



Hearing Date: December 3, 2013
File # 2013-7171

Subject: **2013-7171** Discussion and Possible Action on Appeals by a Councilmember and a Member of the Public of a Decision of the Planning Commission Approving related Applications by SummerHill Apartment Communities for a:
MITIGATED NEGATIVE DECLARATION and a;
SPECIAL DEVELOPMENT PERMIT to Allow 105 Residential Dwelling Units with Underground Parking and a;
VESTING TENTATIVE MAP for Condominium Purposes located at 455 and 465-481 S. Mathilda Avenue (APN: 165-03-004 and 165-03-005) in the Downtown Specific Plan (DSP/Block 14).
Applicant/Owner SummerHill Apartment Communities / Judith O Burns Trustee
Staff Contact: Gerri Caruso, (408) 730-7591, gcaruso@sunnyvale.ca.gov

REPORT IN BRIEF:

Existing Site Conditions Multi-story office buildings and general commercial facing Mathilda
General Plan /Zoning: Downtown Specific Plan (DSP)
Surrounding Land Uses
North Finance Institution
South Finance Institution
East Finance Institutions/Retail (across Mathilda)
West Professional Office, Community Garden (across Charles Street)

Issues Appropriate architecture and site design for DSP Block 14
Environmental Status A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.
Staff Recommendation Deny the Appeal and Uphold the Decision of the Planning Commission and adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions.

PROJECT DESCRIPTION:

Special Development Permit

The project is located in Block 14 of the Downtown Specific Plan (DSP). The applicant has requested approval for site and architectural review for a 105 unit apartment development including 5 very low income units in accordance with the state density bonus law (Government Code Section 65915). The project is designed at a density in accordance with the DSP with a density bonus mandated by state law for providing units for very low income households. The applicant is also utilizing reduced parking ratios, also in line with state law.

The project would include 4-story apartment buildings facing Mathilda Avenue that step down to two story townhome style units facing Charles Street. All parking would be provided underground. Access to the parking garage would be from Charles Street. Open space and landscaping are provided on the podium above the garage in a courtyard formed by the project buildings and within the setbacks on all sides of the site.

The proposed project is designed to be transit-oriented and pedestrian friendly. The project is located approximately ½ mile from the Sunnyvale Downtown CalTrain station and is also located near VTA bus routes on Mathilda Avenue and El Camino Real. A planned bicycle lane will serve the site on Mathilda Avenue. Wider sidewalks will be installed with the project.

Planned outdoor amenities include a spa, two outdoor seating areas with fireplaces and fountains and a fully landscaped courtyard. Other amenities include a clubroom with a kitchen that opens to the outdoor central courtyard and a fitness room.

Vesting Tentative Map

The applicant has requested approval of a vesting Tentative Map for condominium purposes. The map would combine the two existing parcels to allow development of the apartment rental project as well as allow the property owner to convert to condominium ownership units in the future subject to the requirements in the City's conversion regulations.

The purpose of the Vesting Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines for buildings, streets (public or private), etc. The Vesting Tentative Map vests the developer's right to build the project for the life of the map. It also secures the approved project against future SMC changes by the City that might otherwise affect the project.

Project Density

The applicant's site consists of two parcels totaling 1.61 acres and is in Block 14 of the DSP which allows very high density residential development and a maximum of 173 units for the entire block. The applicant's share is 87 units in accordance with the DSP.

The applicant is providing 5% of the units for very low income households. Under state law doing so allows them a 20% density bonus of 18 units (rounded up to a total of 105 units). This bonus is required to be applied even above the DSP maximum of 87 units for the site.

BACKGROUND:

This project was considered and approved by the Planning Commission on October 28, 2013. Typically this SDP and Vesting Tentative Map would be final with the Planning Commission decision; however, this item was appealed to the City Council on November 11, 2013, by a councilmember and on November 12 by a member of the public. The appeal letters are found in Attachment J. The appeals and staff comments on the appeals are discussed later in this report.

Related to this project was a separate DSP Amendment study that evaluated the DSP requirement for a separated frontage road along Mathilda Avenue on DSP Blocks 14, 15 and 16. The City Council held a hearing on the frontage road on October 22, 2013. The City Council considered the staff recommendation as well as recommendations by the Planning Commission and Bicycle and Pedestrian Advisory Commission. The Council adopted a modification to the DSP to eliminate the median-separated frontage road requirement and related 33 foot property dedication and in its place adopted a new Mathilda cross section with a buffered bike lane and wider pedestrian sidewalks that require a 15-foot dedication. The Council also adopted a modification to the setback requirements on Mathilda to a minimum of 5 feet and an average of 10 feet.

DISCUSSION:

Architecture & Site Design

Design Review of this project is considered through the SDP. The architecture and site design of this project are subject to the General Design Guidelines of the DSP. Evaluation for the project and the applicable Guidelines are found in Attachment C (Findings).

The project would consist of 105 apartment dwelling units built over underground parking. The project would have two components – a four story building with apartment flats that faces onto Mathilda Avenue and a row of townhouse-style apartments that steps down to two stories in height facing Charles Street (Attachment E - Site Plan and Elevations).

The buildings form a large, interior, landscaped courtyard with amenities such as a spa and an adjacent clubroom. The courtyard in combination with some private patios and balconies provides usable open space for the project. Other exterior pedestrian paths are proposed around the perimeter of the project. It should be noted that in the DSP area, only 50 s.f. of usable open space per unit is required and is not intended to be of the same character as other high density development as in the R-4 and R-5 zoning districts which require 380 s.f. per unit.

One level of underground parking would be accessed from Charles Street. The applicant proposes to provide guest parking as well as resident parking which would be gate controlled. Individual resident storage units as well as Class I bicycle lockers would be located in the parking area.

Both project frontages maintain a strong street edge by bringing the buildings forward towards the street. Landscape area between the sidewalk and the buildings enhance the pedestrian experience (6-10 feet on Mathilda). The Charles Street units have individual stoops with porches and the Mathilda Avenue frontage has defined pedestrian entrances for the lobby and leasing office. Both building frontages run north/south, roughly parallel to the street.

Mathilda Avenue Architecture

The Mathilda Avenue frontage features contemporary architecture. It is similar to styles used for the new apartments on the former Town and Country site as well as new office buildings on the east side of Mathilda. It would help define a distinctive “entrance” and sense of arrival to the Downtown. (Attachment E - Site and Architectural Plans).

On the Mathilda Avenue frontage, the building is 4 stories. The architectural details highlight and break up the elevation horizontally with a variety of distinct elements and material changes. At street level the building is broken vertically approximately every 10 feet by plaster pilasters and along with other plane changes, providing an interesting experience at the pedestrian level. This elevation is also defined with a brick base, horizontal balcony features in the middle and individual window awnings defining the upper level windows. All the various elements of the Mathilda Avenue elevation are further defined by different colors and plaster finishes.

Along Mathilda the building facade provides interest with various vertical plane breaks and the use of color blocking and multiple plaster textures to further articulate the building. The lobby entrance for the apartment building is located mid-block on Block 14 and is featured within a prominent tower element.

The upper floor on the Mathilda Avenue elevation is defined by use of color, individual awnings and individual unit windows and doors - some with balcony railings. It is further articulated as it sits above the top of a set of vertical pilasters. The upper floor has a cornice cap.

Charles Street Architecture

The Charles Street frontage features architecture with more traditional residential forms, similar to the lower density residential neighborhood on Charles Street; but the architectural elements, colors and materials tie the design to the contemporary four-story portion of the project.

Along the Charles Street elevation there is the appearance of two buildings. The roof line is broken up by gables, stair towers and four distinct roof levels. The front elevations of these townhouse-style units are varied by individual

entrances featuring step-up porches approximately every 30 feet. The Charles Street façade is defined by stoops, brick porch bases and entrances at the bottom, porch roofs in the middle, and balconies and gable projections at the top.

Visual Impacts

The project is designed to standards adopted in the DSP in 2003. This is the first project to develop on the west side of Mathilda Avenue in accordance with the DSP. Note that there are no residential properties immediately across Mathilda Avenue from the project which is opposite retail and financial buildings.

From Mathilda Avenue the project will establish a contemporary architectural precedence and be the first project on the west side to utilize the reduced setbacks with the four-story height limits allowed in the DSP. Until other projects on the west side of Mathilda are developed, the project will be architecturally unique in character and appear larger than surrounding development. New streetscape standards will be utilized to develop a wider sidewalk with tree wells and street lights in accordance with Downtown design standards.

From Charles Street the project will be only two stories in height and a maximum of 30 ft. as allowed in low-density residential zoning districts. Immediately across Charles Street is the community garden and low garden office buildings (owned by the City). The general neighborhood along the rest of Charles and in the adjacent blocks and neighboring streets is a mix of single family homes, small lot single family projects, duplexes and some multi-family projects (none higher than two stories).

The project will utilize the same contemporary character (colors and materials) that it features on Mathilda but it will be blended with traditional residential architectural forms like pitched roofs and individual raised porch entrances.

The buildings will be closer to the street on Charles than other buildings in the existing neighborhood. The front wall of these units will be approximately 13 feet from the back of sidewalk and the stoops and porches will come into this setback separated by a 1 foot wide, narrow band of landscaping. The standard front setback for residential buildings on the opposite side of Charles is 20 feet. The DSP allows a 10 foot building setback on Charles.

The project will be the first on this block of Charles Street to establish the new pedestrian friendly streetscape promoted in the DSP with buildings closer to the sidewalk, a wider sidewalk and new street tree planting. This project will be precedent setting on Charles Street and will appear unique until other new higher density residential development occurs on Blocks 14, 15 and 16 in accordance with the DSP.

Key Code Provisions and Guidelines

The proposed project generally complies with all of the applicable code requirements as set forth in the Sunnyvale Municipal Code, the Downtown Specific Plan and state law. Following is a discussion of site development issues that may be of interest to the City Council. It should be noted that in accordance with state law (Government Code Section 5915(d)(e)) the applicant may request one concession such as an exception to development standards for projects that include at least 5 percent of the units for very low income households. This project did not require a concession. All code SMC requirements (using an incentive through the Green Building program) are met or state law has provided a mandated provision for a deviation to the City's code.

- **Building Height/Stories**

The project is designed with four stories facing Mathilda Avenue and two stories facing Charles Street. The project is designed to meet the height limit of 50 feet on Mathilda Avenue and 30 feet on Charles Street. Two architectural elements of the project exceed the height limit by less than five feet. The lobby tower facing Mathilda Avenue in the center of the elevation and the stairwell tower on Charles Street located at the south end of the project are 54' 1" and 33' 2" high respectively. All heights are measured from the top of the adjacent curb.

As a Green Building incentive, multi-family projects that achieve 110 points may increase height by five feet. The project is targeting 123 points. No concession or deviation is required to exceed the height limit by 5 feet.

- **Parking**

Utilizing the parking ratios allowed by State law for projects that provide affordable housing, the applicant is allowed to park at a rate of 1 space per studio and 1-bedroom unit and 2 spaces per two-bedroom unit for a total of 139 spaces. The applicant is providing 148 spaces – 9 more than required.

The applicant is proposing to use 15 tandem spaces. Not including the extra 9 spaces in the project, there would be 6 required spaces that would be tandem (4% of required spaces). The applicant has submitted a draft parking management plan that would assign these spaces to the same tenant. A final parking management plan will be required as a Condition of Approval.

State law preempts the City's code for projects that are utilizing the state density bonus through provision of affordable housing. State law states a development may provide "onsite parking" though tandem parking or uncovered parking, but not through on-street parking. For the SummerHill project, no concession or deviation is required for the use of tandem parking.

- **Landscaping and Tree Preservation**

Due to the use of underground parking, site preparation for development would include the removal of 43 trees (all the trees on site). An arborist report was prepared for this project and utilized to prepare the Initial Study for CEQA purposes. The report found approximately 12 of the existing trees (28%) were found to be in good condition. Good condition indicates trees with good health and structural stability that have potential for longevity at the site. The remaining 31 trees (72%) were in fair or poor condition. None are native species. Of the trees to be removed 20 (47%) are protected trees by Sunnyvale code standards.

The proposal includes approximately 80 new trees – more than double the amount of existing trees. Approximately 8 street trees along the frontages of both Charles Street and South Mathilda Avenue would also be provided. Tree replacement proposed for the project would offset the loss of the trees to be removed, and would be consistent with the City's tree preservation regulations. A recommended condition of approval requires that all existing protected trees be replaced with 36-inch box trees.

- **Trash and Recycling Access**

The applicant proposes to provide a trash staging area and solid waste truck service area off of Charles Street adjacent to the project underground garage entrance. The on-site management would consolidate the solid waste in the stage area from other areas on-site such as the trash room on the ground level. A draft solid waste management plan has been reviewed by the City. A final plan will be required as a Condition of Approval.

Environmental Review

A Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines (Attachment F - Mitigated Negative Declaration and Initial Study). The Initial Study has determined that the proposed project would require environmental mitigation for the following areas. All mitigation measures have been incorporated into the recommended Conditions of Approval.

Noise: Through the City's implementation of the current Municipal Code construction regulations, as well as the mitigation listed in the Initial Study, construction-period noise and vibration will be lessened to a less than significant level.

Biological Resources: Disturbance of nests of common bird species likely to inhabit the site would not be a significant impact under CEQA, however the implementation of mitigation listed in the Initial Study will ensure the project complies with the Migratory Bird Treaty Act and California Fish and Game Code, thereby reducing potential biological impacts to less than significant levels.

Archaeological Resources: There is a moderate possibility of buried Native American archaeological resources and a low possibility of buried historic period archaeological resources in the project area. Mitigation measures included in the Initial Study will reduce or avoid potential impacts to these resources should they be encountered during construction.

Air Quality: The Air Quality and Greenhouse Gas Emissions Assessment prepared for the project found operations of the project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels. However, the assessment recommended that the BAAQMD air quality and dust control measures be followed to ensure that the health risks associated with fine particulate matter and diesel emissions remain at less than significant levels.

Geology and Soils: A Geotechnical Exploration was prepared for the project. The study indicated that the site is suitable for the proposed development with regard to geological and geotechnical issues, provided the recommendations and guidelines contained in the geotechnical study are incorporated into the project.

Hazardous Materials: A Phase 1 Environmental Site Assessment was conducted for the site. The assessment found no recognized environmental conditions on the site itself, nor past uses of the site that constitute a hazard to future residential uses. It indicated that prior to construction additional site assessment surveys will be required and if hazardous materials are present then they would need to be removed prior to demolition or handled and disposed of properly during demolition, consistent with state and Federal requirements.

Traffic Impacts: A project specific Transportation Impact Analysis was not required for this project. As noted in the environmental Initial Study, this project will generate fewer p.m. peak hour trips (59 trips) than the existing office development (108 trips) on site so the impact of the project on peak hour traffic is less and not a significant environmental impact on traffic volumes.

The project proposal includes sole access to the underground garage to be off of Charles Street. This is the project's only vehicle access point for 105 residents and guests and is also the access point for solid waste trucks.

As part of the related study to eliminate the DSP frontage road (Approved by Council on October 22, 2013), an analysis was conducted to evaluate the impacts of traffic distribution without a frontage road, assuming Charles Street access for projects in Block 14. This assumption was made because this project was known at the time of the study. The study also assumed that developments at the ends of the blocks would have some access available from Olive and Iowa.

The findings of the frontage road study indicated that 60% of the project traffic would choose a route north on Charles Street out of the neighborhood and 40% would go south to Olive Avenue based on existing

traffic patterns. Project traffic to and from the north resulted in approximately 40 vehicles maximum in the peak hour of traffic and would likely be imperceptible to residents along Charles to the north. It should be noted that the office/commercial buildings existing on the project site have multi-driveway parking lot access off of Charles Street.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes. Additional fees include Park In-lieu as noted in the Conditions of Approval (see Attachment D). The peak hour trips generated by the proposed residential project are less than those generated by the existing office building. No Transportation Impact Fee is required.

PUBLIC CONTACT

The applicant held a neighborhood meeting on August 8, 2013. Two members of the public attended and expressed concerns with spillover parking onto Charles Street and potential impacts to children walking to school from additional vehicle trips.

A hearing was held by the Planning Commission on October 28, 2013. The Planning Commission took public testimony and adopted the Mitigated Negative Declaration and approved the Special Development Permit and Vesting Tentative Map for condominium purposes with modified Conditions of Approval with a vote of 5-0.

The Planning Commission modified condition BP-23 the requirement for a parking management plan indicating that the applicant cannot rent out additional spaces in the parking garage unless approved by the Director of Community Development and by demonstrating that renting additional spaces will not impact the neighborhood. The Commission also added a condition to not allow stacked bike lockers in the garage. (see Attachment K, Minutes)

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper (PC hearing only) • Posted on the site (reposted for appeal) • 626 notices mailed to the property owners and residents within a minimum of 500 ft. of the project site (re-noticed by mail for appeal) 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

APPEAL

The City received two appeals on the project. The first appeal was submitted by Councilmember Patrick Meyering. A second appeal was submitted by Eleanor S. Hansen, a member of the public. Both appeal letters are attached (Attachment J). The appeal letters will be addressed separately. Note - Comments have been summarized. See attached letter for complete comments.

Councilmember Meyering received November 11, 2013

Comment 1. Non-technology jobs will be lost to residential use.

While some jobs will be lost, the residential use is consistent with the Downtown Specific Plan (DSP).

Comment 2. Project is not compatible with commercial nature of a successful downtown.

The Downtown Specific Plan balances residential and non-residential uses for a traditional downtown. The project site is designated for high density residential in the DSP. No change to the DSP is proposed.

Comment 3. The project significantly increases traffic congestion in an already gridlocked area.

A Transportation Impact Analysis is not required for this project as it does not meet the trip generation threshold for analysis as defined by the Santa Clara County Congestion Management Program (CMP) Technical Standards and Procedures for Santa Clara County. Utilizing the Institute of Transportation Engineers Trip Generation Handbook, as directed by the above mentioned Standards, the proposed development would be anticipated to generate 59 trips in the weekday PM peak hour, which is the period of greatest traffic generation. This is below the CMP threshold for conducting Transportation Impact Analysis of 100 trips in any peak hour. Further, the existing entitled uses could be anticipated to generate 108 trips in the PM peak hour. Therefore, it is anticipated that the proposed project will generate fewer trips than the already entitled and existing uses on the site. A traffic study prepared for the General Plan Amendment to eliminate the Mathilda Avenue frontage road assumed completion of the SummerHill development and assessed the potential for traffic congestion. No impacts on traffic were identified.

Comment 4. New residents, guests and service vehicles will emit air pollutants.

The attached Mitigated Negative Declaration that discusses evaluation of environmental impacts in accordance with the California Environmental Quality Act (CEQA) concludes there will be no significant air quality impacts.

Comment 5. With its sole access on Charles Street, the apartment project will generate too many vehicle trips northbound through a single family residential area, as project residents seek to avoid standstill traffic and multiple red lights on northbound Mathilda.

The project can be anticipated to generate approximately 40 trips on Charles Street north of the project at the peak hour of trip generation. The existing uses on the site currently have access to Charles Street, and comprise some portion of the existing traffic, so new traffic added by the development would be something less than the current 40 trips. Forty trips is considered an imperceptible level of trip generation when spread over an hour time period.

Comment 6. The project has inadequate parking and will result in increased demand for on-street parking at night.

The project is providing affordable housing and by state law the City is required to accept parking stall numbers, including tandem parking, in accordance with state law. The project exceeds the state parking requirements for 139 spaces by providing 148 spaces (9 additional spaces). The applicant is providing 1 space per studio and 1 bedroom units and 2 spaces per 2 bedroom units. The current plan shows 15 unassigned spaces that can be used for guests. A condition of approval requires a parking management plan.

The City's DSP parking requirements for one, two and three bedroom units in multi-family residential projects with underground parking are the same as elsewhere in the City. If City standards could be applied the project would require 174 spaces – 30 more spaces than provided. Under state law, the City must accept the state parking requirements if requested by the developer in exchange for providing affordable units.

The applicant is required to have a parking management plan approved by the Director of Community Development as a condition of approval. A goal of this plan will be to ensure sufficient on-site parking for residents and minimize impacts on the surrounding neighborhood. The project is also in close proximity to the Downtown CalTrain station and buses on Mathilda and El Camino Real.

Comment 7. The project will result in a more than sevenfold increase in floor space at the site. The building is too large for the site, neighborhood and adjacent roads to accommodate.

The built area will increase 7.4 times (26,000 s.f. vs. 192,700 safe). The building complies with the height limit and development standards for the DSP.

Comment 8. The project has inadequate open space.

The project exceeds the amount of open space required in the DSP (50 s.f. per unit are required where 77 s.f. per unit are provided). DSP open space requirements are lower than requirements for other high density zoning districts in the City.

Comment 9. The project is out of proportion with a typical Sunnyvale ratio of 7-8 housing units per acre. The City does not have resources to serve this level of occupancy.

The project conforms with the higher densities allowed in the DSP with allowances for a density bonus mandated by State law for providing affordable housing. The project may impact schools; however, apartments generate fewer students than single family homes or townhomes. This project would generate

approximately 5 students. The project will generate property taxes for the City and schools and will pay school impacts fees. These revenues will offset the service needs generated by this project.

Comment 10. There will be significant impacts from shade on the community garden. Pollutants from auto exhaust will affect plants at the community garden.

A shadow analysis was provided (Attachment E page 26). On the shortest day of the year (winter, December 21) when shadows are the most significant, the shadows from the project reach the east edge of the community garden at 9:00 a.m. and do not affect the planting area. The shadows move east during the remainder of the day and do not reach the garden.

Comment 11. The building style is unappealing.

The architecture is articulated and meets Downtown design guidelines (Attachment C, Design Review Findings). A visual impacts analysis is discussed in this report.

Comment 12. The project results in destruction of 43 trees including significantly sized trees.

As a result of construction over an underground parking podium all trees on the site will be removed. The proposal includes approximately 80 new trees – almost double the amount of existing trees. Street trees along the frontage of Charles Street and South Mathilda Avenue would be provided. A recommended condition of approval requires that all existing protected trees to be removed shall be replaced with 36-inch box trees.

Comment 13. The staff report does not provide a comparison of existing lot coverage to proposed lot coverage.

This information has been added to the project data table. The existing lot coverage (building footprints) is approximately 32% of the lot. The proposed lot coverage is 88% because of the podium parking. The residential buildings above the podium cover approximately 62% of the site. The allowable lot coverage in Block 14 of the DSP is 100%. (see Attachment B)

Comment 14. The staff report does not provide a comparison of the distance between buildings for the existing and proposed projects.

This information has been added to the project data table. The distances between the existing office buildings on the site vary between 36 feet between the two front buildings and 14-20 feet between the front buildings and the taller building in the rear. Although on the site plan it appears that there are three separate buildings in the new project, the massing plans (Attachment E, pp. 7, 18 & 19) demonstrate that the project is covered by one roof except over the central courtyard. The interior open courtyard is approximately 120 ft. x 85 ft. between the “wings” of the building. From the street the project will read as one structure with no space between buildings.

Comment 15. The proposed use violates the objectives, purposes and goals of Sunnyvale’s General Plan. Diverse office and commercial uses are removed from

the Downtown. This undermines the cohesiveness, vitality and viability of a commercial core for the City.

Goal 2 of the Downtown Specific Plan is to “establish the downtown as the cultural, retail, financial and entertainment center of the community, complemented by employment, housing and transit opportunities.” Block 14 of the DSP has been planned for 173 units (exclusive of units gained through state density bonus). The DSP (modified March 2013) identifies approximately 1,080,000 s.f. of office space for the downtown and 2,200 residential units at build out of the plan. Under current conditions, there is still potential for additional office space in Blocks 7 and 13 of the DSP.

Comment 16. The proposed use impairs existing uses being made in the nearby neighborhood of single-family one-story homes.

The project is designed with two story townhouse-style units with individual front entryways facing Charles Street to address the character of the adjacent neighborhood. The shadow study completed for the project (Attachment E, p. 26) indicates that on December 21 – the shortest day of the year with the longest shadows, the project shadows do not reach the usable open space or roofs of nearby single-family residential homes.

Comment 17. The site is not suitable for residential use along a seven-lane, heavily traveled arterial road.

The project building will be setback an average of 31 feet from the vehicle travel lanes of Mathilda Avenue (includes buffered bike lane, sidewalk and building setback). The required building setback of a minimum of 5 ft. and an average of 10 ft. is measured from the back of the right-of-way easement (roughly back of sidewalk). The residential units will need to comply with Building Code standards for noise attenuation. The project noise analysis (Salter June 26, 2013) states that noise intrusion from exterior noise sources can be mitigated by providing sound-rated exterior windows and doors. The central courtyard is shielded from Mathilda Avenue by the building.

Comment 18. The current streets around the proposed site were built to move a much lower volume of traffic. The width of the current streets were designed to move a smaller number of people going to smaller surrounding buildings.

