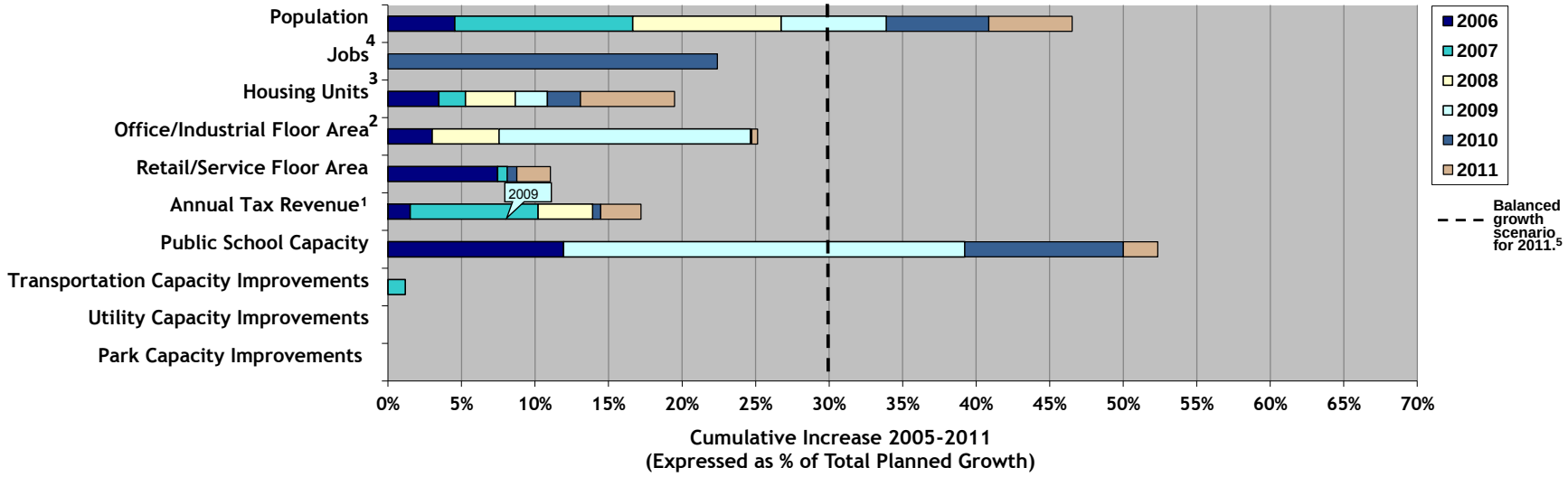
0 40 80 160 Feet

REZONE EXHIBIT B: Proposed Zoning of Property at 636 W. Fremont Ave.



2011 BALANCED GROWTH PROFILE

Balanced Growth Indices	Base Year 2005	GOAL FOR 2025	Total Planned Growth Net Increase 2005 to 2025	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2011 Increment Increase (actual since 2010)	2011 Increment (% of Total Planned Growth)
Park Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Utility Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Transportation Capacity Improvements		46,884,000	46,884,000	547,970	547,970	0	0	0	0	0%
Public School Capacity	5,373	6,729	1,356	5,535	5,535	5,905	6,051	6,083	32	2%
Annual Tax Revenue[1]	72,271,030	174,748,212	102,477,182	82,731,078	86,536,989	80,080,423	80,640,616	83,447,216	2,806,600	3%
Retail/Service Floor Area	5,784,000	7,500,000	2,200,000	5,962,662	5,962,662	5,962,662	5,976,840	6,027,052	50,212	2%
Office/Industrial Floor Area [2]	30,100,000	37,700,000	7,600,000	30,327,927	30,673,881	31,973,881	31,979,928	32,009,556	29,628	0%
Housing Units [3]	54,800	61,900	7,100	55,174	55,414	55,570	55,730	56,183	453	6%
Jobs[4]	73,630	92,650	19,020	n/a	n/a	n/a	77,890	n/a	n/a	n/a
Population	132,725	150,725	18,000	135,721	137,538	138,826	140,081	141,099	1,018	6%



Notes

[1]FY 2004/2005 is the base year for the Balanced Growth Index. All revenues are converted to FY 2004/2005 dollars for comparison purposes.

[2]This index only represents new floor area, and does not reflect tenant improvements to existing floor area.

[3]The number of housing units has been corrected for the base year of 2005 and the subsequent years.

[4]Data has been modified resulting in a decrease in base year, projections, and current year estimates. There is a significant challenge in finding reliable estimates of Sunnyvale jobs. This version of the Balanced Growth Profile provides Association of Bay Area Governments (ABAG) data from most recent publications while staff explores a more reliable annual estimate of jobs. Data for 2011 is not yet available.

[5]In a "balanced growth scenario" each profiled item would increase 5% each year. Cumulative "balanced growth" to the end of 2011 would be 30%.