The design of the roadways meets roadway design standards and therefore will adequately serve the proposed use. The streets around the site are operating below their design capacity. For example Charles Street, which would provide the primary access to the site, features traffic volumes that are less than 10% of its theoretical capacity. On Mathilda Avenue no congestion, as defined by Santa Clara County Congestion Management Program standards, is occurring. The proposed project can be anticipated to generate fewer trips than the current uses on the site, which would further reduce the likelihood of congestion.

Eleanor Hansen November received 12, 2013

Comment 1. The staff report lacks an adequate traffic impact analysis and the project does not address the reduction in curb cuts.

See comment #3 above related to the project transportation analysis.

Access Management is a tenet of traffic engineering. Managing access through limiting the number of curb cuts on heavily traveled, higher speed roadways is a well-recognized method for providing smoother traffic flow and limiting potential conflicts between vehicles.

Comment 2. There is not adequate parking and there is no analysis showing adequate parking.

See response to previous Comment 6.

Comment 3 – In the case of density bonuses for affordable units, does the City Council have the ability to ratify the State of California making zoning decision?

In this case, if the project is approved as proposed with 5 very affordable units, the City is required to accept the provisions of the state density bonus law and its related provisions such as parking.

CONCLUSION

Staff finds that the project is consistent with the goals and policies of the Downtown Specific Plan as recently amended. Staff finds that the project provides high quality architecture and establishes a desirable precedence for future developments along the west side of Mathilda Avenue in Downtown.

Findings and General Plan Goals: Staff was able to make the required Findings as demonstrated in Attachment C.

Conditions of Approval: Recommended Conditions of Approval as modified by the Planning Commission are located in Attachment D.

ALTERNATIVES

1. Deny the Appeal and Uphold the Decision of the Planning Commission and Adopt the Mitigated Negative Declaration and Approve the Special Development Permit and Vesting Tentative Map with attached conditions.
2. Grant the Appeal and Adopt the Mitigated Negative Declaration and Deny the Special Development Permit and Vesting Tentative Map.
3. Deny the Appeal and Adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with modified conditions.
4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Alternative 1 in accordance with the Findings in Attachment C and Conditions of Approval in Attachment D.

Reviewed by:

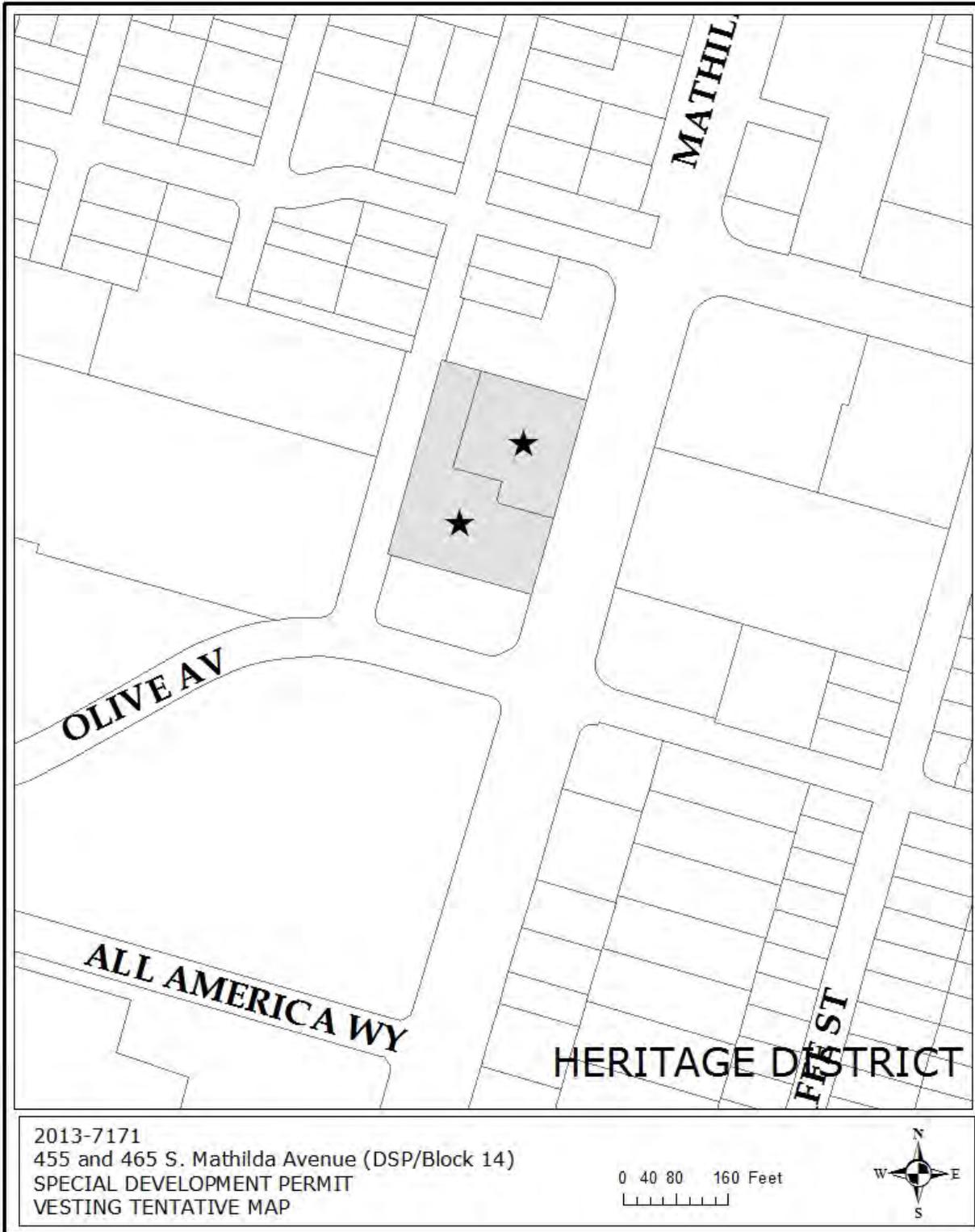
Hanson Hom, Director, Community Development
Prepared by: Gerri Caruso, Project Planner
Reviewed by: Trudi Ryan, Planning Officer

Approved by:

Gary M. Luebbbers
City Manager
Attachments:

- A. Vicinity Map
- B. Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Site and Architectural Plans, Vesting Tentative Map
- F. Negative Declaration and Initial Study
- G. Letters from Silicon Valley Leadership Group & SCC Housing Action Coalition
- H. Map of Public Noticing
- I. Letters from the public objecting to the project provided to the Planning Commission
- J. Appeal letters
- K. Minutes from Planning Commission Meeting October 28, 2013

VICINITY MAP



2013-7171
455 and 465 S. Mathilda Avenue (DSP/Block 14)
SPECIAL DEVELOPMENT PERMIT
VESTING TENTATIVE MAP

0 40 80 160 Feet
[Scale bar]



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Downtown Specific Plan	Same	Downtown Specific Plan
Zoning District	DSP Block 14	Same	DSP Block 14
Lot Size (s.f.)	69,957	Same	32,670 min.
Gross Floor Area	26,000	192,700	N/A
Lot Coverage (%)	32%	88%	By SDP
Floor Area Ratio (FAR)	.37	2.76	N/A
No. of Units	N/A	105	105 max. With density bonus
Density (units/acre)	N/A	65	173 units in Block 14
Meets 75% min?	N/A	Yes	65 min.
Bedrooms/Unit	N/A	26 Studio 45 1-Bdrm 34 2-Bdrm	N/A
Unit Sizes (s.f.)	N/A	560-1280 s.f.	N/A
Lockable Storage/Unit	N/A	300 cu. ft.	300 cu. ft. min.
No. of Buildings On- Site	3	3	---
Distance Between Buildings	14-36 ft.	0 85 ft. - 120 ft. in courtyard	N/A
Building Height (ft.)	unknown	50 ft. Mathilda (54' 1" at lobby tower) 30 ft. Charles (33' 2" at stairwell tower)	50 Mathilda max. 30 Charles max.
No. of Stories	1-4	4 Mathilda 2 Charles	4 Mathilda 2 Charles
Setbacks (Facing Property)			
Front (ft.) Mathilda	unknown	6' 5" - 13' 9" from back of sidewalk	5' min. - 10' average from back of sidewalk
Front (ft.) Charles	unknown	13' from ROW easement to unit wall (unit steps and porches come into this setback)	10'
South Side (ft.)	unknown	10' 5"	6 min.
North Side (ft.)	unknown	10'	6 min.

Landscaping (sq. ft.)	unknown	24,718 s.f.	13,214 s.f.
Landscaping/Unit	N/A	N/A	N/A
Usable Open Space/Unit	N/A	77 s.f.	50 s.f. min.
Landscaping Buffer (ft.)	N/A	N/A	N/A
% Based on Parking Lot	unknown	Underground parking provided	N/A
Parking Lot Area Shading (%)	unknown	Underground parking provided	N/A
Water Conserving Plants (%)	N/A		70% min.
Parking			
Total Spaces	unknown	148	139 min.
Standard Spaces	unknown	96	90 min.
Compact Spaces/ % of Total	unknown	22%	35% max.
Accessible Spaces	unknown	4	Per Building Code.
Covered Spaces	unknown	148	0 min.
Aisle Width (ft.)	unknown	24	24 min.
Bicycle Parking	unknown	36 Class I 8 Class II	min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture conform with the policies and principles of the Downtown Specific Plan General Design Guidelines.

Applicable DSP General Design Guidelines	Comments
Site Design and Organization	
<i>A.2. Locate private on-site parking below grade or behind active uses. Public parking such as surface lots and on-street parking may be permitted with applicable streetscape design.</i>	The on-site parking for the apartment building is located below grade.
<i>A.5. Locate retail entrances, displays and special design features at building corner. Locate less active uses, such as lobby entrances to upper level spaces, at mid-block.</i>	The lobby entrance for the apartment building is located mid-block on Block 14.
Architecture and Design Details	
<i>B.1. Use variable heights and roof forms to break up the building mass. Do not present a uniform block of building built to the maximum height.</i>	Facing the project Mathilda Avenue frontage, the building varies in height at four levels. Facing the Charles Street elevation, the buildings form two separate roof planes broken up by gables, stair towers and four varied levels.
<i>B.2. Interrupt ground floor facades about every 30 ft. with various architectural elements such as trellises, balconies, steps, opening etc.</i>	On Mathilda Avenue, the street façade is broken approximately every 10 feet by plaster pilasters and other plane changes. On Charles Street, the two-story units are varied by unit entrances featuring individual steps and porch elements approximately every 30 feet.
<i>B.5. Buildings within Sunnyvale's downtown may be contemporary in their form if architectural detailing is compatible with surrounding architectural styles.</i>	The Mathilda Avenue frontage features contemporary architecture. It is similar to styles used new apartments on the former Town and Country site as well as new office buildings on the east side of Mathilda. The Charles Street frontage features architecture with more traditional

	residential forms similar to the residential neighborhood on Charles Street.
<i>B.7. Try to maintain a well-defined street edge. Recesses for entries and to create an interesting pedestrian environment are acceptable.</i>	Both project frontages maintain a strong street edge and use narrow bands of landscaping to enhance the pedestrian experience. The Charles Street units have individual stoops with porches and the Mathilda Avenue frontage has defined pedestrian entrances for the lobby and leasing office.
<i>B.8. Place building frontages parallel to the street, recognize street corners with corner tower elements, and recessed or chamfered entry elements.</i>	Both street frontages are parallel to the street.
<i>B.9. Define buildings with three distinct components: base, middle and top. Each components shall have horizontal and vertical articulation</i>	The Mathilda façade is defined with a brick base, horizontal balcony features in the middle and individual window awnings define the upper level windows. The levels are further defined by different colors and plaster finishes. The Charles Street façade are defined by stoops, brick porch bases and entrances at the bottom, porch roofs in the middle, and balconies and gable projections at the top. The planes of the building vary vertically and features color blocking and varied plaster textures to further articulate the building.
<i>B. 13. For upper floors, articulation is the most important quality. Continuous flat facades should be avoided through recessed windows, awnings, French balconies, bay windows and vertical elements.</i>	The upper floor on the Mathilda Avenue elevation is articulated by use of varied planes, individual awnings and individual unit windows and doors - some with balcony railings. It is further defined as it sits above the top of a set of vertical pilasters. The upper floor has a cornice cap.
<i>B. 14. Articulate entrances as special design elements. Give corner entries special design treatments using recesses or chamfers.</i>	The lobby entrance of Mathilda Avenue is featured within a prominent tower element.

Special Development Permit

Goals and Policies that relate to this project are:

Downtown Specific Plan:

Goal A - *Develop land uses set forth in the General plan as amended by the City Council in June 2003 in an attractive and cohesive physical form that clearly identifies Sunnyvale's downtown.*

Goal B - *Establish the Downtown as the cultural, retail, financial and entertainment center of the community, complemented by employment, housing and transit opportunities.*

Goal C - *Promote a balanced street system that serves all users well regardless of their mode of travel.*

Policy C.2. Encourage strong pedestrian and bicycle linkages through the downtown.

Policy C.3. Promote the use of public transit by intensifying land use and activities near transit cores.

Policy C.4. Encourage shared parking in the downtown to minimize the amount of land devoted for parking area and manage parking so it does not dominate mode choice decision or the built environment.

Goal D - *Protect and enhance existing neighborhoods.*

Policy D.1. Buffer single-family neighborhoods from higher density residential or commercial uses through the use of lower building heights and privacy measures such as increased landscaping and reduction in windows along elevations that directly face single-family properties.

Goal E - *Improve street character.*

Policy E.1. Create a sense of arrival and address through the improvement of major arterials to the downtown in accordance with the proposed streetscape designs.

Required Design Features Blocks 14, 15, 16 and 17

Parking and Access:

- Below grade structures are encouraged. Podium parking may be considered if structure is completely hidden from public view.

- Entrances to below-grade parking shall occur on side streets (Olive, Iowa, McKinley, and Washington) or if required, on the local lane (frontage road) adjacent Mathilda.
 - Access points on Charles shall be limited.
1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project addresses the goals of the Downtown Specific Plan. Specifically, the project would provide a transit and pedestrian oriented residential use that supports the office and commercial uses in Downtown. The site is located near transit, will facilitate installation of a bicycle lane and will initiate improvement of an enhanced pedestrian sidewalk on the west side of Mathilda Avenue.
 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 as the location on Mathilda Avenue, and the quality architecture and site design that relate to the street and pedestrian realm, provide a sense of arrival into the Downtown area. The residential units the face Charles Street are designed with a scale and character that relates to adjacent mixed neighborhood of single-family homes, duplexes and low scale multi-unit rental properties.

Parking is provided below grade. As this project does not have access to side streets (Olive and Iowa) and the frontage road concept has been eliminated from the DSP, access is proposed from Charles Street. Policy does not prohibit access off of Charles but indicates that limiting access to Charles over the course of the DSP is desired. An analysis has indicated little traffic intrusion to the adjacent residential neighborhood from this project. The existing use already has multi-driveway access to Charles. Uses directly across Charles are a community garden and office buildings which will not be impacted by the project's access location.

Vesting Tentative Map

In order to approve the Vesting Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Vesting Tentative Map is in conformance with the General Plan because it is consistent with the Downtown Specific Plan.

However, if any of the following findings can be made, the Vesting Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

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

ATTACHMENT D

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS November 19, 2013

Planning Application 2013-7171
455 and 465-481 S. Mathilda Avenue

Special Development Permit and Vesting Tentative Map for 105 Multi-Family Dwelling Units Including 5 Very Low Income Units

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. NOTICE OF FEE PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule.

GC-2. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with 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-3. USE EXPIRATION:
The approved Use Permit shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)
- GC-4. 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-5. INDEMNITY:
The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]
- GC-6. CONVERSION OF RENTAL HOUSING:
Prior to recordation of a Condominium Plan establishing condominium units, the developer shall comply with S.M.C. Chapter 19.70. CONVERSION OF RENTAL HOUSING TO COMMUNITY HOUSING PROJECTS. [SDR] [PLANNING]
- GC-7. BELOW MARKET RATE PROGRAM FOR CONDOMINIUM CONVERSION:
Prior to recordation of a Condominium Plan establishing condominium units, the developer shall comply with S.M.C. 19.67.080, by recording a BMR housing agreement with the City. 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] [SDR] [PLANNING]

GC-8. BMR DEVELOPER AGREEMENT:

Before the project is converted to ownership units, the developer shall enter into a BMR Developer 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]

GC-9. 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]

GC-10. 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 must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-11. PUBLIC IMPROVEMENTS:

The developer is required to install all public improvements, including but not limited to: curb and gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signage, striping, streetlights, etc. as required by the Director of Public Works. All public improvements shall be designed and constructed in accordance with current City design standards, standard details and specifications, and American with Disabilities act (ADA) requirements where applicable, unless otherwise approved by the Department of Public Works. All public improvement plans shall be submitted to and be approved by the Department of Public Works. [COA] [PUBLIC WORKS]

GC-12. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

GC-13. FINAL MAP RECORDATION:

This project is subject to, and contingent upon the approval of a vesting tentative map and recordation of a final map. The submittal, approval and recordation of the Final Map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. All existing and proposed property lines, easements, dedications shown on the tentative map are subject to City's technical review and approval during the final map process prior to any grading or building permit issuance. [COA] [PUBLIC WORKS]

GC-14. ENVIRONMENTAL MITIGATION MEASURES:

The project shall comply with all applicable mitigation and avoidance measures identified in the previously certified Environmental Impact Report (EIR) for the 2003 Downtown Specific Plan [COA] [PLANNING] Mitigation Measure [COA] [PLANNING]

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

PS-1. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-2. PARKING AND CIRCULATION PLAN:

Submit a final parking management plan to address use of guest and resident parking spaces and assignment of tandem spaces subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-3. ENVIRONMENTAL MITIGATION MEASURES:

Prior to submittal of building permit plans, provide documentation of compliance with all relevant environmental mitigation and avoidance measures required at this project stage [COA] [PLANNING] Mitigation Measure

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. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:

- a) Match the design, materials and color of the main building.
- b) Be of masonry construction. [COA] [PLANNING]

BP-6. RECYCLING AND SOLID WASTE CONTAINER:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-7. SOLID WASTE DISPOSAL AND RECYCLING DESIGN PLAN:

A detailed recycling and solid waste disposal design plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. The solid waste disposal plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for multi-family projects. [COA] [PLANNING/ENVIRONMENTAL SERVICES]

BP-8. ROOF EQUIPMENT:

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-9. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit.

- a) PARK IN-LIEU - Pay Park In-lieu fees estimated at \$1,893,553.20 prior to approval of the Final Map or Parcel Map. (SMC 18.10). [SDR] [PLANNING]

BP-10. MECHANICAL EQUIPMENT (EXTERIOR):

Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal 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. [PLANNING] [COA]

BP-11. AFFORDABLE HOUSING DENSITY BONUS DEVELOPER AGREEMENT:

Before issuance of building permits for the project, the developer shall enter into a Developer Agreement with the City to establish the method by which the development will comply with the applicable density bonus 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 designated very low income 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 density bonus 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]

BP-12. 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) Ten percent of new trees on site (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- c) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a tree of at least 36-inch box size.
- d) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- e) Decorative paving as required by the Director of Community Development to distinguish building entries, pedestrian paths and common areas. [SDR] [PLANNING]

BP-13. LANDSCAPE MAINTENANCE PLAN:

Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-14. 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 for nearby trees on adjacent sites. 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 on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection measures 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.
- e) Provide authorization from adjacent property owners for removal of off-site trees if required. [COA] [PLANNING/CITY ARBORIST]

BP-15. STORMWATER MANAGEMENT PLAN:

Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third

party certification, pursuant to SMC 12.60, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

- BP-16. 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-17. 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) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
 - d) Covered trash, food waste, and compactor enclosures.
 - e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-18. 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-19. CITY STREET TREES (SUBDIVISION):

At the expense of the project developer, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.37) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]

BP-20. EXTERIOR LIGHTING PLAN:

Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area 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 areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near 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-21. 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-22. LIGHTING POLE HEIGHTS:

Pole heights shall not to exceed 8 feet on the exterior of the site. Interior courtyard lighting poles may vary subject to approval of the Director of Community Development. [COA] [PLANNING]

BP-23. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):

A Parking Management Plan is subject to review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a) Clearly indicate that the property manager/homeowner's association shall not rent unassigned more than one space per unit, except for tandem spaces must be assigned to the same unit; unless approved by the Director of Community Development Department through a Miscellaneous Plan Permit. The property owner/applicant is required to demonstrate that assigning or renting additional parking spaces will not impact the neighborhood.

The Parking Management Plan may include the following:

- b) A clear definition of "guest" as proposed by the property manager/homeowner's association and subject to review and approval by the Director of Community Development.
- c) The property manager/homeowner's association may specify that 25% to 75% of unassigned spaces be reserved for guest use.
- d) Tenants shall use their assigned parking spaces prior to using unassigned parking spaces.
- e) Prohibit tenants from parking RV's, trailers, or boats in assigned spaces.
- f) Notify potential residents the number of parking spaces provided for each unit on-site as per the approved plans. [PLANNING] [COA]
(Modified by the Planning Commission on October 28, 2013)

BP-24. COMPACT SPACES:

Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]

BP-25. NOISE REDUCTION:

Final construction drawings shall incorporate all noise mitigation measures as set forth under "Mitigation Measures" in the approved environmental document and all plans shall be wetstamped and signed by the consultant. [COA] [PLANNING]

BP-26. DEMOLITION/CONSTRUCTION/RECYCLING REPORTING FORM:

To mitigate the impacts of large projects on local waste disposal and recycling levels, construction weight/volumes, demolition waste weights/volumes, and recycling weights/volumes are to be reported to the City, per City's "Waste & Recycling Reporting Form" (electronic copy available) or a similar chart approved by the City. As part of the project's construction specifications, the developer shall track the type, quantity, and disposal of materials generated, and forward a complete report to the Department of Environmental Services, Solid Waste Division both periodically and at project completion. [COA] [ENVIRONMENTAL SERVICES]

BP-27. BICYCLE SPACES:

Provide a minimum of 27 secured bicycle parking spaces or as approved by the Director of Community Development. Bicycle parking shall be dispersed in several common areas throughout the site and shown on the plans submitted for building permits. Stackable bicycle lockers are not allowed in the garage. Select high-quality decorative designs for bicycle racks. [COA] [PLANNING/PUBLIC WORKS] ***(Modified by the Planning Commission on October 28, 2013)***

BP-28. WATER METERS:

Separate metering shall be provided for domestic and irrigation water systems. [SDR] [PLANNING]

BP-29. UNDERGROUND UTILITIES:

All proposed utilities shall be undergrounded. [SDR] [PLANNING]

BP-30. PROJECT REVIEW COMMITTEE COMMENTS:

Address general comments provided by the Fire Division and Building Division provided March 25, 2013. [SDR] [BUILDINGS/PUBLIC SAFETY]

BP-31. FIRE HYDRANT PLACEMENT:

The specific number, design and location of fire hydrants and standpipes shall be approved by the Department of Public Safety. [COA] [PUBLIC SAFETY]

BP-32. BIOLOGICAL RESOURCES:

Construction disturbance during the breeding season (February 1 through August 31, for most species in the area) could result in the incidental loss of eggs or nestlings of native birds, either directly through the destruction of active nests or indirectly by causing disturbance those results in the abandonment of nests. Incorporate these mitigation measures into the construction plans. Conditions will be applicable during the construction of the project. The project contractor/applicant will be solely responsible for implementation and maintenance of these mitigation measures.

a) To the extent feasible, initial construction activities, including vegetation clearing, would be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in the Sunnyvale area extends from February 1 through August 31.

b) If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for

nesting birds would be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. These surveys would be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest, to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation.

- c) If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation, as well as buildings) that are scheduled to be removed by the Project must be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests on these substrates, and minimize the potential for delay of the Project due to the presence of active nests in these substrates. [MITIGATION] [PLANNING]

BP-33. ARCHAEOLOGICAL RESOURCES:

Upon demolition of the existing buildings and removal of the concrete and asphalt on-site, a qualified archaeologist meeting the Secretary of the Interior's standards (CEQA Guideline 15064.5(f)), shall undertake a presence/absence testing program to identify the horizontal and vertical extent of any potential buried archaeological deposits associated with as yet unknown cultural resources. The testing program shall be implemented with the results presented in Presence/Absence Testing Report commensurate with the findings. The following conditions will be applicable during the construction of the project. The property owner and contractor will be responsible for implementation and maintenance of these mitigation measures. The conditions of approval will require these mitigation measures to be incorporated into the construction plans.

- a) If a significant archaeological resource is identified through this field inspection process, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation in place to maintain the relationship between the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site. Preservation may be accomplished by:

- Planning construction to avoid the archaeological site;

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- Incorporating the site within a park, green space, or other open space element;
 - Covering the site with a layer of chemically stable soil; or
 - Deeding the site into a permanent conservation easement.
- b) When in-place mitigation is determined by the City to be infeasible, a data recovery plan, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be submitted to the California Historical Resources Regional Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources should be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities.
- c) In the event prehistoric or historic cultural resources are otherwise encountered during approved ground-disturbing activities for project construction, all work within 25 feet of the discovery shall be stopped to allow for the identification and evaluation of the significance of the cultural materials by a qualified archaeologist. If the cultural materials are determined to be significant, the qualified archaeologist shall develop an appropriate treatment plan in consultation with the City's Planner to mitigate the discovery, according to the procedures described above. The plan could include avoidance and preservation measures to preserve the materials in place; scientific collection and analysis; preparation of a professional report in accordance with current professional standards; and, professional museum curation of collected cultural materials and resource documentation.
- d) A pre-construction meeting shall be held with the contractor and other project personnel to discuss the requirements and potential for the exposure of archaeological materials during construction. Procedures for any unanticipated discoveries shall be discussed with the contractor and other pertinent parties.
[MITIGATION][PLANNING]
- BP-34. GEOLOGY AND SOILS:
- a) The project shall incorporate the recommendations of the Geotechnical Exploration report (ENGEO, May 2013) into the design and construction of the project.
- b) Conditions will be applicable during the construction of the project.

- c) The project contractor/applicant will be solely responsible for implementation and maintenance of these mitigation measures.
- d) These measures shall be incorporated into the construction plans. [MITIGATION][PLANNING]

BP-35. HAZARDOUS MATERIALS

Conditions will be applicable during the construction of the project. The project contractor/applicant will be solely responsible for implementation and maintenance of these mitigation measures. The conditions of approval will require these mitigation measures to be incorporated into the construction plans.

- a) Prior to the demolition of the property buildings, a comprehensive asbestos survey in compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and all State of California asbestos requirements will be conducted. All potentially friable ACMs shall be removed in accordance with NESHAP guidelines prior to any building demolition or renovation that may disturb the materials. All demolition activities will be undertaken in accordance with Cal/OSHA standards.
- b) If lead-based paint is still bonded to the building materials, its removal is not required prior to demolition. It will be necessary, however, to follow the requirements outlined by Cal-OSHA Lead in Construction Standards. Any debris or soil containing lead paint or coating must be disposed of at landfills that are permitted to accept such waste. [MITIGATION] [PLANNING]

BP-36. GREEN BUILDING:

The building permit plans shall demonstrate the project is designed to achieve a minimum of 110 points on BuildItGreen's GreenPoint Rated Checklist. The GreenPoint Rated Checklist shall be included on plans. A letter of verification by a Green Point Rater shall be provided that indicates the project has achieved the minimum points prior to occupancy/final inspection. [SDR] [PLANNING/BUILDING]

BP-37. INTERIOR NOISE:

The building plans shall demonstrate the project meets the SMC interior noise standard by incorporating design recommendations as outlined in the Environmental Noise Study prepared by Charles M. Salter Associates, Inc. (June 26, 2013. including mechanical ventilation where necessary.[MITIGATION] [PLANNING/BUILDING]

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

- EP-1. COMPLETE OFF-SITE IMPROVEMENT PLAN SET:
A complete plan check set applicable to the project, including street improvement plans, streetlight plans, streetscape plans, traffic signing and striping plans, traffic signal plans, traffic control plans, shall be submitted as part of the first off-site improvement plans, including engineering cost estimates. Joint trench plans may be submitted at a later date. No partial sets are allowed unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]
- EP-2. DOWNTOWN SPECIFIC PLAN:
This project is in the Downtown Specific Plan area; therefore, the developer shall comply with any applicable design requirements as identified in the Downtown Specific Plan or as amended and approved by the City. [COA] [PUBLIC WORKS]
- EP-3. UTILITY CONNECTION:
This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS]
- EP-4. UTILITY ABANDONMENT/RELOCATION:
Developer is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All existing utility lines (public or private) 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. Existing public facilities within the street right-of-way shall be abandoned per City's Abandonment Notes, including abandonment by other utility owners. [COA] [PUBLIC WORKS]
- EP-5. DRY UTILITIES:
Submit dry utility plans and/or joint trench plans (PG&E, telephone, cable TV, fiber optic, etc.) to the Public Works Department for review and approval prior to issuance of any permits for utility work within public right-of-way or public utility easements. Separate encroachment permits shall be required for various dry utility construction. [SDR] [PUBLIC WORKS]
- EP-6. MODIFICATIONS TO EXISTING PUBLIC UTILITIES:
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 sidewalk area, caused by the development. [COA] [PUBLIC WORKS]

- EP-7. SEPARATE FIRE PROTECTION SERVICE LINE:
Provide separate fire protection service line from the domestic water service line with separate DCDA's behind the street right-of-way. [COA] [PUBLIC WORKS]
- EP-8. WET UTILITIES:
All wet utilities (water, sanitary sewer, storm drain) in private streets and private drives shall be privately owned and maintained. For water lines, install public master water meter(s) in the public right-of-way. For each public domestic master water meter installation, install a reduced pressure double check detector assembly per City standard detail 20B. For private sanitary sewer and storm, install a manhole or cleanout at the right-of-way line. The fire and domestic water systems shall be privately owned and maintained beyond the meter. All landscape and irrigation systems located in the public park strip areas shall be connected to the water system metered to the property owner. [COA] [PUBLIC WORKS]
- EP-9. RE-USE OF EXISTING CITY UTILITY SERVICE LINES:
The re-use of any existing City utility service lines and appurtenances is subject to City's review and approval. Developer's contractor shall expose the existing facilities during construction for City's evaluation or provide video footage of the existing pipe condition. Developer's contractor shall replace any deficient facilities as deemed necessary by Public Works Department. [COA] [PUBLIC WORKS]
- EP-10. PUBLIC FIRE HYDRANTS:
Remove, replace and relocate the existing two fire hydrants barrel(s): one located at Mathilda Avenue and the other at Charles Street with Clow Rich 75Public fire hydrants shall be free and clear of all vines, shrubs, bushes, ivy, etc. for a minimum of three feet. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PROTECTION]
- EP-11. DUAL CONNECTION WATER SERVICE SYSTEM:
Provide two domestic water and two fire service points of connections, in accordance with current City standards. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PROTECTION]
- EP-12. WATER METER:
Install new radio-read domestic water meter(s) at each point of connection to the water main. For water meter sizes three (3) inches or larger, provide meter sizing calculations to Public Works Department for approval of meter size, as part of the off-site improvement plan submittal. [SDR] [PUBLIC WORKS]

- EP-13. IRRIGATION BACKFLOW PREVENTORS:
Install new backflow prevention devices on the discharge side of irrigation line in accordance with the City's current standards and specifications. Install backflow preventer enclosure per City standards, if applicable. [SDR] [PUBLIC WORKS]
- EP-14. SANITARY SEWER ANALYSIS:
Submit a focused sanitary sewer analysis identifying the overall project impact to the City's existing sanitary sewer main(s). This includes, but is not limited to, the following:
- a) A detailed estimate of water consumption in gallons per day or estimate of sanitary sewer discharge in gallons per day; and
 - b) Any incremental impact that will result from the new project in comparison to the existing sewer capacity of the immediate downstream mainline as needed, and allocation of wastewater discharge from the project site to each of the proposed laterals. Any deficiencies in the existing system in the immediate vicinity of the project will need to be addressed and resolved at the expense of the developer as part of the off-site improvement plans. [COA] [PUBLIC WORKS]
- EP-15. STORM DRAIN TRIBUTARY PATTERN:
This project is required to follow the existing storm drain tributary pattern. Any deviations would require additional analysis and be subject to approval by the Director of Public Works as part of the off-site improvement plan review process. This project shall not cause any negative impact on the drainage pattern for adjacent properties. [COA] [PUBLIC WORKS]
- EP-16. SEWER CLEANOUT:
Install new sewer cleanouts at the property lines for all existing and proposed sanitary sewer laterals to be used for the project. [SDR] [PUBLIC WORKS]
- EP-17. UTILITY METER/VAULT:
No existing or new utility meters or vaults shall be located within the new driveway approach areas. All existing or new utility vaults serving the project site only shall be located on-site and not within the public utility easement, if any. [COA] [PUBLIC WORKS]
- EP-18. DRIVEWAY APPROACHES:
Replace existing driveway approaches with new driveway approaches per City standard details 5C-5and specifications. All unused driveway approaches shall be replaced with City standard curb, gutter and sidewalk per current City standards. [COA] [PUBLIC WORKS]

EP-19. STREETLIGHTS:

Remove existing street light pole and replace with new marbelite poles with new LED fixtures along Charles Street frontage. Install new downtown-style double-head streetlights along Mathilda Avenue frontage.

Provide photometric analysis to confirm if the street lighting along the project frontage is in accordance with the City's Roadway Lighting Design Criteria. The minimum average illuminance shall be 0.4fc and the uniformity ratio shall be 4.0. If new streetlights need to be installed to comply with City's design criteria, the following items are required:

- Replace existing streetlight conduits, wires and pull boxes with new ones along the entire project frontage per City's current standards.
- Submit separate streetlight plans concurrently with the off-site improvement plan review to include installation of new conduits, location of power source connection and new service pedestal, conductors, pull boxes, voltage drop and load calculations, and any other streetlight equipment as required to be installed by Developer per latest City standard details and specifications. Obtain PG&E's approval for new service pedestal, if required, prior to Encroachment Permit issuance by Public Works Department. [SDR] [PUBLIC WORKS]

EP-20. CURB, GUTTER AND PUBLIC SIDEWALK:

Install new curb and 2-foot gutter along Charles Street and new curb and 1-foot gutter along Mathilda Avenue along the project frontage. Remove existing sidewalk and install new 6-foot wide sidewalk with 4-foot wide landscape strip behind the curb along Charles Street. Remove existing sidewalk and install 12-foot wide sidewalk with 4-foot by 5-foot tree wells (approximately 35 feet apart) along Mathilda Avenue. Construct a smooth curb, gutter and sidewalk transition into the new downtown sidewalk based upon applicable design standards. The transition shall occur only fronting the project site without impact to the frontage of the adjacent property. The bike lane will not be implemented as part of this project, therefore, provide a separate striping plan to demonstrate the lane limits with a no stopping zone per latest CA MUTCD. Install "NO STOPPING" signage along the property frontage. [COA] [PUBLIC WORKS]

EP-21. STREET PAVEMENT RESTORATION:

Developer shall be responsible to restore any street pavement damage fronting the project site along Mathilda Avenue and Charles Street to like or better condition as a result of any project construction to the satisfaction of the Director of Public Works. [COA] [PUBLIC WORKS]

EP-22. SIGNING AND STRIPING PLANS:

Submit a signing and striping plan consistent with the latest edition of the CA MUTCD. The striping plans must follow the Geometric Plan Line Study dated 7/17/2013 as approved by the City along Mathilda Avenue [COA] [PUBLIC WORKS]

EP-23. CITY STREET TREES:

Submit landscape plans, including existing and proposed City street trees for review and approval by the City prior to issuance of encroachment permit. The street tree shall be 15 gallon (or 24 inch box) of Red Maple on Mathilda Avenue and Shumard Oak on Charles Street (approximately 35 feet apart) or as determined appropriate by the City Arborist. No street trees are to be planted within 10' of a sanitary sewer lateral. [SDR] [PUBLIC WORKS]

EP-24. ROOT BARRIER:

Install a continuous root barrier along Charles Street adjacent to City trees. Install root barrier along Mathilda Ave. per City Downtown Streetscape standard details and specifications. [SDR] [PUBLIC WORKS]

EP-25. UNDERGROUND UTILITIES:

Underground the existing overhead lines along Charles Street in accordance with the SMC 19.38.090 to 19.38.100. [SDR] [PUBLIC WORKS]

EP-26. CATCH BASIN BADGE AND STENCILING:

All catch basins and storm drain inlet facilities shall be stenciled and/or with the badge with the appropriate "NO DUMPING" message as supplied by the Public Works Department. [COA] [ENVIRONMENTAL SERVICES]

EP-27. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:

Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction to City's satisfaction by the Director of Public Works. [COA] [PUBLIC WORKS]

EP-28. RECORD DRAWINGS:

Record drawings, including all off-site improvements, shall be submitted to the City prior to encroachment permit sign-off. [COA] [PUBLIC WORKS]

EP-29. VTA BUS STOP NOTIFICATION:

There is a VTA bus stop approximately 150 ft. north of the project site. The developer shall notify VTA of the upcoming work to confirm if a temporary bus stop is required by VTA. [COA] [PUBLIC WORKS]

TM: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP WHEN THE PROJECT IS SUBDIVIDED FOR CONDOMINIUMS.

TM-1. FINAL MAP COMPLIANCE WITH VESTING TENTATIVE MAP:

The final map shall be substantially the same as the vesting tentative map. Any alteration of the vesting tentative map after the vesting tentative map is approved is subject to additional approval by the City and may require a public hearing. The existing buildings shall be demolished prior to final map recordation. [COA] [PLANNING/PUBLIC WORKS]

TM-2. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):

Any proposed deeds, covenants, restrictions and by-laws relating to the conversion of the project to condominium ownership 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 all common facilities shall be mandatory for all property owners within the development.
- 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 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 # 2013-7171, 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) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
- f) The CC&Rs shall contain the following provisions:

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- i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.
 - ii) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
- g. 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.
 - iii) 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.
 - iv) 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.
 - v) 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.

vi) 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.

vii) 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-3. COVENANTS, CONDITIONS AND RESTRICTIONS- PUBLIC WORKS:

This project requires covenants, conditions and restrictions (CC&R's) to be recorded with provisions including, but not limited to, the following items:

- a) 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.
- b) The owners association shall maintain landscaping in perpetuity along the public street fronting the project site except City trees.
- c) The developer shall maintain all private utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a Homeowner's Association following sale of at least 75% of the units, whichever comes first.
- d) Homeowners are prohibited from modifying drainage facilities and/or flow patterns of their lots without first obtaining permission from the City.
- e) There shall be provisions of post construction Best Management Practices in the CC&R's in regards to the storm water management. [COA] [PUBLIC WORKS]

TM-4. HOA CREATION:

The developer/Owner shall create a Homeowner's 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-5. 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-6. TITLE 18 AND SUBDIVISION MAP ACT:
The submittal, approval and recordation of the final map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 subdivision requirements. [COA] [PUBLIC WORKS]
- TM-7. 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 site shall be delineated on the map or recorded concurrently with the map with a separate instrument. Quitclaim deed is required for abandonment of private easements prior to map recordation. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. [COA] [PUBLIC WORKS]
- TM-8. PUBLIC STREET DEDICATION:
This project requires 3'-wide dedication as a sidewalk easement on Charles Street and a street dedication of various widths as an easement along Mathilda Avenue for public purposes. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. [COA] [PUBLIC WORKS]
- TM-9. PUBLIC WORKS 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, off-site improvement plan check and inspection fees, prior to map recordation or any permit issuance, whichever occurs first. The incremental sewer connection fee is estimated at \$195,567.48 and the incremental water connection fee is estimated at \$33,567.48 based upon available project data and the fiscal year 2013-14 rate. [COA] [PUBLIC WORKS]
- TM-10. SUBDIVISION AGREEMENT AND IMPROVEMENT SECURITIES:
The developer shall execute a Subdivision Agreement and provide improvement securities and/or cash deposit(s) for all proposed public

improvements prior to final map recordation or any permit issuance, whichever occurs first. [COA] [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. COMPACT SPACES:
All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]
- PF-3. PARKING LOT STRIPING:
All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] [PLANNING/ENGINEERING]
- PF-4. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (RECORDATION):
When the project converts to condominium ownership 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-5. HOA ESTABLISHMENT:
When the project converts to condominium ownership 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-6. COMPLETION OF PUBLIC IMPROVEMENTS:

Developer shall complete all required public improvements as required and in accordance with City approved plans, prior to any building occupancy. [COA] [PUBLIC WORKS]

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 either 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. FIRE ACCESS:

Prior to any combustible construction or materials on-site, provide fire access drives and operational on-site fire protection systems if applicable (Chapter 14 CFC). [SDR] [PUBLIC SAFETY-FIRE PREVENTION]

DC-4. CONSTRUCTION NOISE:

Adhere to the City's construction noise regulations, as well as the following measures to mitigate construction-period noise and vibration impacts:

- a) Per Chapter 16.08 of the Sunnyvale Administrative Code, construction activities shall be limited to the hours of 7:00 a.m. and 6:00 p.m. daily Monday through Friday, and Saturday between 8:00 a.m. and 5:00 p.m. There shall be no construction activity on Sunday or national holidays when city offices are closed.
- b) Require posted signs at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems.
- c) Notify the City and neighbors in advance of the schedule for each major phase of construction and expected loud activities.
- d) When feasible, select "quiet" construction methods and equipment.

- e) Locate noisy stationary equipment (e.g., generators and compressors) and material unloading and staging areas away from the most sensitive adjacent uses.
- f) Require that all construction equipment be in good working order and that mufflers are inspected to be functioning properly. Avoid unnecessary idling of equipment and engines.
- g) Designate a construction noise coordinator. This coordinator would be available to respond to
- h) complaints from neighbors and take appropriate measures to reduce noise. [MITIGATION] [PLANNING]

DC-5. AIR QUALITY:

Implement the measures recommended by BAAQMD and listed below to reduce the air quality and fugitive dust-related impacts associated with grading and new construction to a less than significant. The contractor shall implement the following Best Management Practices that are required of all projects. The project contractor/applicant will be solely responsible for implementation and maintenance of these mitigation measures. Incorporate these measures into the construction plans. Conditions will be applicable during the construction of the project:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- g) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. [MITIGATION][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. RECYCLING AND SOLID WASTE:
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-2. LOUDSPEAKERS PROHIBITED:
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]
- AT-3. LANDSCAPE MAINTENANCE:
All landscaping shall be installed in accordance with the approved landscape plan 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-4. AWNINGS:
Fabric awnings shall be replaced at least every five (5) years. Any change of color, materials or design and are subject to review and approval by the Director of Community Development. [COA] [PLANNING]
- AT-5. PARKING MANAGEMENT:
On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]
- AT-6. PARKING LOT MAINTENANCE:
The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Clearly mark all guest, resident, tandem and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
- b) Maintain all parking lot striping and marking.
- c) Assure that adequate lighting is available in parking garage to keep it safe and desirable for the use.
- d) Require signs to direct vehicles to additional parking spaces on-site, as needed.
- e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

AT-7. VEHICLE SALES, LEASING AND RENTAL PROHIBITED:

The sales, leasing or rental of vehicles, trailers are prohibited on the subject property. [COA] [PLANNING]

AT-8. 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-9. RECREATIONAL VEHICLE STORAGE PROHIBITED:

Storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]

AT-10. 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-11. 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-12. BMP MAINTENANCE:

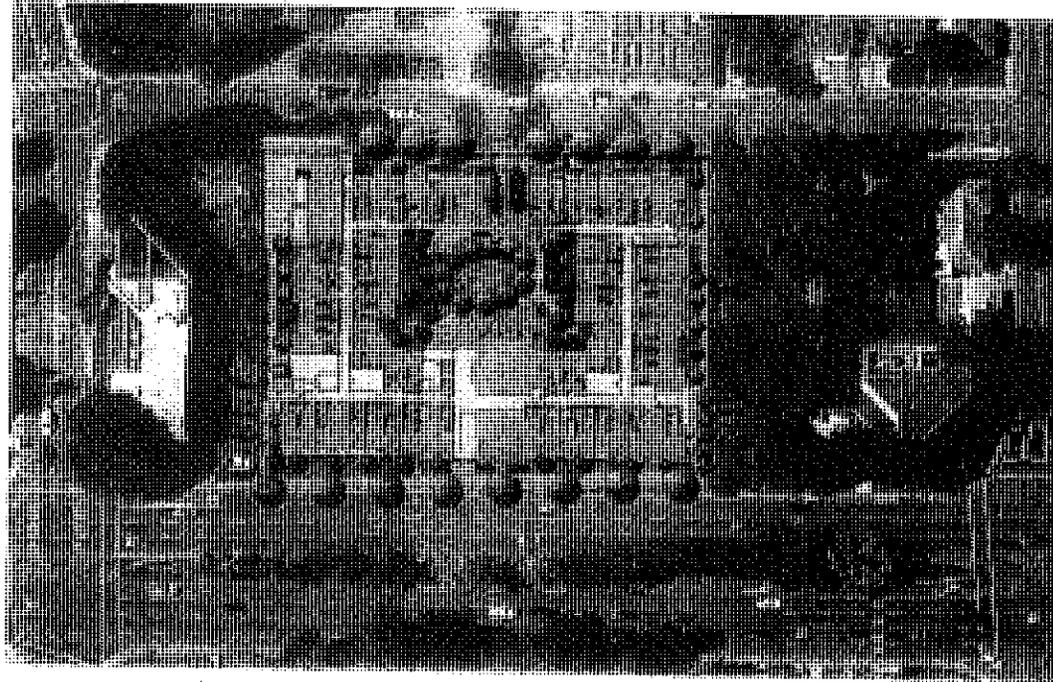
The project applicant, owner, landlord, or HOA, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]

AT-13. 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]

MATHILDA APARTMENTS

481 S. MATHILDA AVENUE, SUNNYVALE, CALIFORNIA



Site Development Permit Set

Fourth Submittal - October, 2013
Project: 2013-7171

Steinberg Architects

SUMMERHILL
COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS

481 S. Mathilda Avenue, Sunnyvale, California 94086

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A0.00
COVER SHEET

10.11.13

PROJECT TEAM

- DEVELOPER**
 SummerHill Apartment Communities
 777 South California Avenue
 Palo Alto, CA 94304
 Tel: 650 / 842-2403
 Contact: Jonathan Fearn
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 98 Battery Street, Suite 300
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 Contact: Khalid Tarrar
- ELECTRICAL ENGINEER**
 LDB Incorporated
 15 Studebaker
 Irvine, CA 92618
 Tel: 949 / 770 0909
 Contact: Brian Overley

PROJECT SUMMARY

PROJECT 2013-7171
 GENERAL PLAN CATEGORY VERY HIGH DENSITY RESIDENTIAL
 ZONING DOWNTOWN SPECIFIC PLAN-BLOCK 14
 SITE AREA 65,857 SF (1.606 ACRES)
 LOT COVERAGE 88% (MAXIMUM ALLOWABLE = 100%)
 TOTAL UNITS 105 DU
 DENSITY 65 DU/ACRE
 MAXIMUM HEIGHT 50 FT (4 STORIES) ON MATHILDA & 30 FT (2 STORIES) ON CHARLES

BUILDING SUMMARY

UNIT MIX SUMMARY 100 MARKET RATE & 5 VERY LOW INCOME UNITS

	STUDIO		1 BEDROOM		2 BEDROOM				
	STUDIO A 755 SF	STUDIO B 660 SF	1A 765 SF	1B 760 SF	2A 1050 SF	2B 1100 SF	2C 1150 SF	2D 1280 SF	
LEVEL 1	4	4	16	2	6	1			32
LEVEL 2	4	4	16	2	7	1			33
LEVEL 3	5		4	1	5	1	3	1	20
LEVEL 4	5		4	1	5	1	3	1	20
	18	8	39	6	23	3	6	2	105
	26 (25%)		45 (43%)		34 (32%)				

BUILDING AREA SUMMARY

	GROSS AREA
GARAGE	58,100 SF
LEVEL 1	41,500 SF
LEVEL 2	41,300 SF
LEVEL 3	25,900 SF
LEVEL 4	25,900 SF
	192,700 SF

PARKING SUMMARY

PARKING PROVIDED

ACCESSIBLE PARKING REQUIREMENT PER CBC SEC 11006: MINIMUM OF 2% OF ASSIGNED SPACES TO BE ACCESSIBLE, MINIMUM OF 5% OF UNASSIGNED PARKING SPACES TO BE ACCESSIBLE.
 3 ASSIGNED PARKING STALLS REQUIRED TO BE ACCESSIBLE, 1 UNASSIGNED PARKING STALL REQUIRED TO BE ACCESSIBLE.
 2 ELECTRIC VEHICLE CHARGING STATIONS PROVIDED, 18 STALLS (12.5% OF TOTAL PARKING) FOR FUTURE ELECTRIC CHARGING STATIONS.