PUBLIC HEARINGS/GENERAL BUSINESS

2.	**File #:**	**2012-7531**
	Location:	**636 West Fremont Ave.**(APNs: 323-07-041 & 323-07-042)
	Proposed Project:	**REZONE** a 2.3-acre site from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; **TENTATIVE MAP** to subdivide one lot into 18 single-family lots and one common lot; and **SPECIAL DEVELOPMENT PERMIT** to allow development of 18 new single-family homes.
	Applicant/Owner:	Classic Communities, Inc. / District Advisory Board Northern California
	Environmental Review:	Mitigated Negative Declaration
	Staff Contact:	Mariya Hodge, 408-730-7659, mhodge@ci.sunnyvale.ca.us
	Notes:	*This item is scheduled to be considered by City Council on 12/04/12.*

Comm. Melton and **Comm. Chang** disclosed that they had each met with the developer.

Mariya Hodge, Associate Planner, presented the staff report. She said the two documents provided on the dais as supplemental information are the acoustical analysis and comments from a member of the public.

Comm. Melton discussed with staff the effect of reducing the number of housing units proposed and on the Regional Housing Needs Allocation (RHNA) requirements and Below Market Rate (BMR) housing. Staff explained there would be no effect on the RHNA requirements and only a fractional effect on the BMR requirements. Comm. Melton discussed with staff the acoustical analysis and the history of current zoning of the property.

Comm. Kolchak discussed with staff the front setbacks of the existing homes on Cordilleras Avenue.

Comm. Hendricks asked staff about the elevation of the land and grading. Ms. Hodge said some grading may occur and the applicant may want to address the question. Comm. Hendricks discussed with staff the traffic from the private street. Comm. Hendricks confirmed with staff that a Homeowner's Association (HOA) would be established only for the homes on the private street. Ms. Hodge said the five lots on Cordilleras Avenue would be separate from the HOA and that an agreement would have to be made for the stormwater management requirements for the five lots. Comm. Hendricks discussed with staff sidewalks and streetlights for the proposed five homes along Cordilleras Avenue.

Chair Larsson commented about the stormwater management requirements and asked about the financial burden to maintain the requirements for the five properties. Staff discussed the issue and said the developer may want to comment.

Chair Larsson opened the public hearing.

Scott Ward, representing Classic Communities, the applicant, asked that the Planning Commission approve the development. He said their goal is to design a community that meets the need for the new home marketplace, that the project integrates well in the neighborhood and that the project is consistent with City Policy. He said they have fallen just shy of the consistency with City Policy which results in the need for the rezoning. He said this project is their lowest density project in Sunnyvale. He also noted that it is predominately a single story development. He said hopefully there is a demand for single story homes. He discussed the downzoning, the neighborhood support, and said they recognize the aggressive regional housing goals, and the need to carefully consider the implications of downzoning the property. He discussed the deviations and said there are three other R-2 (Low-Medium Density Residential) zoned developments near this site. He said they are pleased by the neighbors' response to the revised plans and appreciate the neighbors' support.

Comm. Melton said there is a lot to like about this project and expressed his concerns including the proposed Floor Area Ratio (FAR), front setbacks and privacy concerns with properties six through 11. Mr. Ward addressed the concerns. Comm. Melton discussed with the applicant the scale, bulk and character of homes in relation to the adjacent neighborhood as discussed in the City's Single-Family Design Guidelines.

Trudi Ryan, Planning Officer, clarified that the proposed FAR is a threshold requiring Planning Commission review and not a deviation or limit. Ms. Ryan commented about the FAR calculation and said the entire project is just under 45% FAR. She added that the site is zoned R-2 as opposed to the neighboring property which is R-1 (Low Density Residential).

Comm. Hendricks discussed with staff Attachment B, page 3, PS-1.a regarding front setbacks with staff confirming that the revised Conditions of Approval in the memo apply and that the project meets the minimum setbacks. Comm. Hendricks discussed the setbacks and sidewalks with Mr. Ward. Comm. Hendricks discussed the higher roof height of the single story homes, with staff and Mr. Ward confirming the higher roof height is consistent with the historic Craftsman architectural style. Comm. Hendricks asked if the ceilings were higher. **Don Ricci** with Dahlin Group, the architects, said that in several locations the ceilings are higher.

Chair Larsson thanked the applicant for their community outreach and for responding to the Planning Commission's concerns. Chair Larsson asked about the traffic concerns and Mr. Ward responded. Mr. Ward further discussed changes made as a result of the community input. Chair Larsson asked the applicant about the stormwater management for the homes on Cordilleras Avenue. Mr. Ward discussed a potential maintenance agreement for the five properties that was provided to staff. Chair Larsson further discussed the stormwater management scenarios with Mr. Ward.