	COMPACT STALLS 8'-0" x 16'-0"	STANDARD STALLS 8'-5" x 17'-0"	ACCESSIBLE STALLS 9'-0" x 18'-0"	TANDEM STALLS 8'-5" x 17'-0"	
RESIDENT PARKING	8 STALLS	6 STALLS	1 STALLS	0 STALLS	15 STALLS
UNASSIGNED PARKING	25 STALLS	30 STALLS	3 STALLS	15 STALLS	133 STALLS
ASSIGNED PARKING	33 STALLS	36 STALLS	4 STALLS	15 STALLS	148 STALLS

STORAGE UNITS PROVIDED

105 LOCKER STORAGE UNITS PROVIDED.
 600 DU FT PER UNIT / 8'-6" HEIGHT TYPICAL

BIKE PARKING PROVIDED

35 CLASS I STACKED BICYCLE LOCKERS PROVIDED IN GARAGE.
 8 CLASS II BICYCLE PARKING SPACES MINIMUM PROVIDED.
 - 2 CLASS II BICYCLE RACKS PROVIDED IN GARAGE.
 - 2 CLASS II BICYCLE RACKS PROVIDED ON GRADE AT MATHILDA AVENUE.

PARKING REQUIRED

PER CALIFORNIA GOVERNMENT CODE SECTION 65506(b)(1)

	UNITS	STALLS
STUDIO	26	26
1 BEDROOM	45	45
2 BEDROOM	34	58
		139

BIKE PARKING REQUIRED

35 CLASS I BICYCLE SPACES
 7 CLASS II BICYCLE PARKING SPACES

SHEET INDEX

ARCHITECTURE

- A0.00 COVER SHEET
- A0.01 PROJECT INFORMATION AND SHEET INDEX
- A1.00 EXISTING CONDITIONS - SITE CONTEXT PHOTOS
- A1.01 SITE PLAN
- A1.02 SITE CIRCULATION PLAN
- A1.03 MATHILDA AVENUE BUILDING SETBACK
- A1.04 HEIGHT AND MASSING
- A2.01 LEVEL B - GARAGE FLOOR PLAN
- A2.02 LEVEL 1 - PODIUM FLOOR PLAN
- A2.03 LEVEL 2 FLOOR PLAN
- A2.04 LEVEL 3 FLOOR PLAN
- A2.05 LEVEL 4 FLOOR PLAN
- A2.06 ROOF LEVEL PLAN
- A3.01 BUILDING ELEVATIONS
- A3.02 BUILDING ELEVATIONS
- A3.03 BUILDING ELEVATIONS
- A3.04 BUILDING MATERIALS AND COLOR PALETTE
- A3.05 BUILDING SECTIONS
- A3.06 BUILDING SECTIONS & COURTYARD ELEVATIONS
- A3.07 STREET SECTIONS & ELEVATIONS
- A4.01 ENLARGED PLANS, ELEVATION & WALL SECTION
- A4.02 ENLARGED PLANS, ELEVATION & WALL SECTION
- A4.03 ENLARGED PLANS, ELEVATION & WALL SECTION
- A5.01 ENLARGED UNIT PLANS
- A5.02 ENLARGED UNIT PLANS
- A5.01 ENLARGED SHADOW SITE STUDY
- A5.02 PERSPECTIVE VIEW
- A5.03 PERSPECTIVE VIEW

CIVIL

- C1.0 BOUNDARY AND EXISTING CONDITIONS
- C1.1 PROPOSED BOUNDARY CONDITIONS
- C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C3.0 PRELIMINARY UTILITY PLAN
- C4.0 PRELIMINARY POST CONSTRUCTION BMP PLAN

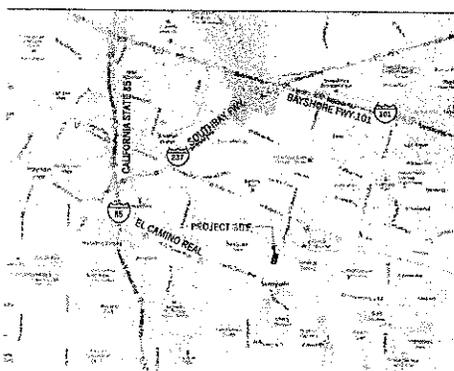
LANDSCAPE

- L1 CONCEPTUAL LANDSCAPE PLAN
- L2 CONCEPTUAL PLANTING PLAN, PLANT LIST AND DETAILS
- L3 IRRIGATION PLAN, WATER BUDGET, AND LAUNDER PAD PLAN
- L3.1 OPEN SPACE DIAGRAM
- L4 LANDSCAPE SITE SECTIONS
- L5 LANDSCAPE MATERIALS AND IMAGERY

LIGHTING

- E1.0 CONCEPTUAL OFF-SITE LIGHTING IMPROVEMENT PLAN
- E1.0 CONCEPTUAL SITE LIGHTING PLAN

VICINITY MAP



GREEN BUILDING CHECKLIST

"GreenPoint Rated is provided as a public service by Build It Green, A professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California."

The Sunnyvale Green Building ordinance requires 80 points minimum for Residential Multi-family projects. The project will aim to better this score by providing additional measures in addition to the mandatory measures per Build It Green creating a Sustainable, Green development.

Build It Green Multi-Family Checklist	Final Point Achievement Target
Community	28
Energy	40
IAQ/Health	8
Resources	11
Water	36
Total Points Achievement Target including meeting prerequisites	123

PROJECT DESCRIPTION

SummerHill Apartment Communities (formerly Urban Housing Group) proposes to redevelop the property at 455-481 South Mathilda Avenue with a transit-oriented and pedestrian-friendly residential building of approximately 105 dwelling units. The proposed location is on the West side of Mathilda Avenue on the block between Olive Avenue and Iowa Avenue in downtown Sunnyvale. It is approximately 1/4-mile from the Sunnyvale CalTrain Station and 1/4-mile from the VTA Bus Rapid Transit Station planned for Hollenbeck and El Camino Real.

The proposed project includes a subterranean parking garage with a podium deck, and an elevator-served building with residential units and shared common space. Planned outdoor amenities include a spa, two outdoor seating areas with fireplaces and fountains, and a lushly planted courtyard. Indoor community amenities include a clubroom with gourmet kitchen, a fitness room, and a lobby near the leasing office on Mathilda Avenue. The clubroom connects with the central courtyard to take full advantage of the typically beautiful weather in Sunnyvale.

The proposal includes 5 residential units reserved for Very Low Income residents, and will utilize a density bonus adopted by the City of Sunnyvale in 2012 to be compliant with the State of California's Government Code section 65915. In addition to a density bonus, SummerHill Apartment Communities is requesting a reduction in the ratio of vehicular parking spaces, in accordance with Government Code section 65915(p).

SummerHill Apartment Communities further reserves the right to avail ourselves of a single incentive/concession per Government Code section 65915(d) and one or more development standard waivers per Government Code section 65915(e).

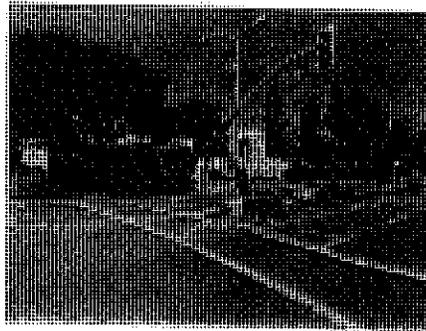
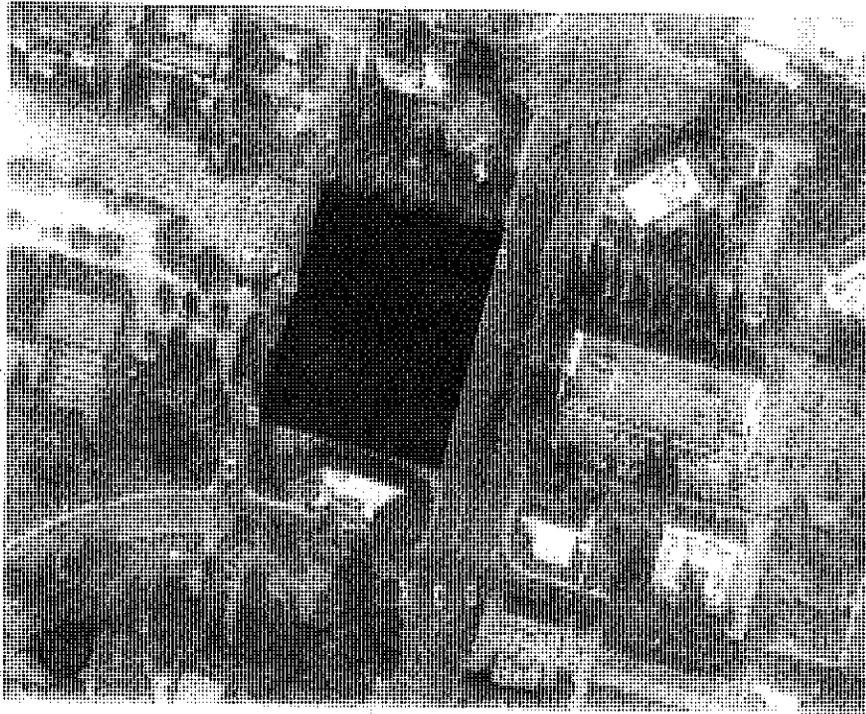
Steinberg Architects



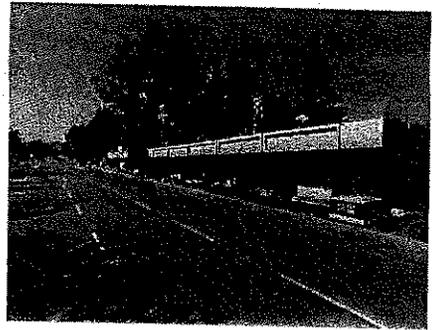
MATHILDA APARTMENTS

481 S. Mathilda Avenue, Sunnyvale, California 94086

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 PROJECT INFORMATION AND SHEET INDEX
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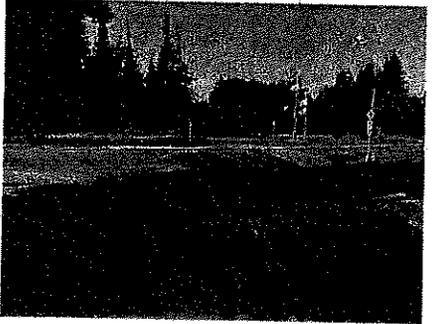
1 MATHILDA & OLIVE CORNER IN FRONT OF SITE



2 EXISTING BUILDINGS FROM MATHILDA AVE.



3 MATHILDA & OLIVE CORNER IN FRONT OF SITE



4 VIEW OF THE CITY HALL FROM CHARLES ST.



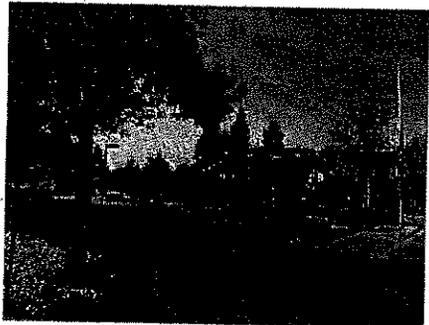
5 VIEW OF EXISTING BUILDING FROM CHARLES ST.



6 VIEW OF EXISTING PARKING LOT FROM CHARLES ST.

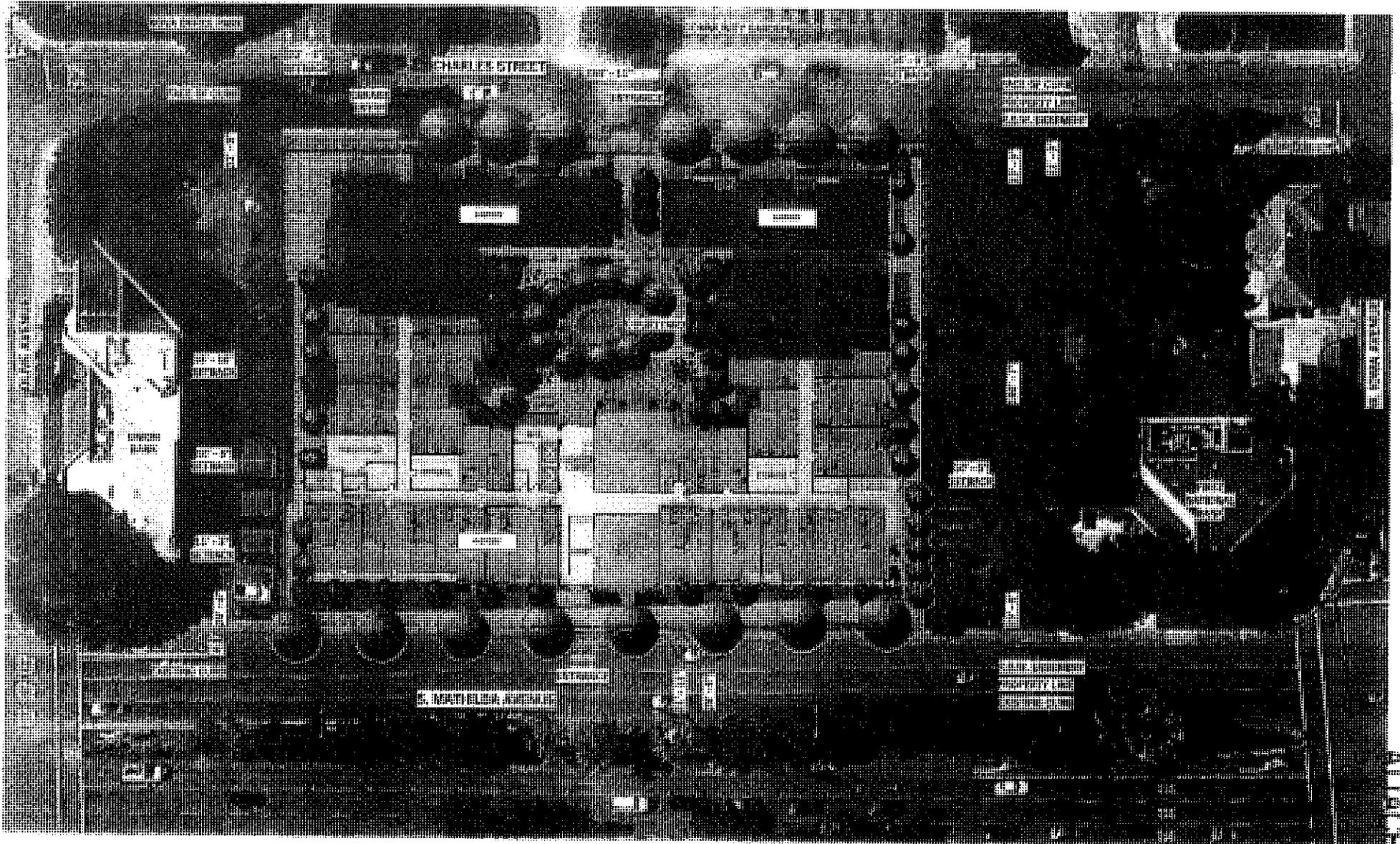


7 VIEW OF THE SUNNYVALE TEACHING AND DEMONSTRATION GARDEN



8 VIEW OF EXISTING PARKING LOT FROM CHARLES ST.

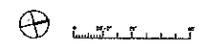
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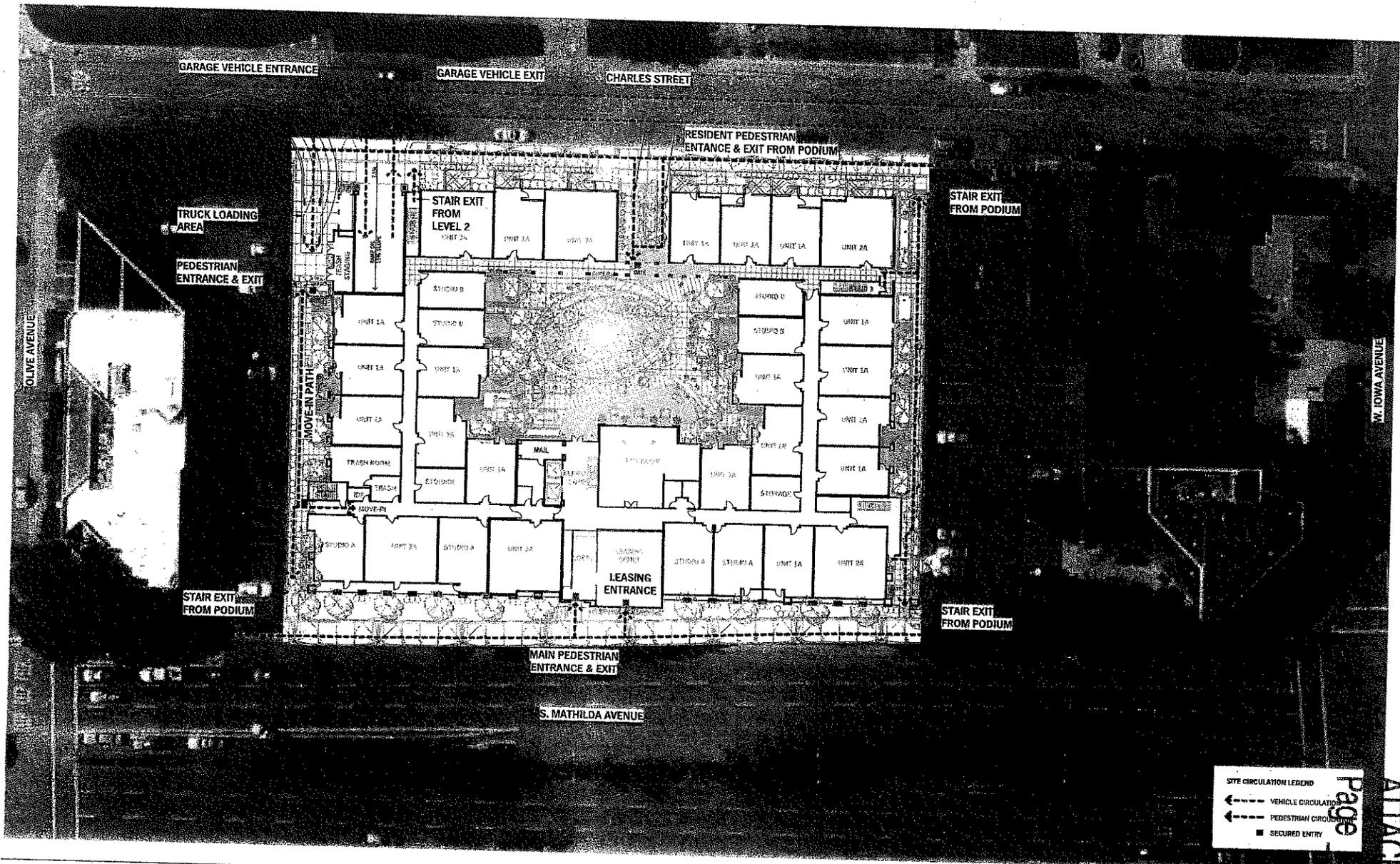
Steinberg Architects
 COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS

481 S. Mathilda Avenue, Sunnyvale, California 94086



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SITE CIRCULATION LEGEND

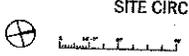
- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION
- SECURED ENTRY

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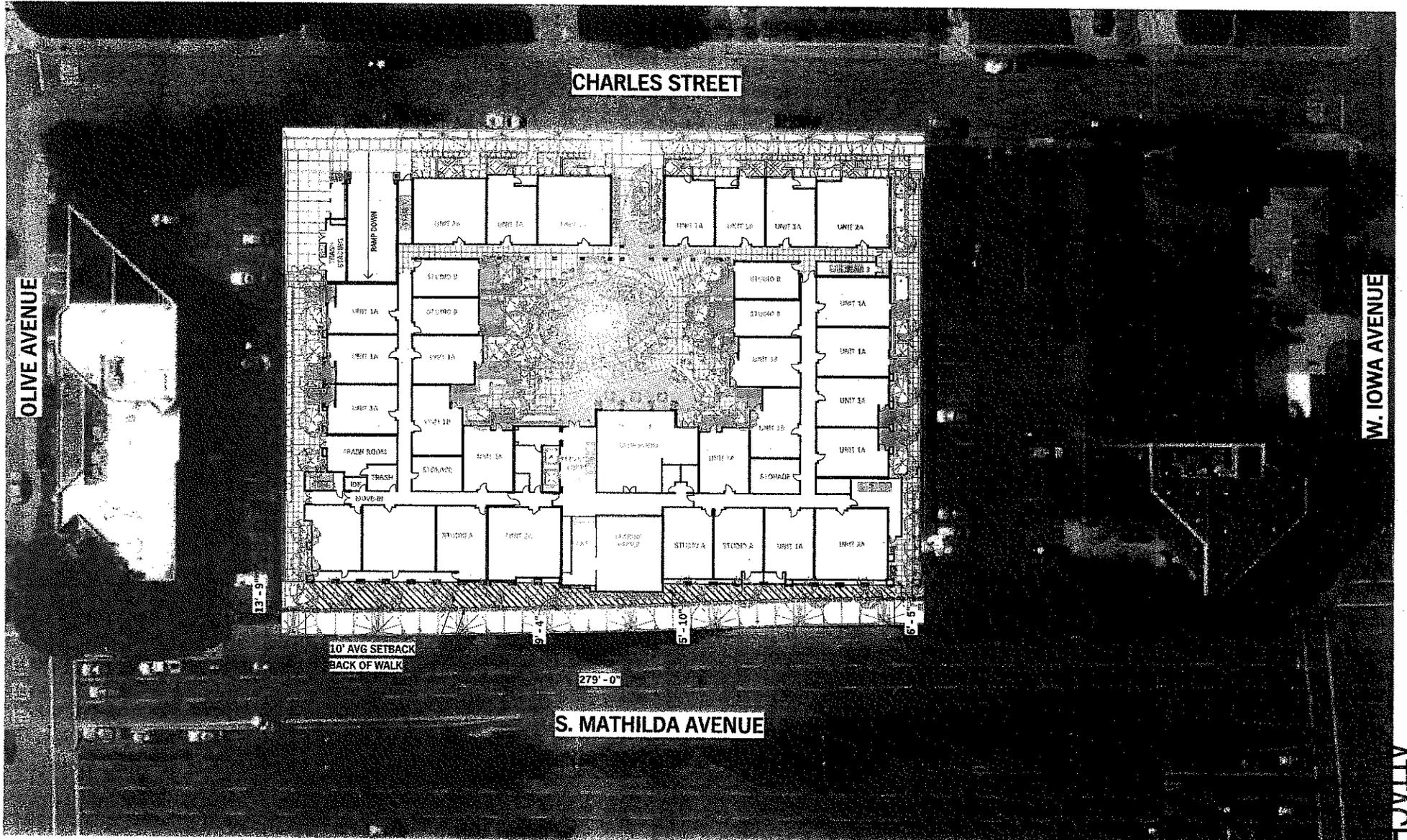
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COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS
481 S. Mathilda Avenue, Sunnyvale, California 94086



SITE CIRCULATION PLAN

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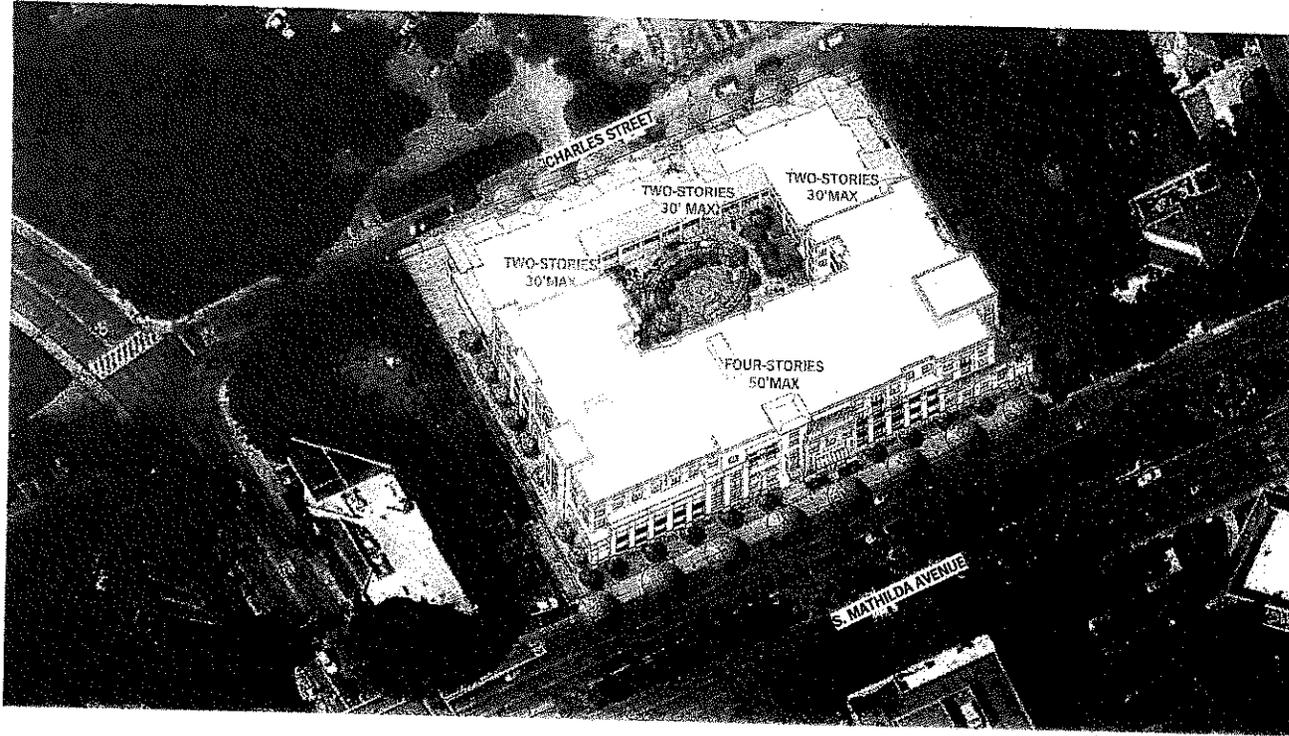


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 SUMMIT HILL
 COMMUNITIES OF DISTINCTION

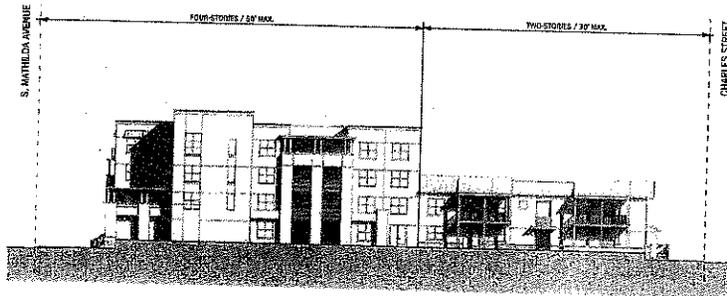
MATHILDA APARTMENTS
 481 S. Mathilda Avenue, Sunnyvale, California 94086

MATHILDA AVENUE BUILDING SETBACK
 10' 1.13

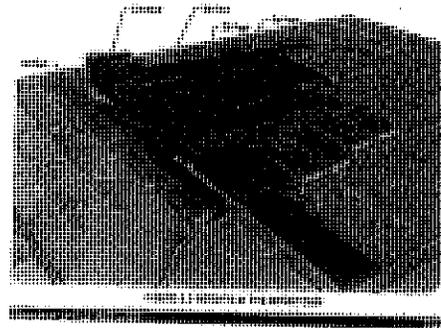
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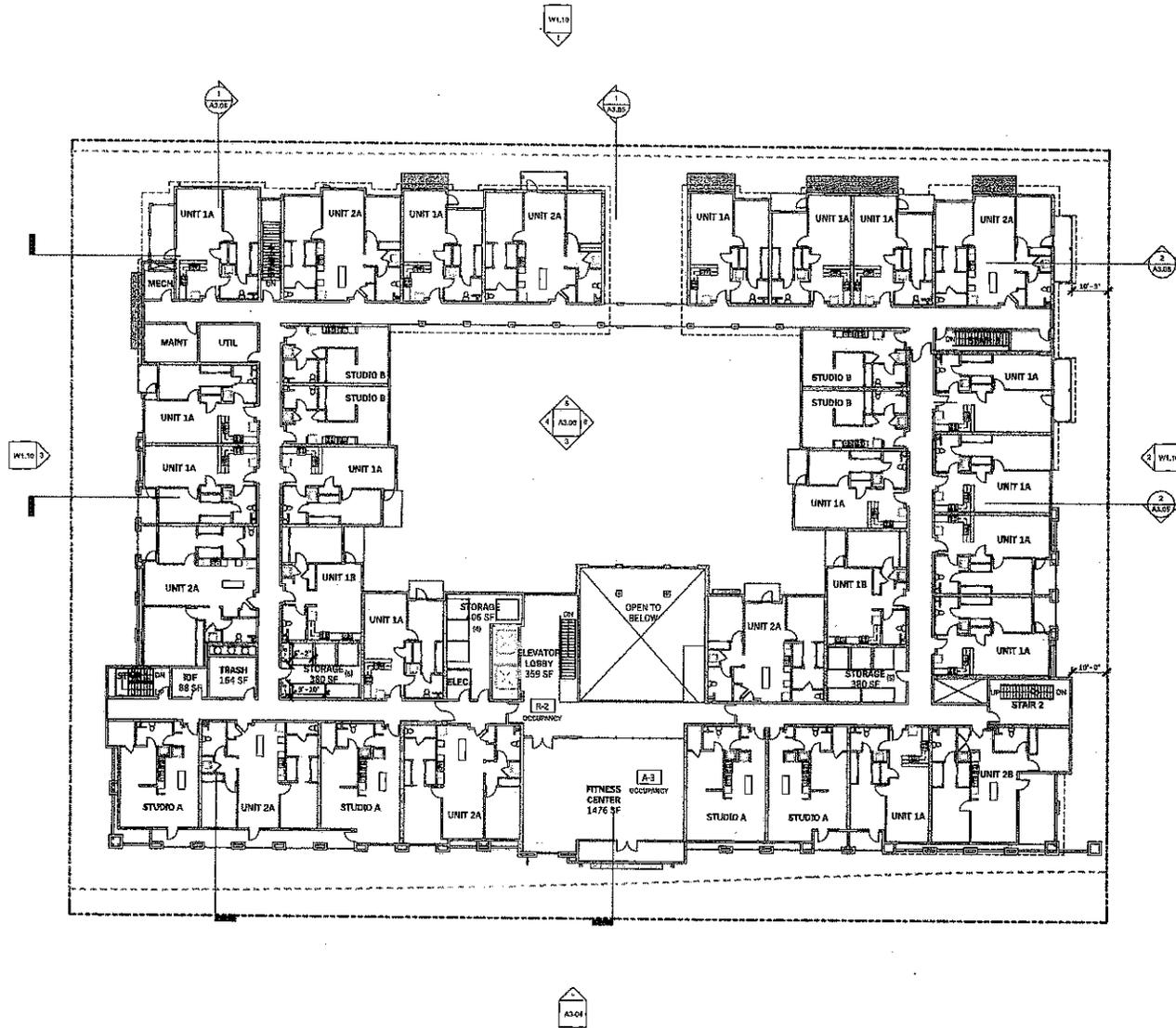
6. Downtown Districts



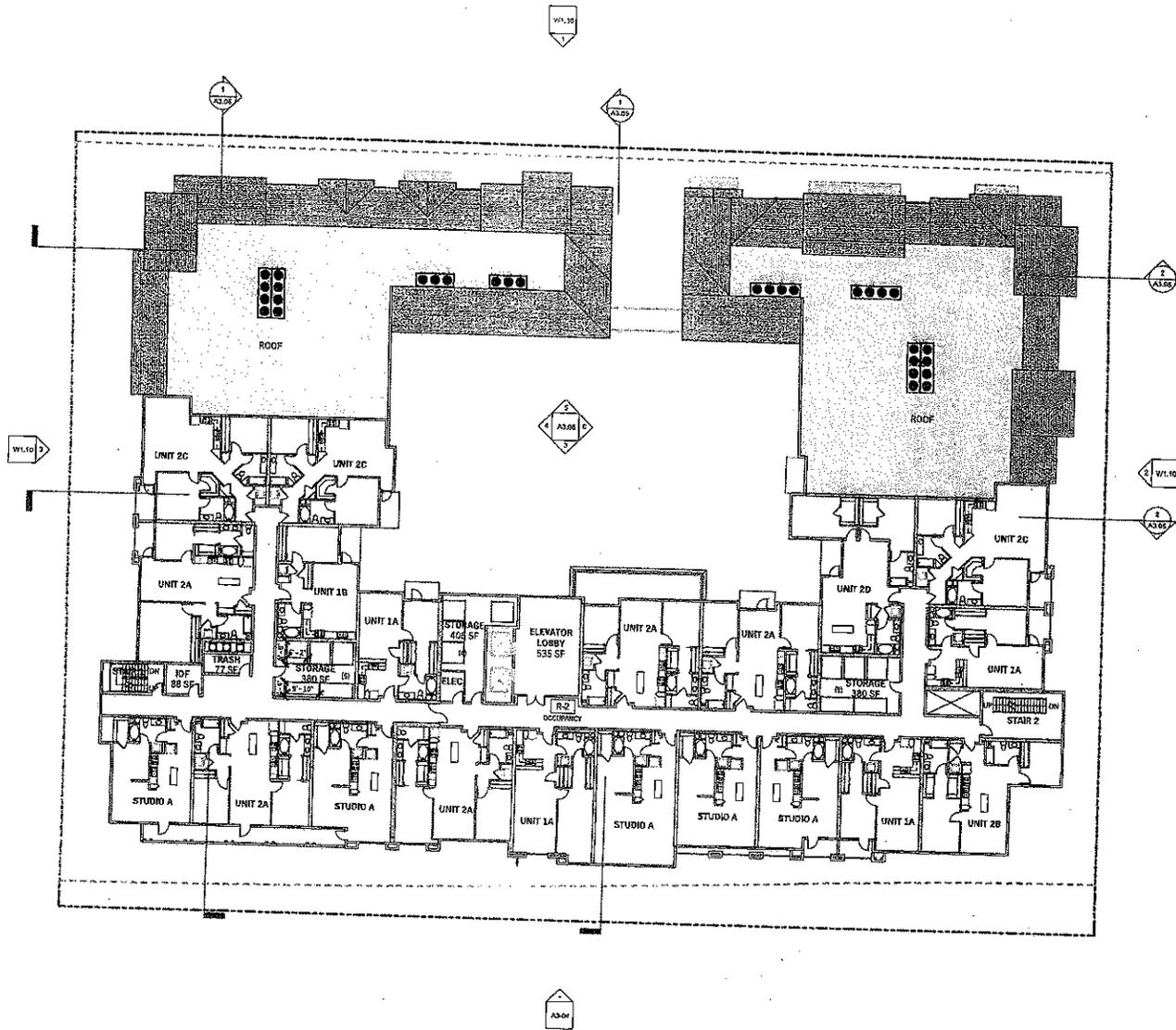
- ROOF 40' - 3 3/4"
- LEVEL 4 30' - 4 5/8"
- LEVEL 3 20' - 3 1/2"
- LEVEL 2 10' - 2 3/8"
- LEVEL 1 6' - 0"
- GARAGE -2' - 0"



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LEVEL 2
DATE: 10/17/13



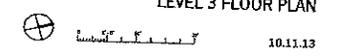
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LEVEL 3
SCALE: 1/8" = 1'-0"

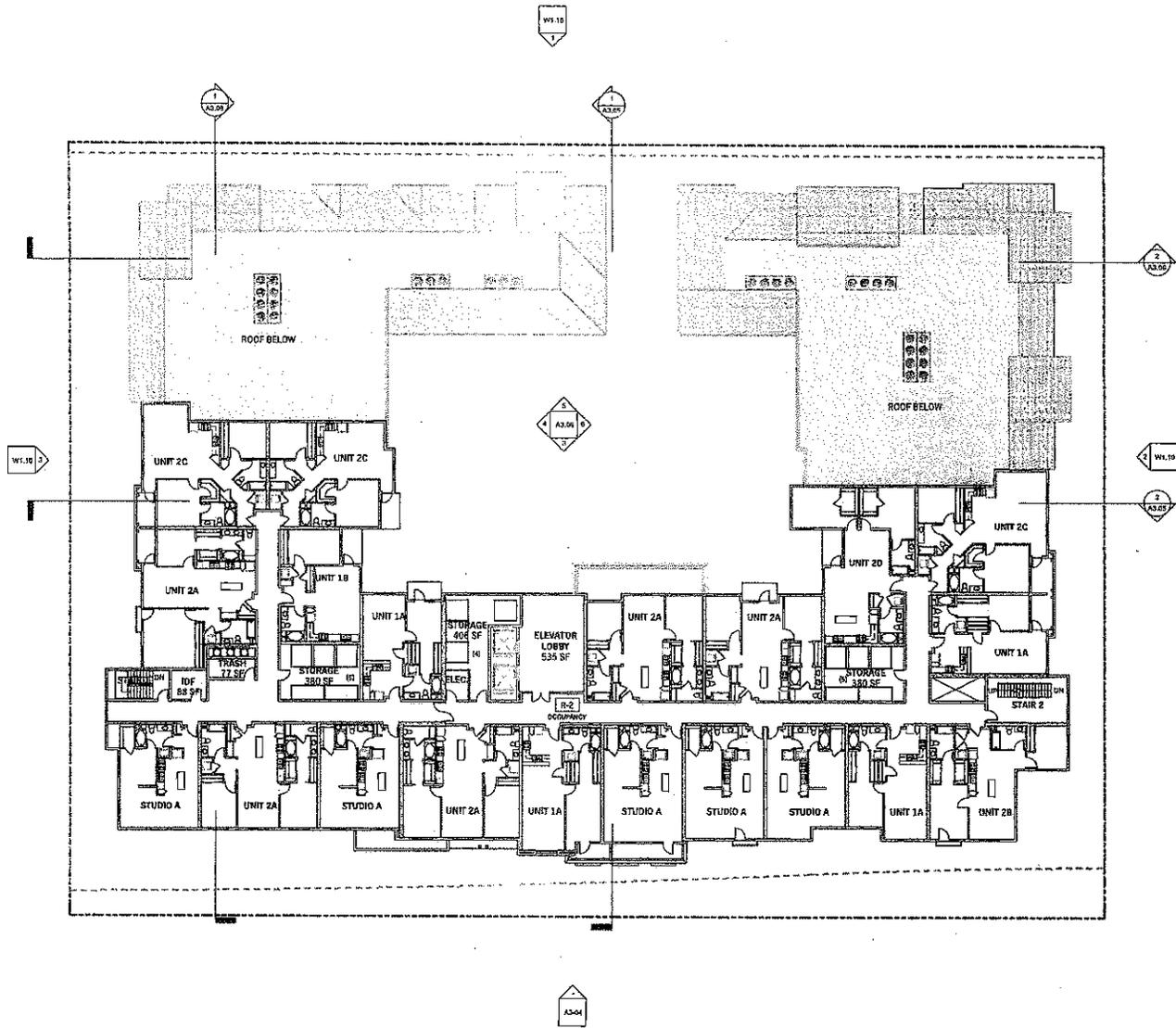
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 COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS
 481 S. Mathilda Avenue, Sunnyvale, California 94086

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 LEVEL 3 FLOOR PLAN

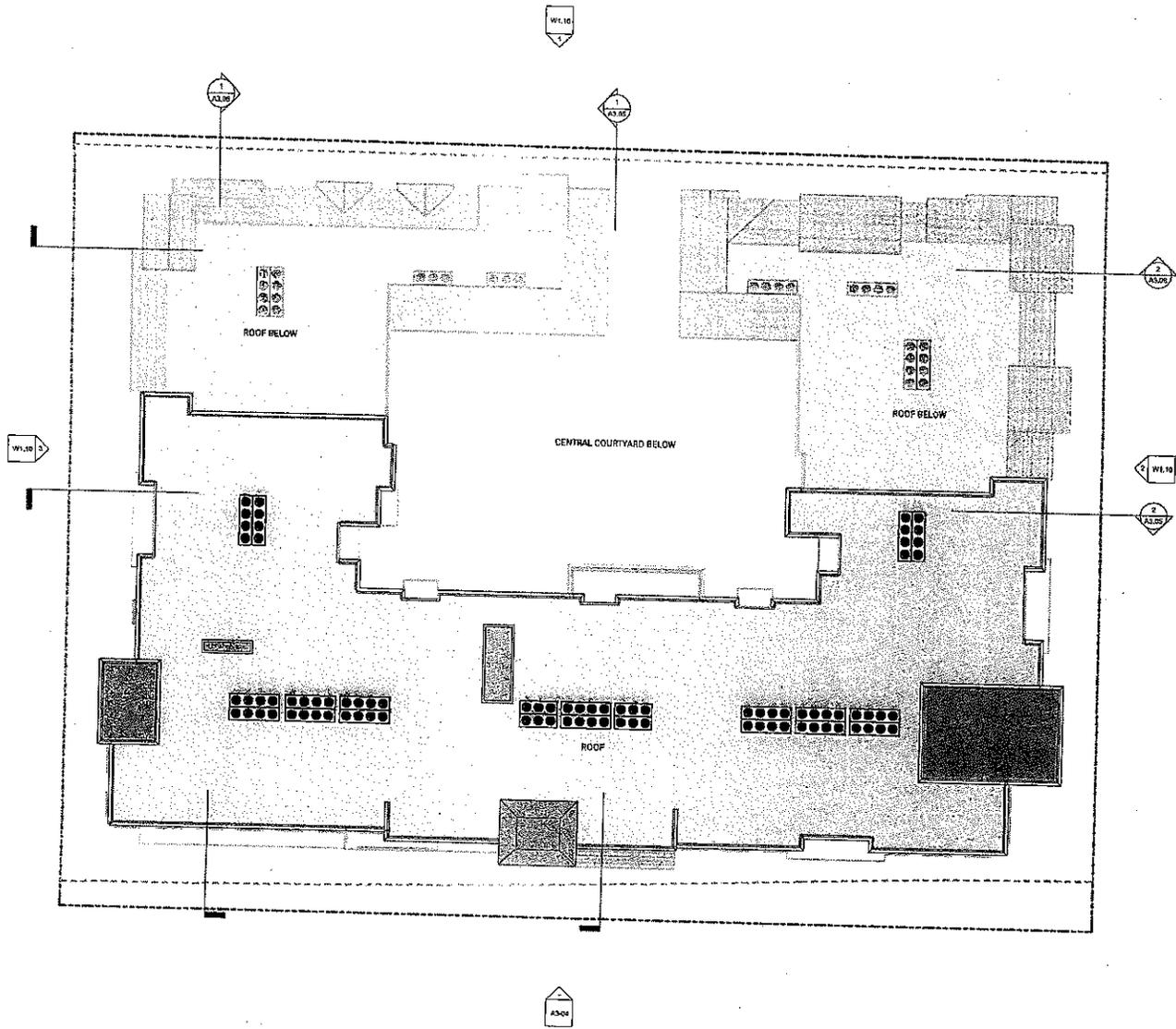


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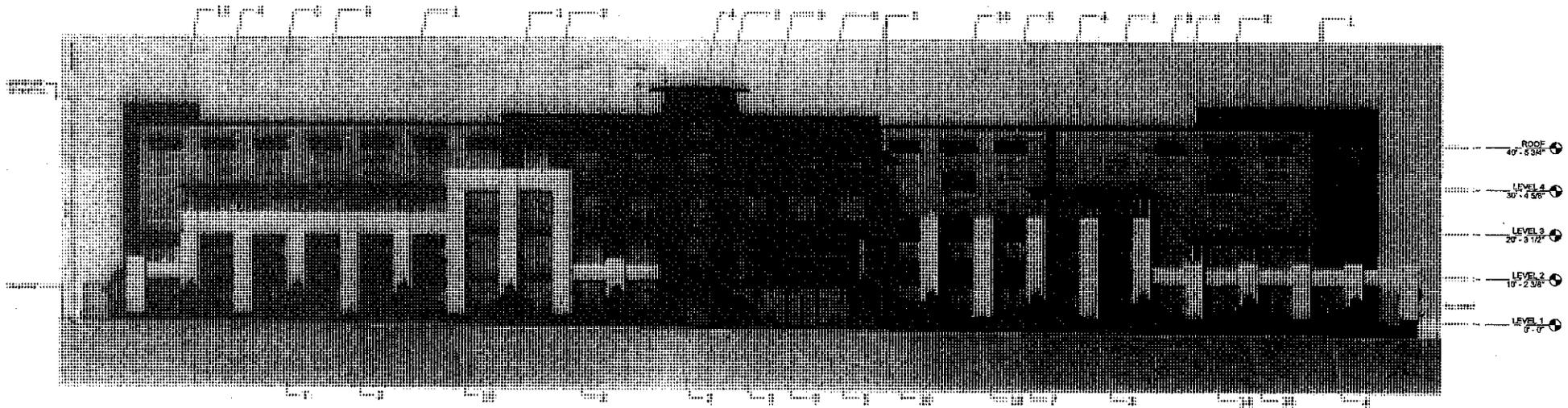
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LEVEL 4
 DATE: 1/10/13



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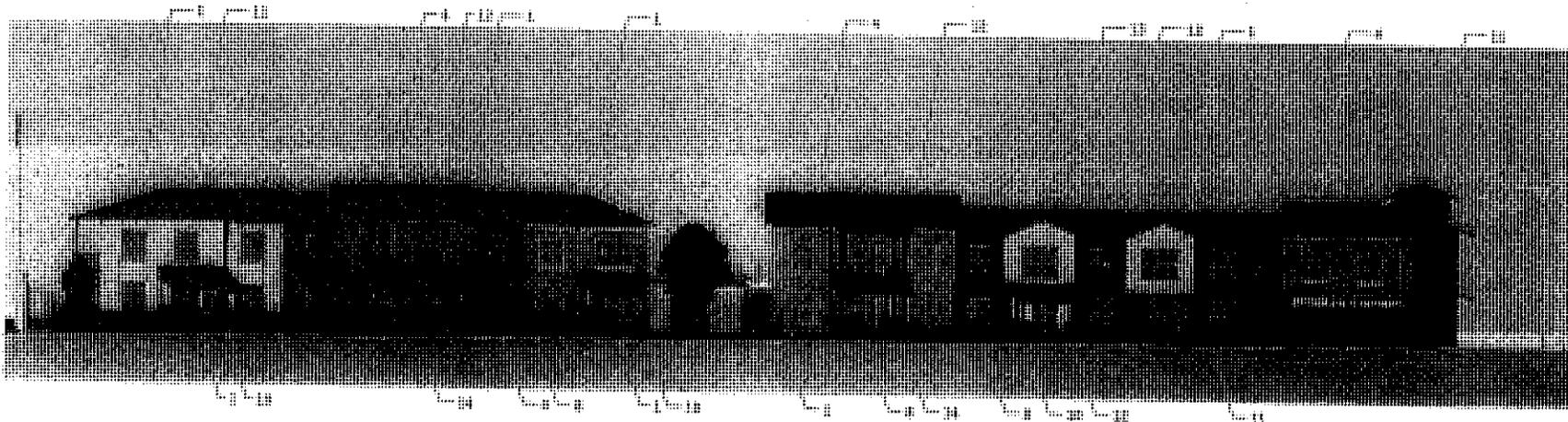
ROOF
 5/00 2/00-1/00



MATHILDA ELEVATION 1
SCALE: 3/8" = 1'-0"

- MATERIAL LEGEND
1. PLASTER - SAND FINISH
 2. PLASTER - SMOOTH FINISH
 3. PRECAST CONCRETE
 4. VINYL WINDOWNS
 5. STOREFRONT ALUMINUM WINDOW
 6. SILL TRIM - SMOOTH COAT FINISH
 7. SPACED CEMENT BOARD RAILING
 8. METAL RAILING
 9. METAL AWNING
 10. BRICK VENSER
 11. CEMENT BOARD SIDING
 12. ASPHALT ROOF SHINGLE
 13. WOOD FASCIA
 14. WOOD POST
 15. TRELIS
 16. CORNICE CAP

ATTACHMENT
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 AS 01
 BUILDING ELEVATIONS



CHARLES ST ELEVATION 1

- MATERIAL LEGEND
1. PLASTER - SAND FINISH
 2. PLASTER - SMOOTH FINISH
 3. PRECAST CONCRETE
 4. VINYL WINDOWS
 5. STOREFRONT ALUMINUM WINDOW
 6. SILL TRIM - SMOOTH COAT FINISH
 7. SPACED CEMENT BOARD RAILING
 8. METAL RAILING
 9. METAL RAILING
 10. BRICK VENEER
 11. CEMENT BOARD SIDING
 12. ASPHALT ROOF SHINGLE
 13. WOOD FASCIA
 14. WOOD POST
 15. TRELLIS
 16. CORNICE CAP