Comm. Hendricks asked **Kathryn Berry**, Senior Assistant City Attorney, to comment about the stormwater management situation with the five homes on Cordilleras Avenue. Ms. Berry discussed other similar situations and possible scenarios including possibly a second HOA. Mr. Ward said he is not sure the five houses would qualify to have an HOA. Ms. Ryan said that staff would continue to work with the applicant on the issue so there is a mechanism in place and that the conditions are adequately written to assure that the issue would be resolved.

Comm. Olevson confirmed with the applicant that there would be a separate covenant for the five lots on Cordilleras Avenue.

Chair Larsson discussed with Mr. Ward the nature of the maintenance of the storm drain line.

Comm. Hendricks discussed with Mr. Ward the catch basin and storm water management system.

Patrick Grant, a member of the public, provided a handout to the Planning Commission. He said the process has been a challenge; however the applicant has been accommodating. He said his main concern is the streetlight and said he supports staff's position that no additional street lighting be added discussing ambient and spillage light. He discussed two additional lights on private poles on the corners of lots one and five.

Comm. Melton discussed with Mr. Grant that he does not support the "proposed" streetlights, but supports staff's recommendation. Ms. Ryan confirmed that condition PS-1.f says that the "plans shall be modified to eliminate the proposed new street light along Cordilleras Avenue."

Comm. Hendricks further discussed streetlights with Mr. Grant who said he is against excessive streetlights.

Art Saville, a member of the public, said when he first saw the proposed plans he was appalled, however with the revisions, he thinks the plans look good and thanked the applicant for the revisions.

Martin Landzaat, a member of the public, referred to Attachment I expressing his concern about the public school capacity and the effect of development. He said he does not feel the numbers in the attachment add up, expressing concern about overcrowded schools. Ms. Ryan discussed Attachment I, the 2011 Balanced Growth Profile, and that the numbers reflect capacity growth and not total capacity.

Comm. Hendricks discussed with Mr. Landzaat whether his concerns are about this specific development. Mr. Landzaat said he is more concerned about the cumulative effect of development however he feels like Attachment I does not apply to this project and is therefore misinformation in the report.

Chair Larsson discussed Attachment I with staff. Ms. Ryan said this project would potentially reduce the number of projected housing units that could be built on the site.

Comm. Melton discussed with the applicant and staff the 75% minimum permitted units for the zoning. Staff said the development exceeds the 75% minimum. Comm. Melton discussed with the applicant about possibly reducing the units by one. Mr. Ward explained why he would not want to give up a unit, including the economic impact to the project.

Chair Larsson closed the public hearing.

Comm. Hendricks moved for Alternative 1, to recommend to City Council to adopt the Mitigated Negative Declaration; introduce an Ordinance to Rezone 636 West Fremont Avenue from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning;

and approve the Vesting Tentative Map and Special Development Permit with the attached conditions. Comm. Kolchak seconded the motion.

Comm. Hendricks said he is encouraged with the results of the applicant working with staff, the community and the Planning Commission's input. He thanked the members of public for coming to the meeting and for providing their comments and said he likes the process that has occurred. He said he thinks this will be a positive project for the community.

Comm. Kolchak said he appreciates the nextdoor neighbor's input who came and spoke in support of the project and gives credit to the developer for the outreach and for making changes to the project. He said initially he was concerned about parking on the private road; however after looking at the project he thinks the parking is adequate.

Comm. Hendricks clarified with staff that the motion includes making the findings for the Rezone and the Special Development Permit and not for the Tentative Map.

Comm. Olevson said that he did not like this project when he first saw it. He thanked the developer for conforming the project to staff's recommendations and existing code. He said the developer was willing to cut into the profit margin to conform the project and said the Planning Commission should approve the plans.

Comm. Chang said he could make findings, thanked the applicant for working with staff and the neighbors and said he looks forward to seeing the project completed.

Comm. Melton said he would not be supporting the motion. He said he thinks the developer has done a fabulous job at community outreach and thanked the members of the public for their input. He said there are many good things about the project however he cannot make the findings based on the Single Family Design Guidelines in regards to bulk and scale for lots six through 11, though he is looking forward to seeing this project come into fruition.

Chair Larsson said he could make the findings and thanked the applicant for the community outreach which resulted in meaningful changes. He said he appreciated the applicant's responsiveness to the Planning Commission's comments from the Study Session. He said the deviations are minor and may be larger because of the changes requested by the Planning Commission. He said the project is nice looking.

ACTION: Comm. Hendricks made a motion on 2012-7531 to recommend to City Council to adopt the Mitigated Negative Declaration; introduce an Ordinance to Rezone 636 West Fremont Avenue from a mix of R-1 and R-2/PD zoning to a mix of R-0/PD and R-2/PD zoning; and approve the Vesting Tentative Map and Special Development Permit with the attached conditions. Comm. Kolchak seconded. Motion carried 5-1, with Comm. Melton dissenting.

APPEAL OPTIONS: This recommendation will be provided to City Council and the project is scheduled to be considered at the Council meeting on December 4, 2012.