Steinberg Architects

SUMMERHILL
COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS

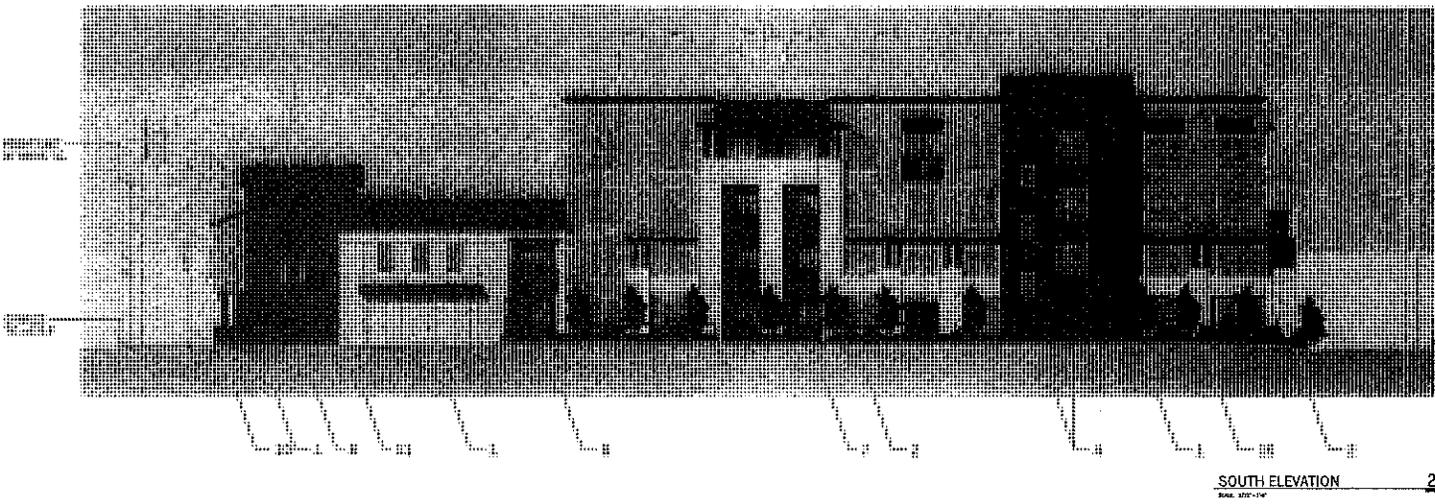
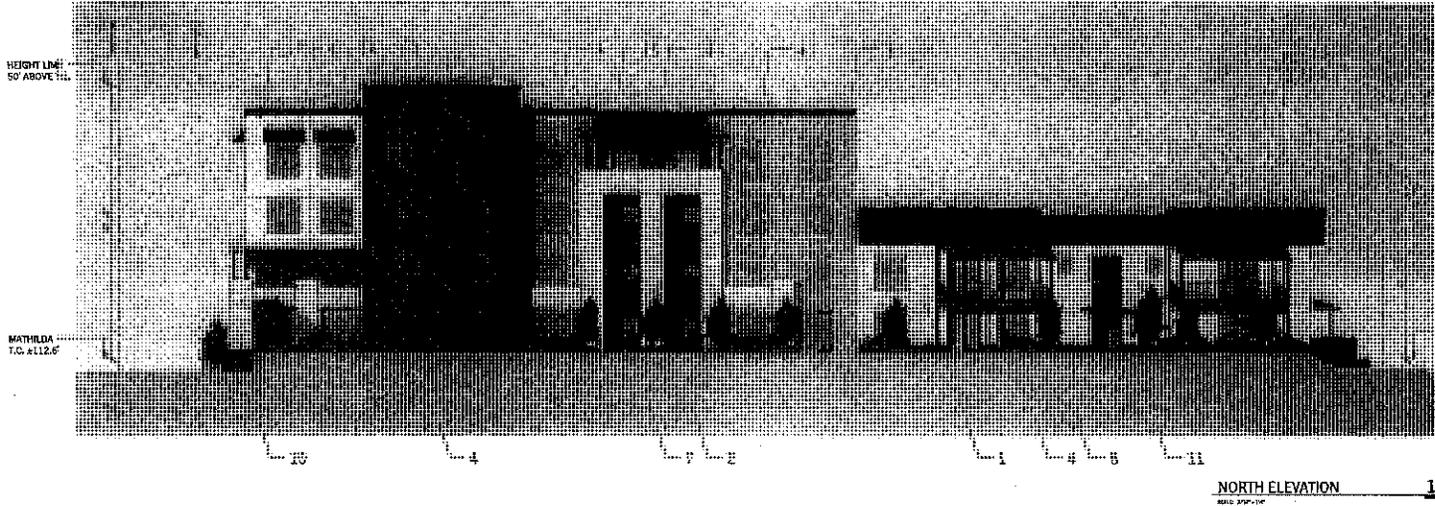
481 S. Mathilda Avenue, Sunnyvale, California 94086

BUILDING ELEVATIONS

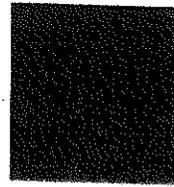
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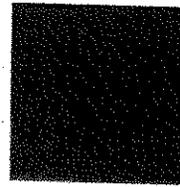
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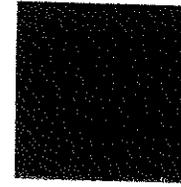
- MATERIAL LEGEND**
1. PLASTER - SAND FINISH
 2. PLASTER - SMOOTH FINISH
 3. PRECAST CONCRETE
 4. VINYL WINDOWING
 5. STOREFRONT ALUMINUM WINDOW
 6. SILL TRIM - SMOOTH COAT FINISH
 7. SPACED CEMENT BOARD RAILING
 8. METAL RAILING
 9. METAL AWNING
 10. BRICK VENEER
 11. CEMENT BOARD SIDING
 12. ASPHALT ROOF SHINGLE
 13. WOOD FASCIA
 14. WOOD POST
 15. TRELLIS
 16. CORNICE CAP



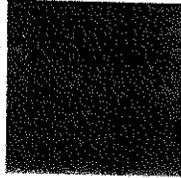
13
VINYL WINDOW



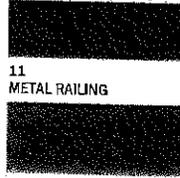
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METAL AWNING



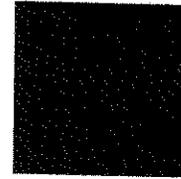
15
ASPHALT ROOF SHINGLE



9
CEMENT BOARD SIDING



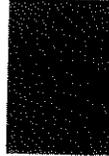
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METAL RAILING



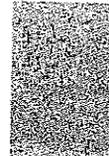
12
WOOD FASCIA / TRIM



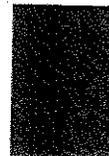
4
CEMENT PLASTER
COLOR A



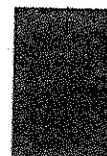
5
CEMENT PLASTER
COLOR B



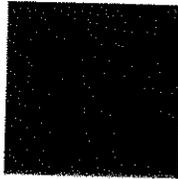
6
CEMENT PLASTER
COLOR C



7
CEMENT PLASTER
COLOR D



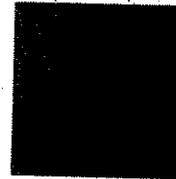
8
CEMENT PLASTER
COLOR E



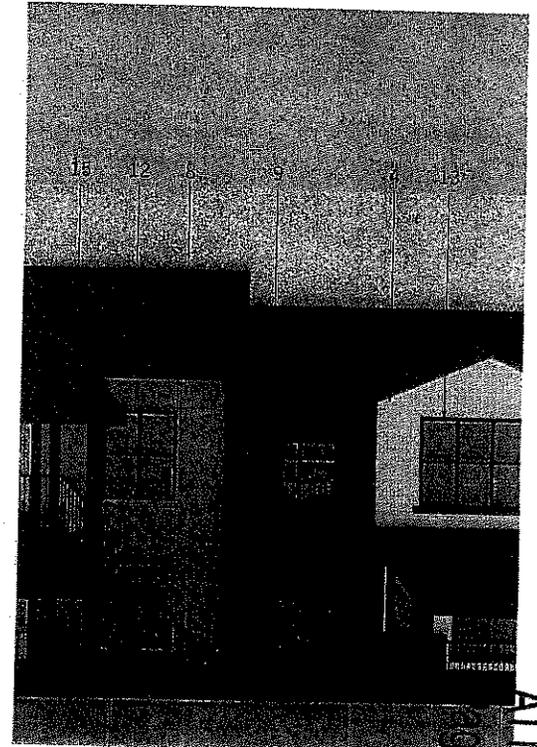
1
PRECAST CONCRETE



2
BRICK VENEER



3
STOREFRONT ALUMINUM
WINDOWS



13

11

2

11

7

Steinberg Architects

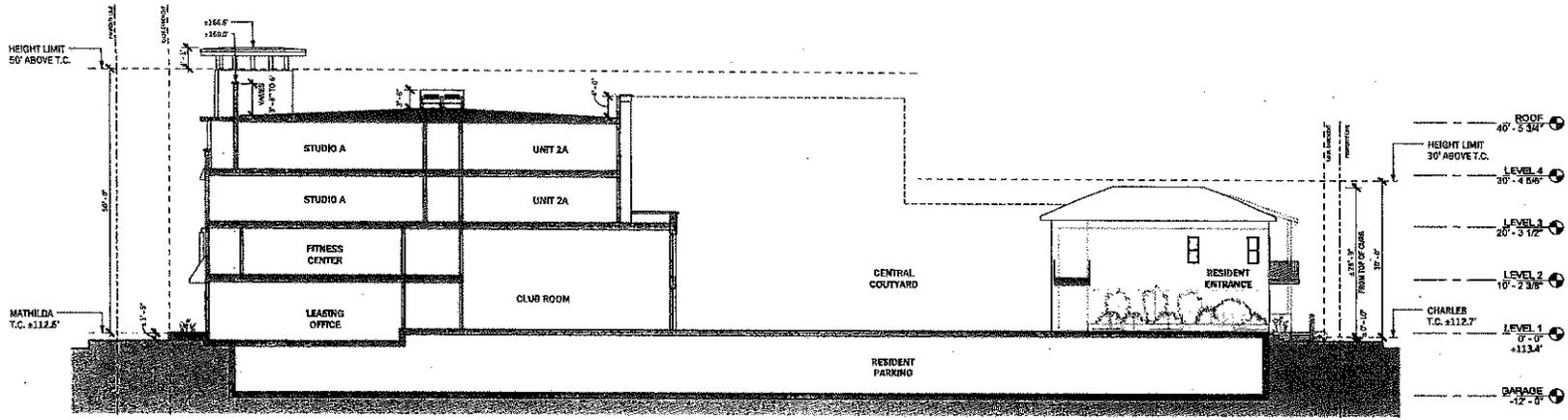
COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS

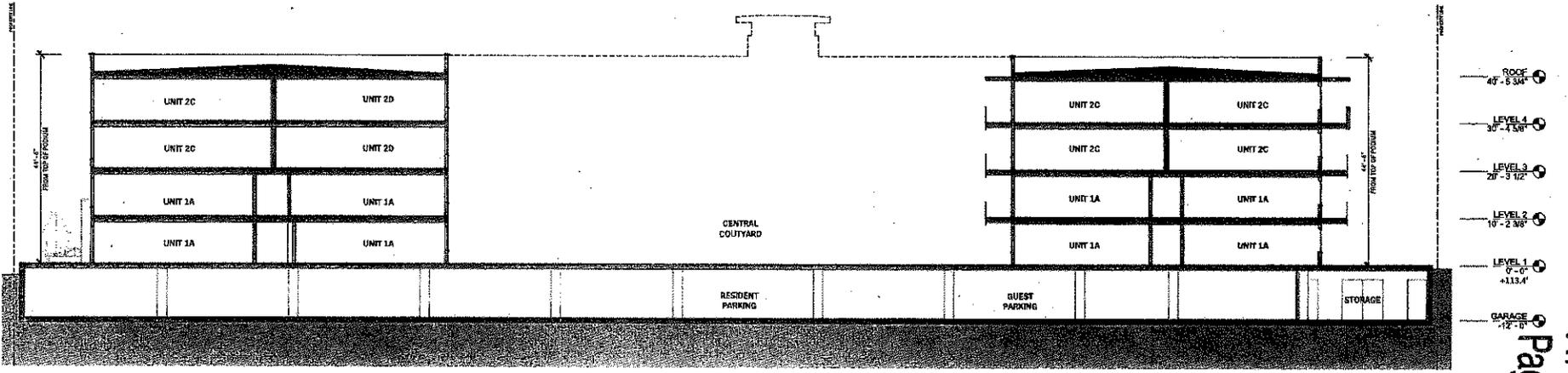
481 S. Mathilda Avenue, Sunnyvale, California 94086

BUILDING MATERIALS AND COLOR PALETTE

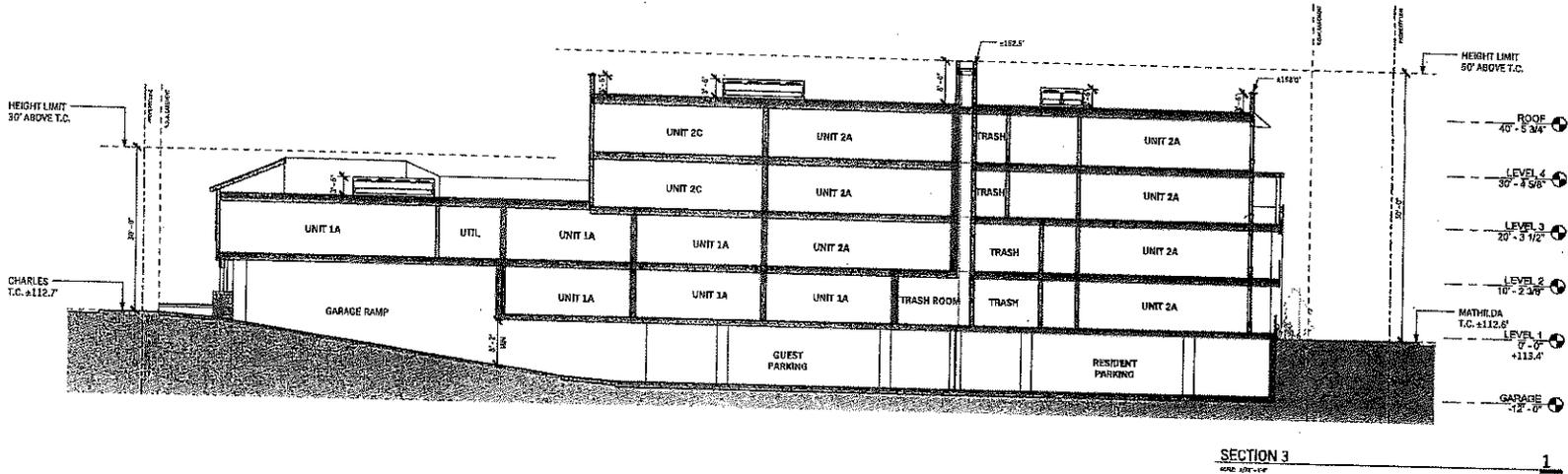
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 04
 4/6



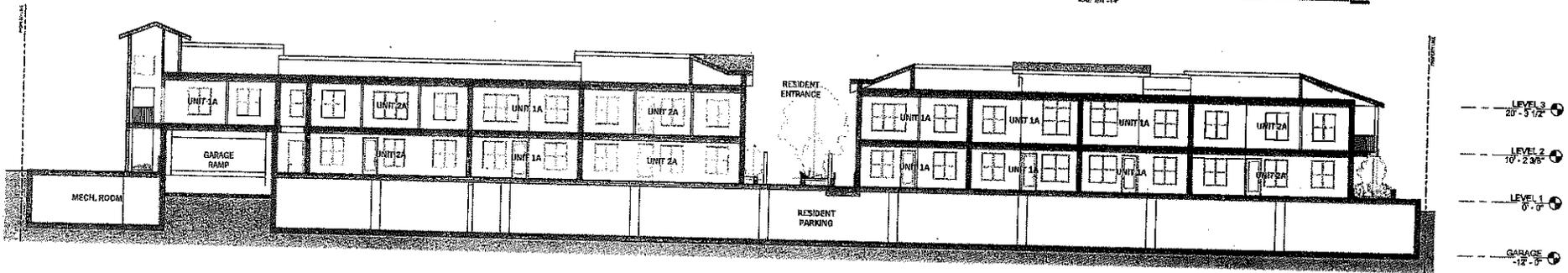
SECTION 1
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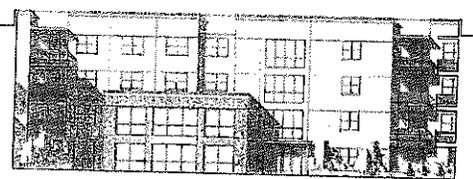
SECTION 2
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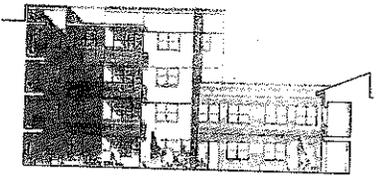
SECTION 3
SCALE: 1/4" = 1'-0"



SECTION 4
SCALE: 1/4" = 1'-0"



EAST ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"



WEST ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"



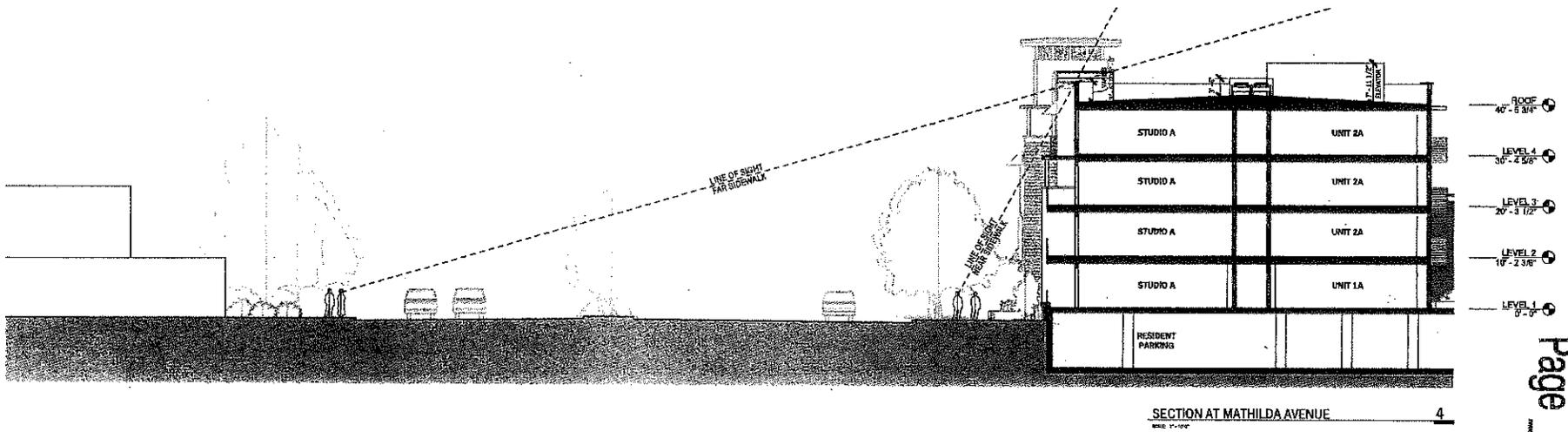
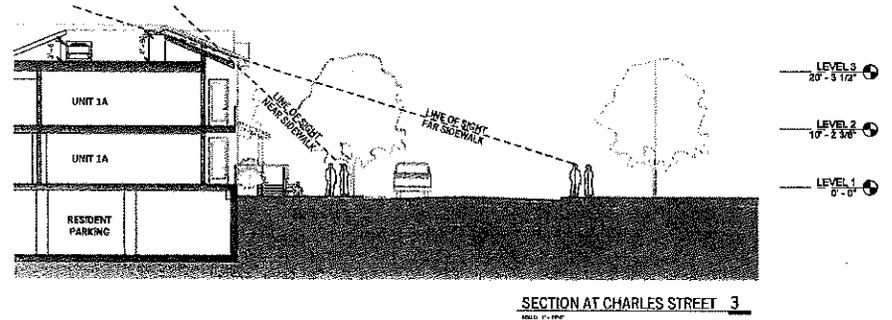
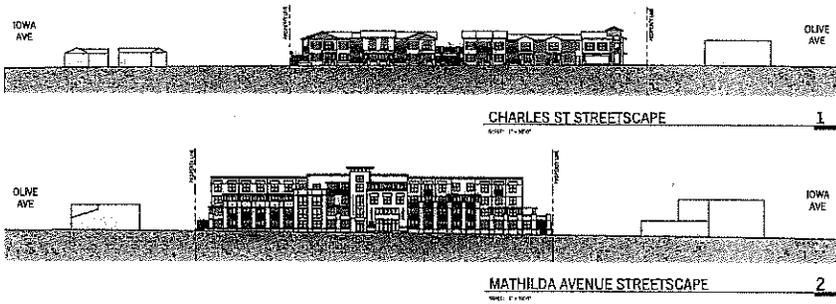
NORTH ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"

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COMMUNITIES OF DISTINCTION

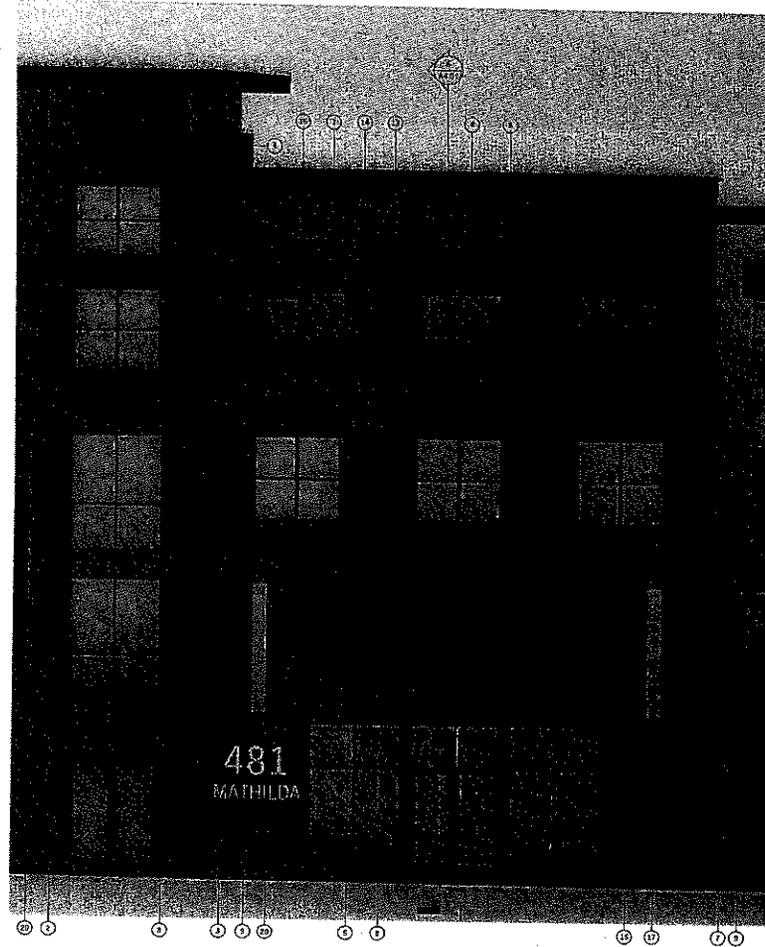
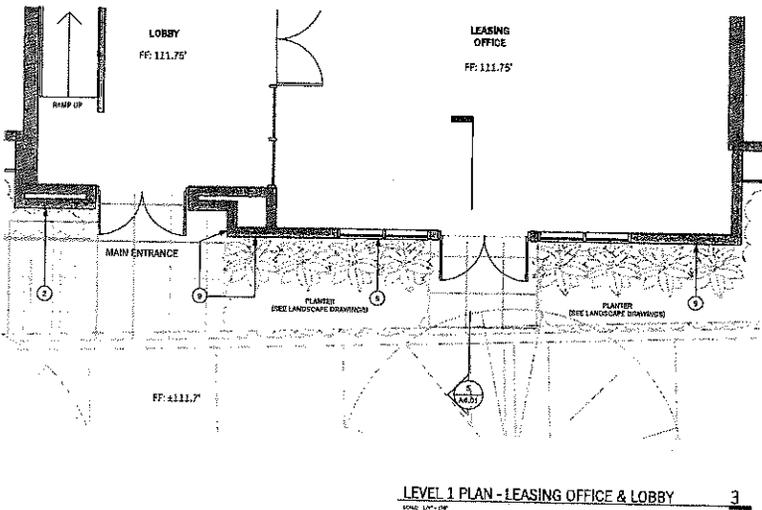
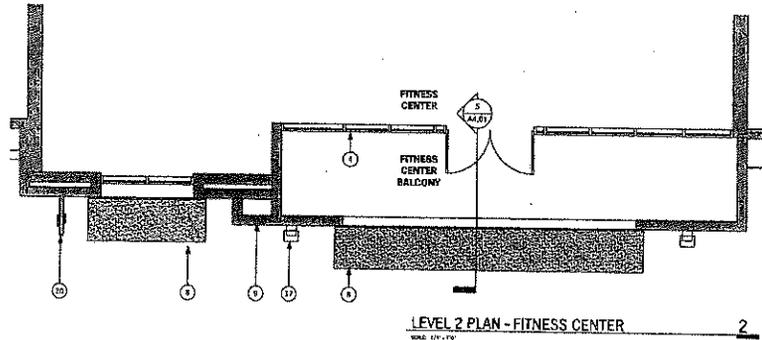
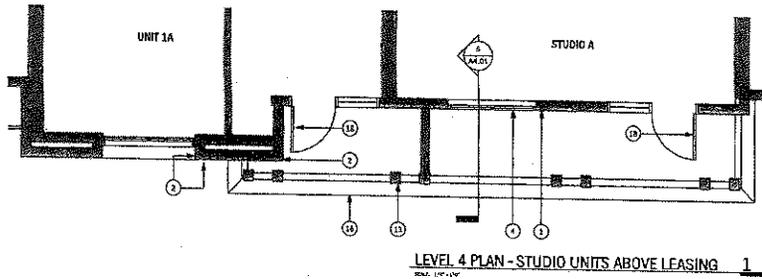
MATHILDA APARTMENTS
481 S. Mathilda Avenue, Sunnyvale, California 94086

BUILDING SECTIONS & COURTYARD ELEVATIONS

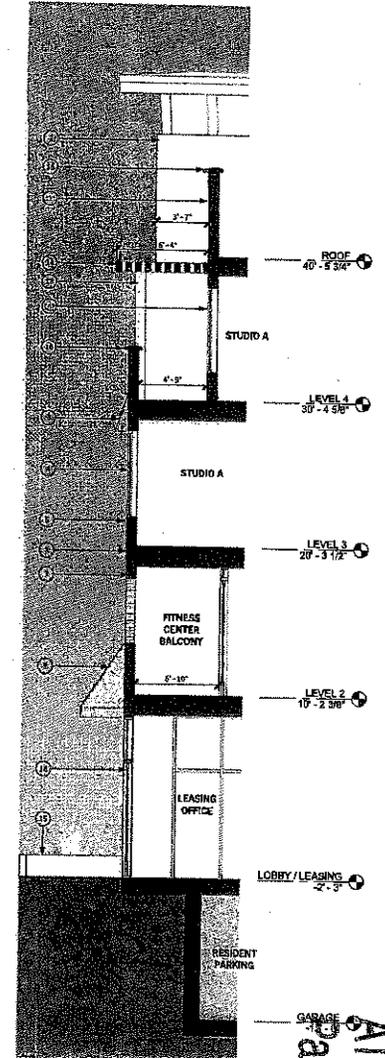
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Page 19
A3.06
10.11.19
46



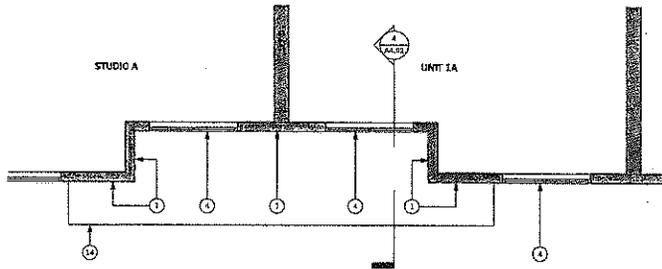
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 16.1.13



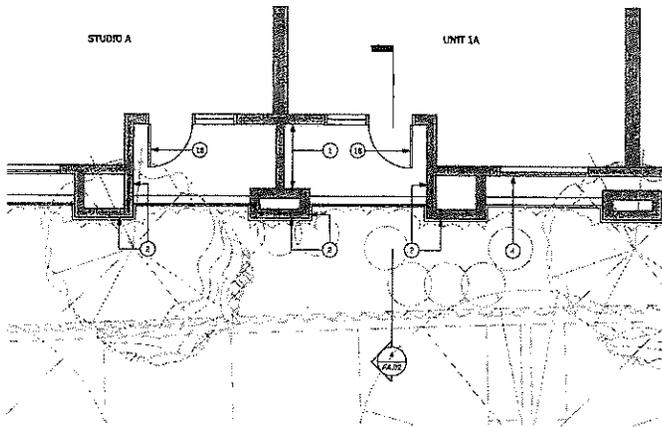
- MATERIAL LEGEND
- | | | |
|-----------------------------------|--------------------------|--------------------------------|
| 1. PLASTER - SAND FINISH | 8. METAL AWNING | 15. PLANTER - SEE LANDSCAPE |
| 2. PLASTER - SMOOTH FINISH | 9. BRICK VENEER | 16. CORNICE CAP |
| 3. PRECAST CONCRETE | 10. CEMENT BOARD SKING | 17. LIGHT FIXTURE |
| 4. VINYL WINDOWS | 11. ASPHALT ROOF SHINGLE | 18. DOOR |
| 5. ALUMINUM STOREFRONT | 12. WOOD FASCIA | 19. METAL RAILING |
| 6. SILL TRIM - SMOOTH COAT FINISH | 13. WOOD POST | 20. POTENTIAL SIGNAGE LOCATION |
| 7. SPACED CEMENT BOARD RAILING | 14. TRELLIS | |



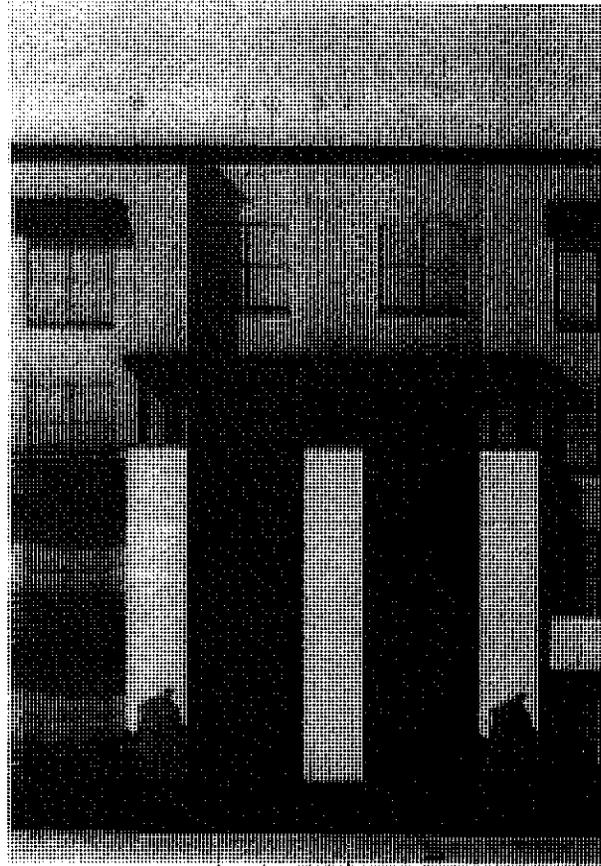
ATTACHMENT
Page 21 of 46
A4.0
E
13



LEVEL 4 PLAN - STUDIO UNITS
SCALE 1/4" = 1'-0"

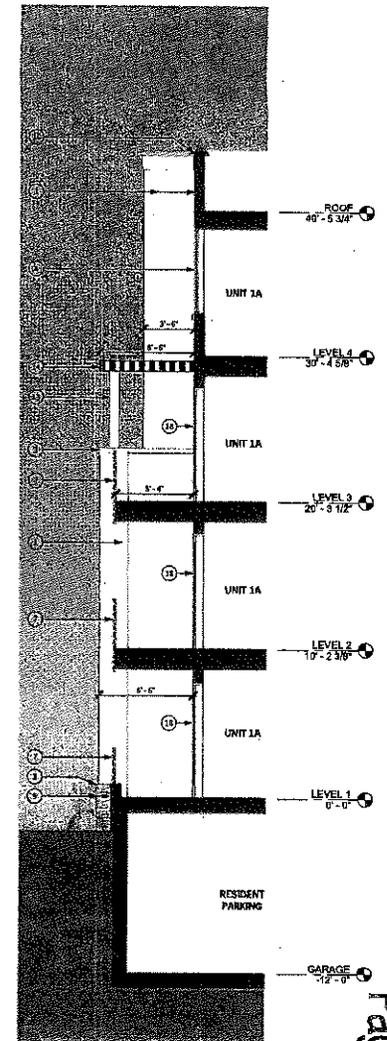


LEVEL 1 PLAN - STUDIO UNITS
SCALE 1/4" = 1'-0"



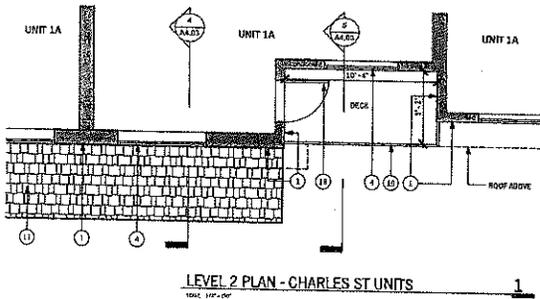
- MATERIAL LEGEND**
- | | | |
|-----------------------------------|--------------------------|--------------------------------|
| 1. PLASTER - SAND FINISH | 8. METAL AWNING | 25. PLANTER - SEE LANDSCAPE |
| 2. PLASTER - SMOOTH FINISH | 9. BRICK VENEER | 26. CORNICE CAP |
| 3. PRECAST CONCRETE | 10. CEMENT BOARD SIDING | 27. LIGHT FIXTURE |
| 4. VINYL WINDOWS | 11. ASPHALT ROOF SHINGLE | 18. DOOR |
| 5. ALUMINUM STOREFRONT | 12. WOOD FASCIA | 19. METAL RAILING |
| 6. SILL TRIM - SMOOTH COAT FINISH | 13. WOOD POST | 20. POTENTIAL SIGNAGE LOCATION |
| 7. SPACED CEMENT BOARD RAILING | 14. TRELLIS | |

ENLARGED ELEVATION
SCALE 1/4" = 1'-0"



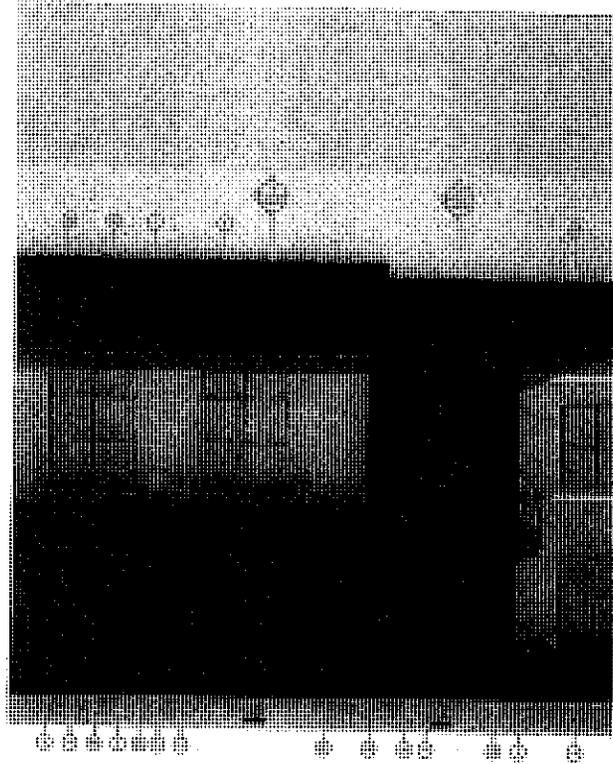
WALL SECTION AT MATHILDA - UNITS
SCALE 1/4" = 1'-0"

ATTACHMENT
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A4.02
E



LEVEL 2 PLAN - CHARLES ST UNITS

1

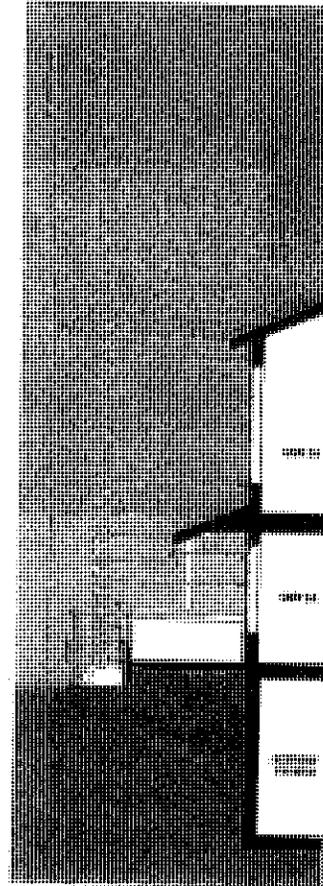


MATERIAL LEGEND

- | | | |
|-----------------------------------|--------------------------|--------------------------------|
| 1. PLASTER - SAND FINISH | 8. METAL AWNING | 15. PLANTER - SEE LANDSCAPE |
| 2. PLASTER - SMOOTH FINISH | 9. BRICK VENEER | 16. CORNICE CAP |
| 3. PRECAST CONCRETE | 10. CEMENT BOARD SIDING | 17. LIGHT FIXTURE |
| 4. VINYL WINDOW SILL | 11. ASPHALT ROOF SHINGLE | 18. DOOR |
| 5. ALUMINUM STOREFRONT | 12. WOOD FASCIA | 19. METAL RAILING |
| 6. SILL TRIM - SMOOTH COAT FINISH | 13. WOOD POST | 20. POTENTIAL SIGNAGE LOCATION |
| 7. SPACED CEMENT BOARD RAILING | 14. TRELIS | |

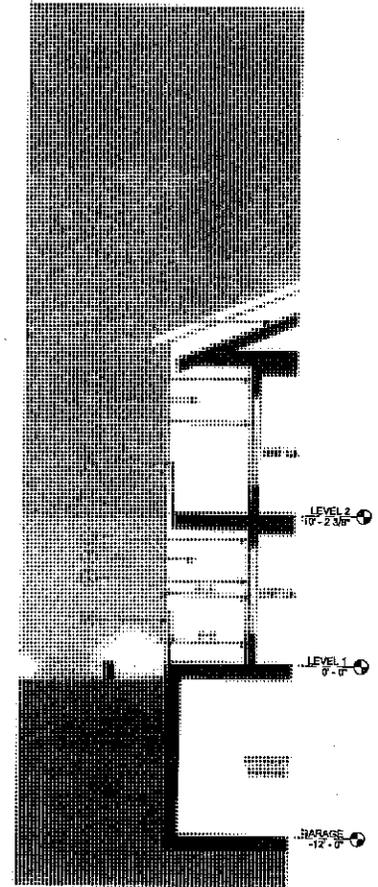
ENLARGED ELEVATION

3



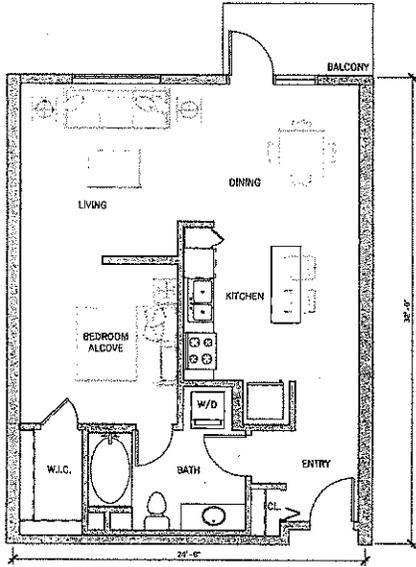
WALL SECTION AT STOOPS

4

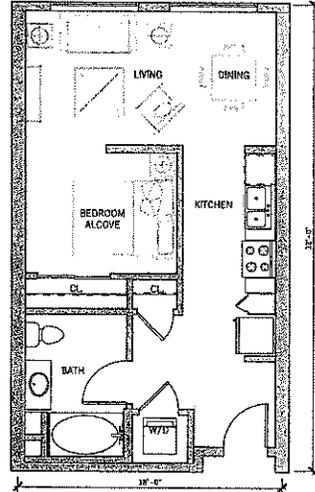


WALL SECTION AT BALCONIES

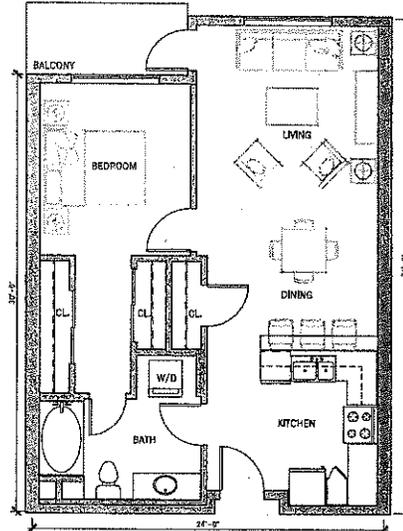
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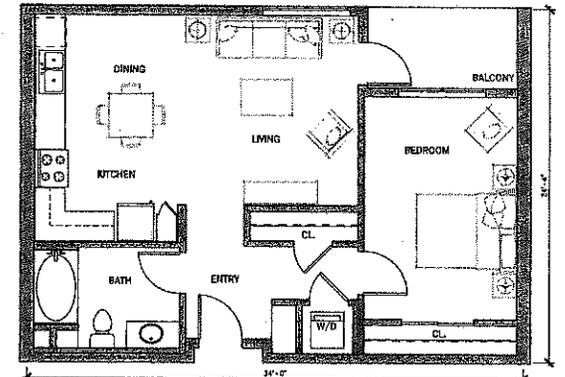
STUDIO A
SCALE: 1/8" = 1'-0"
 765 sf.



STUDIO B
SCALE: 1/8" = 1'-0"
 560 sf.



UNIT 1A (1 BEDROOM)
SCALE: 1/8" = 1'-0"
 765 sf.

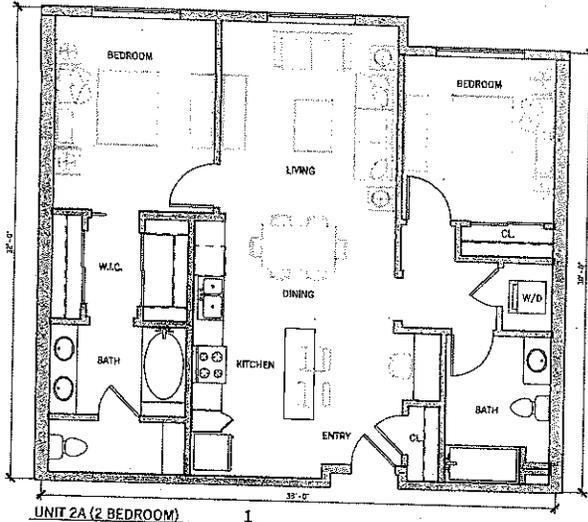


UNIT 1B (1 BEDROOM)
SCALE: 1/8" = 1'-0"
 760 sf.

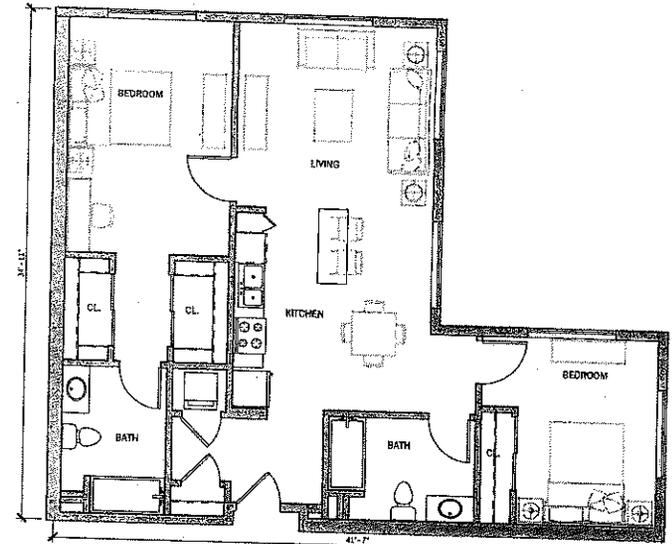
MATHILDA APARTMENTS

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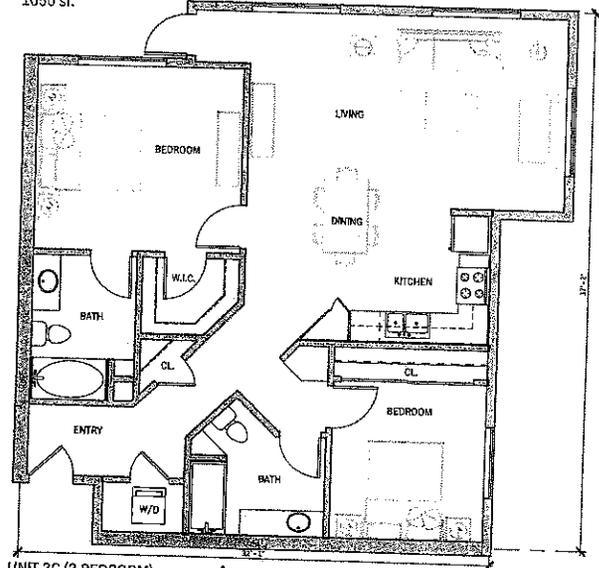
ATTACHMENT
 Page 221 of 241



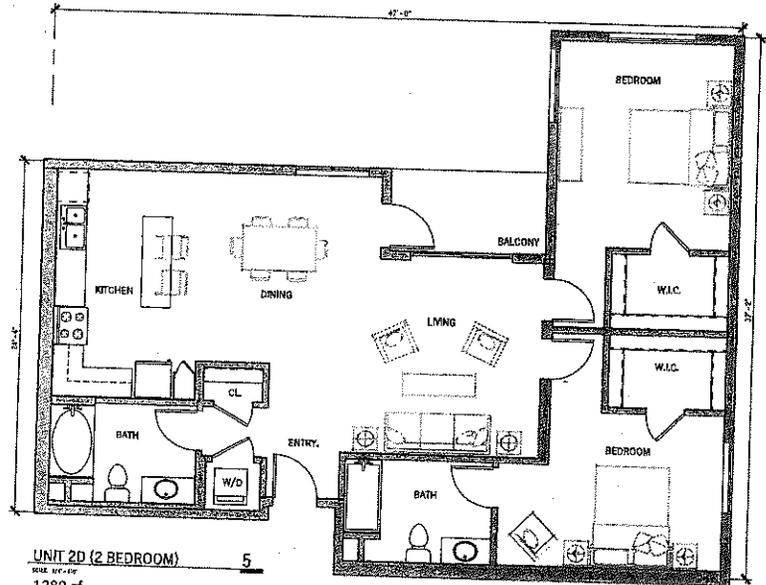
UNIT 2A (2 BEDROOM)
 SCALE: 1/8" = 1'-0"
 1050 sf.



UNIT 2B (2 BEDROOM)
 SCALE: 1/8" = 1'-0"
 1100 sf.



UNIT 2C (2 BEDROOM)
 SCALE: 1/8" = 1'-0"
 1150 sf.



UNIT 2D (2 BEDROOM)
 SCALE: 1/8" = 1'-0"
 1260 sf.

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MATHILDA APARTMENTS

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ATTACHMENT
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 A5.02

ENLARGED UNIT PLANS



10.11.13



JUNE 21ST - 9AM

1



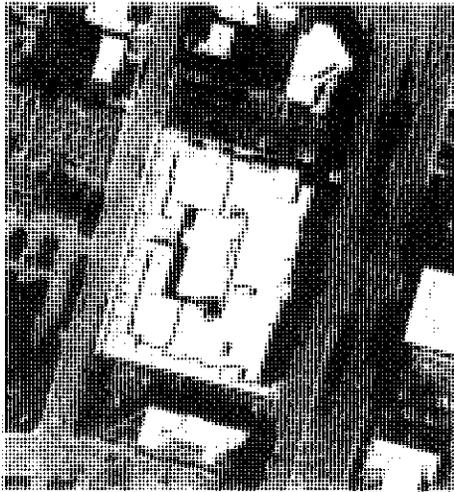
MARCH/SEPTEMBER 21ST - 9AM

3



DECEMBER 21ST - 9AM

5



JUNE 21ST - 3PM

2



MARCH/SEPTEMBER 21ST - 3PM

4



DECEMBER 21ST - 3PM

6

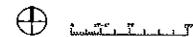
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MATHILDA APARTMENTS

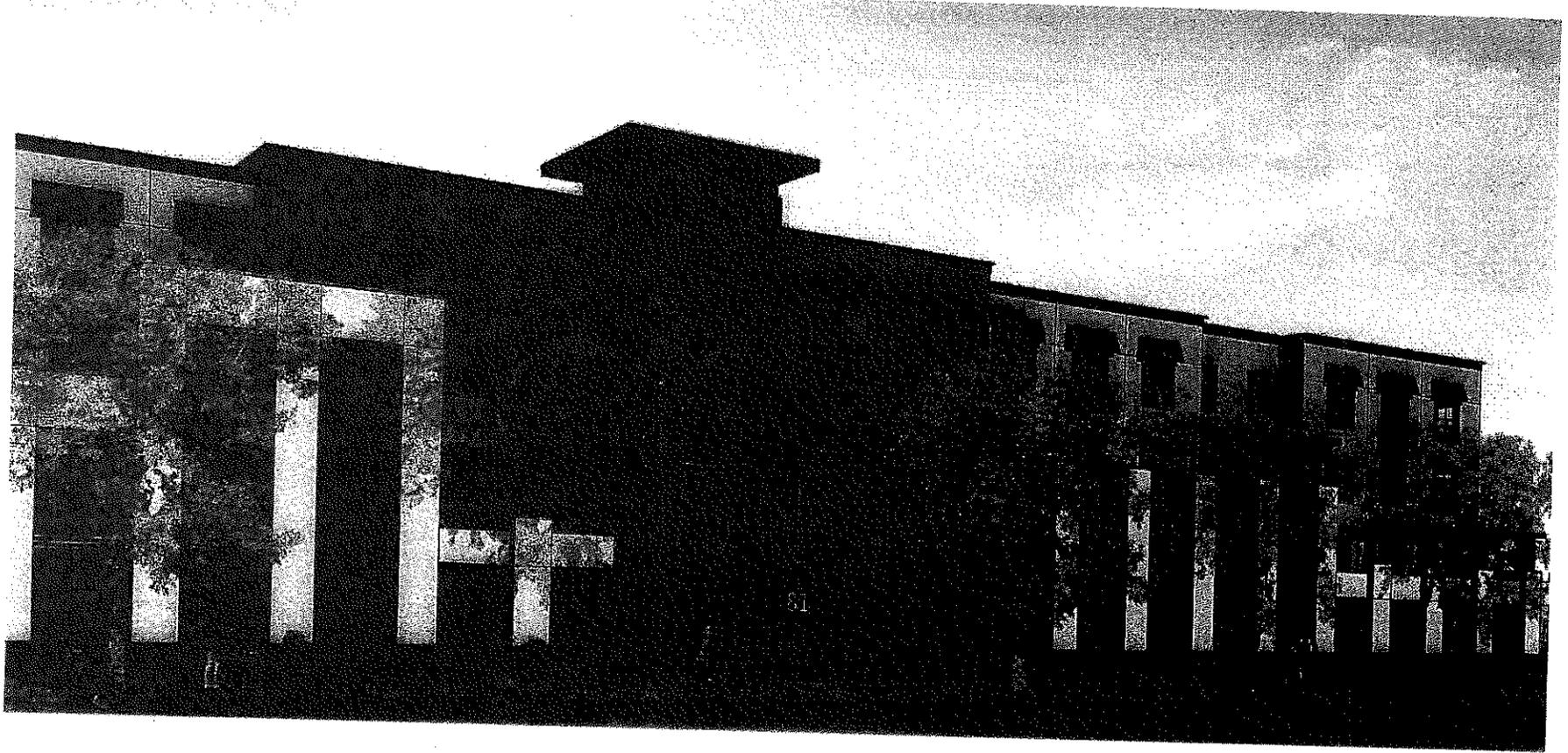
481 S. Mathilda Avenue, Sunnyvale, California 94086

SHADE AND SHADOW SITE STUDY



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Page 26

08:00
46



VIEW FROM MATHILDA AVENUE

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SUMMERTHILL
COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS

481 S. Mathilda Avenue, Sunnyvale, California 94086

PERSPECTIVE VIEW

ATTACHMENT
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A6.02
E



VIEW FROM CHARLES STREET

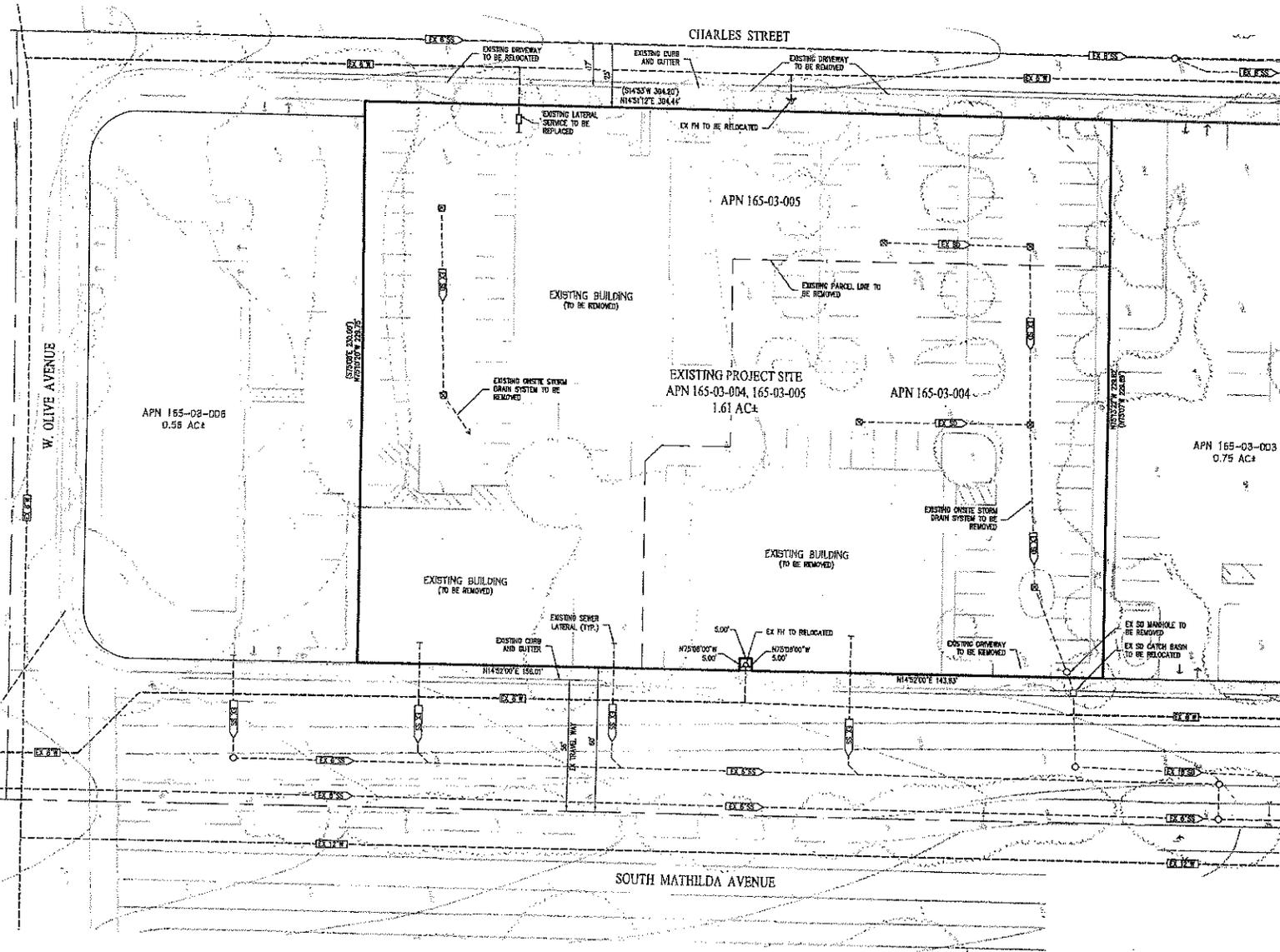
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SUNNYVALE
COMMUNITIES OF DISTINCTION

MATHILDA APARTMENTS

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A6-8
PERSPECTIVE VIEW
20.11.13
E



LEGEND

EXISTING	DESCRIPTION
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY LINE
---	PARCEL LINE
---	CENTER LINE
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING STORM DRAIN MAIN
○	EXISTING MANHOLE
□	EXISTING CATCH BASIN
+	EXISTING FIRE HYDRANT
EX	EXISTING
FM	FIRE HYDRANT
(TYP.)	TYPICAL

NOTES:

1. ALL EXISTING ON-SITE BUILDINGS, PAVEMENT AND UTILITIES TO BE REMOVED, UNLESS OTHERWISE NOTED.
2. ALL EXISTING ON-SITE TREES TO BE REMOVED.

ATTACHMENT
 Page 22 of 40
 C-1.0
 BOUNDARY AND EXISTING CONDITIONS
 10.11.13

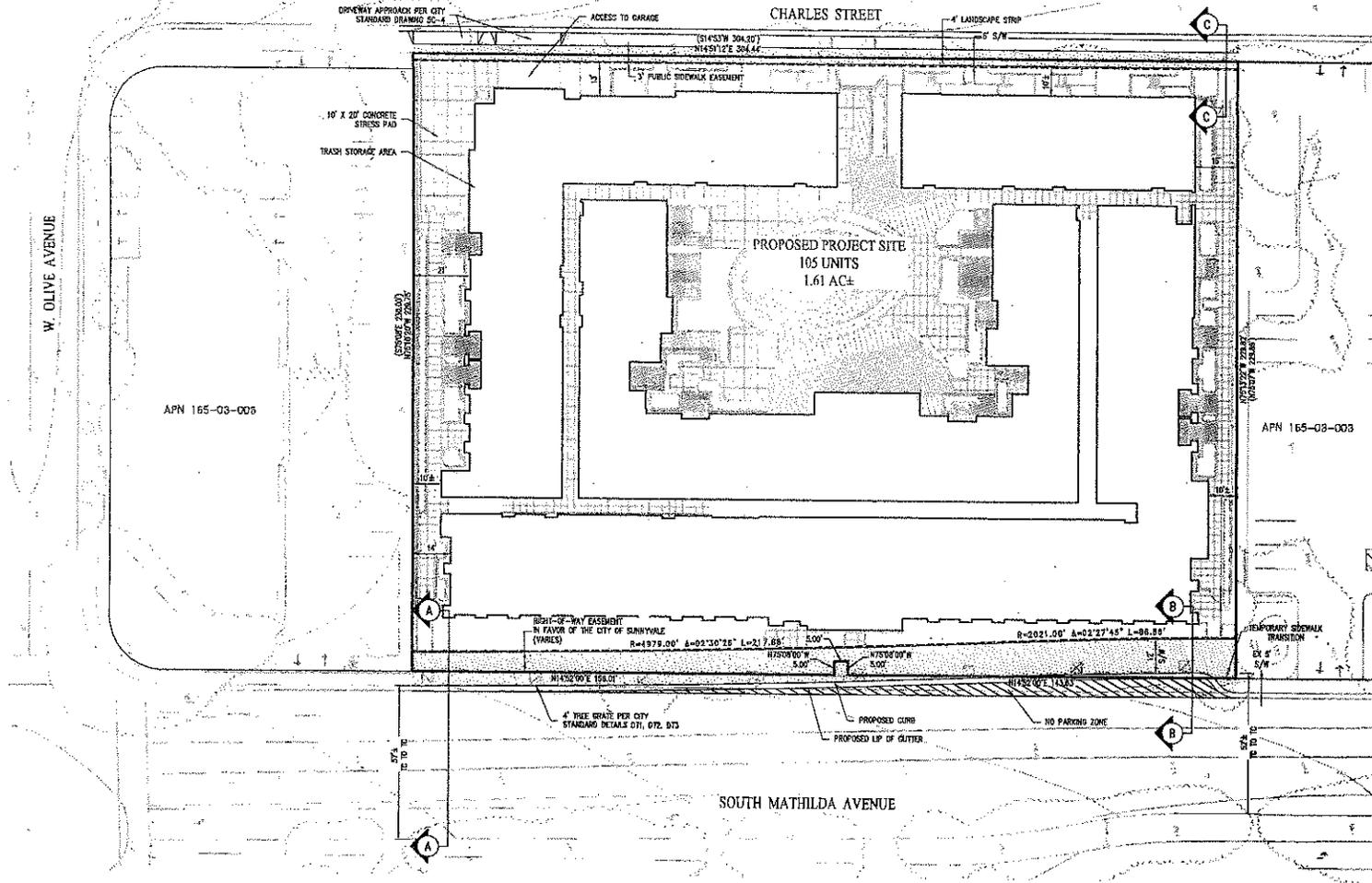
Steinberg Architects
 COMMUNITIES OF DISTINCTION


Carlson, Barbee & Gibran, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 3822 CALIANO PARSONS, SUITE 200
 SAN FRANCISCO, CALIFORNIA 94134
 (415) 446-2121
 FAX: (415) 446-4215

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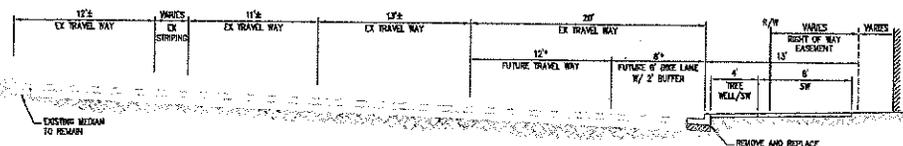
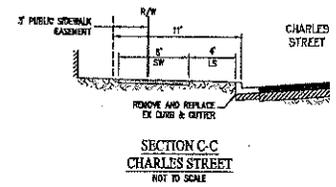
BOUNDARY AND EXISTING CONDITIONS

10.11.13

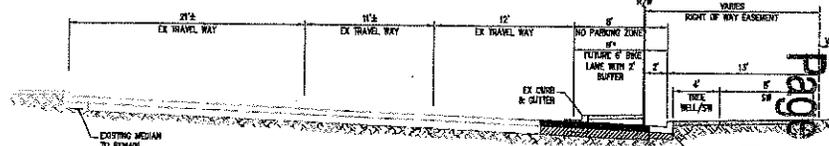


LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CENTRELINE
---	---	STRENGTH
---	---	EASEMENT LINE
---	---	PROPOSED STRENGTH
---	---	LANDSCAPE
---	---	SIDEWALK
---	---	RIGHT-OF-WAY
---	---	TOP OF CURB
---	---	EXISTING



SECTION A-A
SOUTH MATHILDA AVENUE CITY PLAN LINE STUDY
 NOT TO SCALE
 NOTE: FUTURE STRIPING PER CITY PLAN LINE STUDY



SECTION B-B
SOUTH MATHILDA AVENUE CITY PLAN LINE STUDY
 NOT TO SCALE
 NOTE: FUTURE STRIPING PER CITY PLAN LINE STUDY

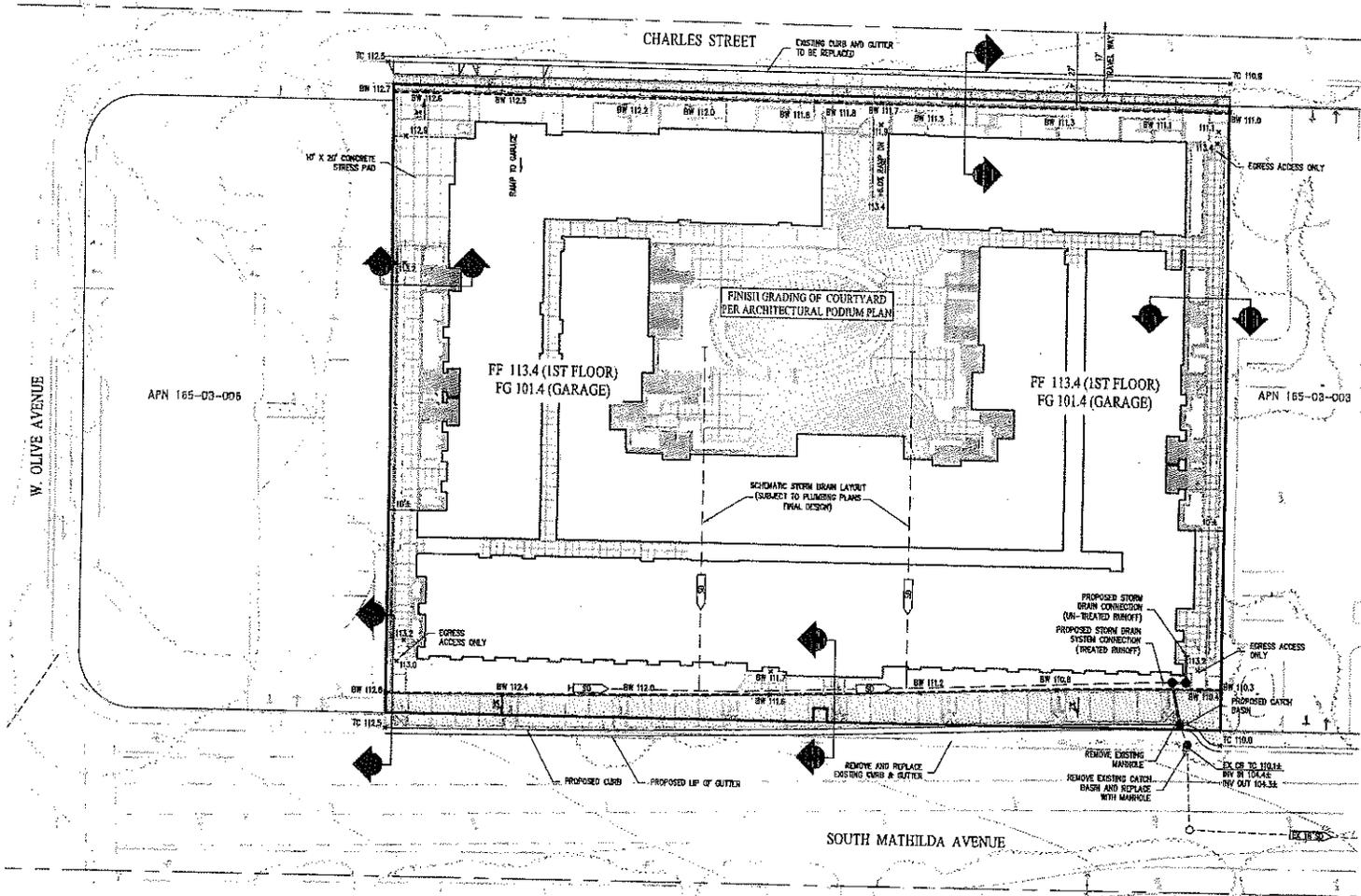
Steinberg Architects
 SIMMONS HILL
 COMMUNITIES OF DISTINCTION

Carleon, Barbee & Gibson, Inc.
 CIVIL ENGINEER & SURVEYOR - PLANNERS
 2025 CHAFFIN AVENUE, SUITE 201
 SAN RAMON, CALIFORNIA, 94583
 (925) 942-2222
 FAX: (925) 942-4474

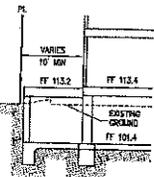
MATHILDA APARTMENTS
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PROPOSED BOUNDARY CONDITIONS
 10.11.13

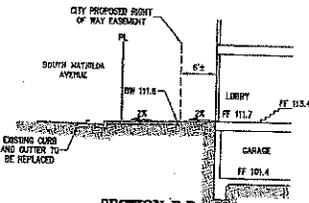
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 E



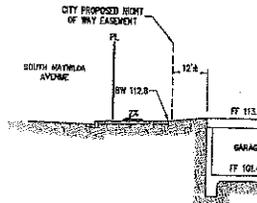
LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	CLUBS AND SIDEWALK
---	---	CONCRETE LINE
---	---	ADJACENT LINE
---	---	EASEMENT LINE
○	○	EXISTING STORM URBAN MARK
○	○	STORM URBAN MARK
●	●	STORM URBAN CATCH BASIN
■	■	BACK OF WALK
□	□	FACE OF CURB
TC	TC	TOP OF CURB



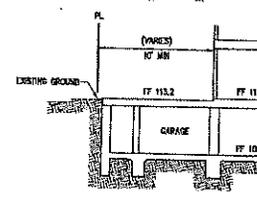
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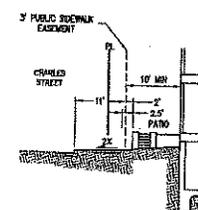
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE

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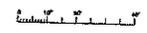
Craftson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 3833 COUNTRY RANCH, SUITE 200
 SAN RAMON, CALIFORNIA 94583
 (925) 749-2122
 FAX: (925) 749-4412

MATHILDA APARTMENTS

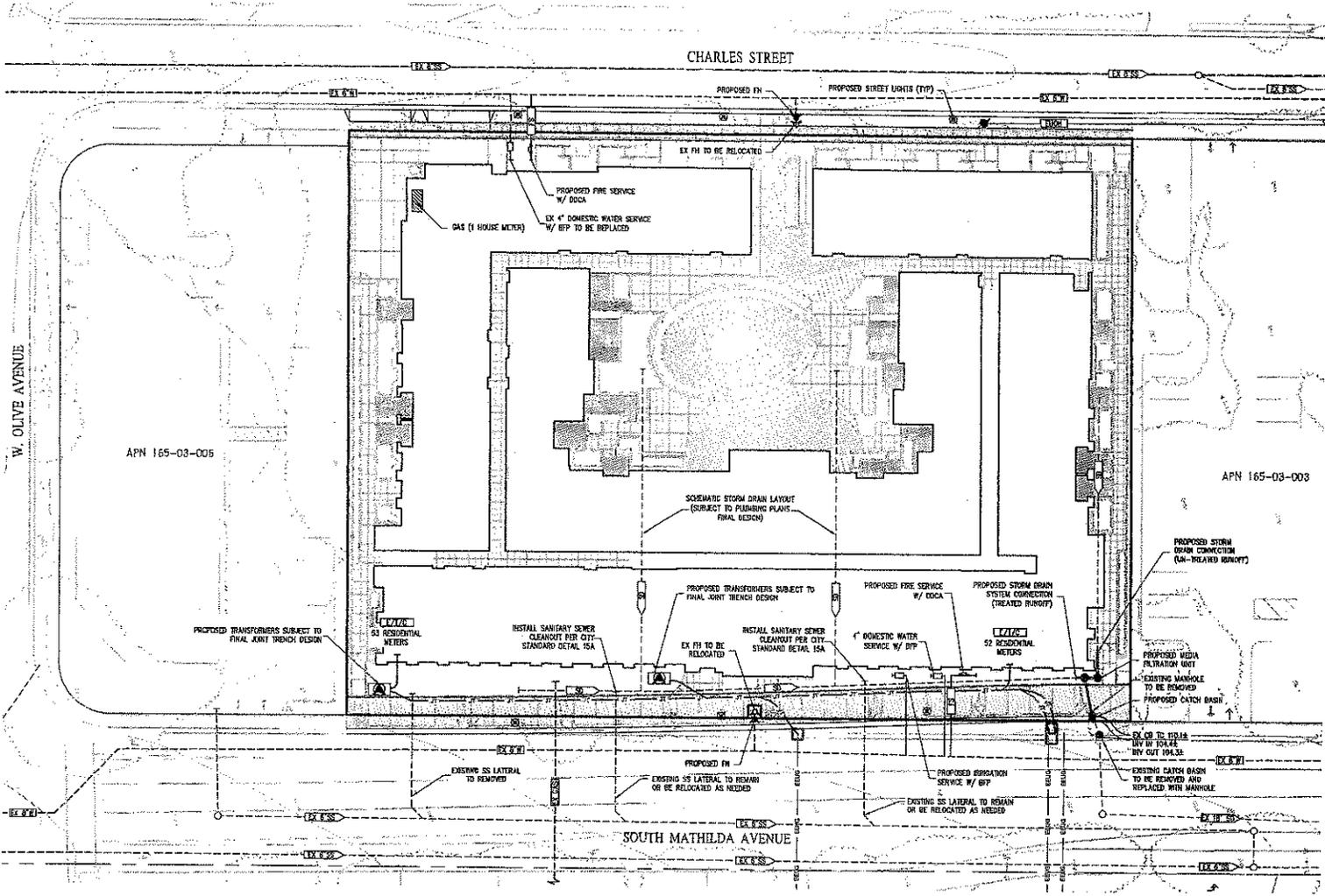
481 S. Mathilda Avenue, Sunnyvale, California 94086

ATTACHMENT
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PRELIMINARY GRADING AND DRAINAGE PLAN



10.1.13
 10.1.13



EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	ADJACENT PROPERTY LINE
---	---	CENTER LINE
---	---	WATER MAIN
---	---	SEWER MAIN
---	---	STORM DRAIN MAIN
---	---	JOINT TRENCH
○	●	MANHOLE
□	■	CATCH BASIN
⊗	⊗	TREE WELL
⊙	⊙	FIRE MOUNT
⊠	⊠	PG&E 3 PHASE S/S SURFACE TRANSFORMER
⊞	⊞	STREET LIGHT
CB	CB	CATCH BASIN
E/T/B	E/T/B	ELECTRICAL / TELEPHONE / CABLE
SVC	SVC	PRIVATE JOINT TRENCH
JT	JT	JOINT TRENCH
FS	FS	FIRE SERVICE
EXUB	EXUB	EXISTING UNDERGROUND
EXUH	EXUH	EXISTING OVERHEAD
DDCA	DDCA	DOUBLE DETECTOR CHECK ASSEMBLY
BWP	BWP	BACKFLOW PREVENTER

- NOTES:**
1. PROPOSED DOMESTIC AND FIRE SERVICES ARE SUBJECT TO FINAL DESIGN. DESIGN CONNECTIONS ARE UNKNOWN AND WILL BE COORDINATED WITH THE FIRE AND PLUMBING CONSULTANTS.
 2. FIRE DEPARTMENT CONNECTION/FIRE REGULATOR VALVES ARE NOT SHOWN AND WILL BE DETAILED ON THE PROJECTS PRIVATE IMPROVEMENT PLANS.
 3. PROPOSED BUILDING STORM DRAIN CONNECTIONS SUBJECT TO PLUMBING DESIGN.
 4. STREET LIGHTING ALONG MATHILDA AVENUE SUBJECT TO FINAL DESIGN.
 5. STREET LIGHTING ALONG CHARLES STREET TO BE REMOVED AND REPLACED.

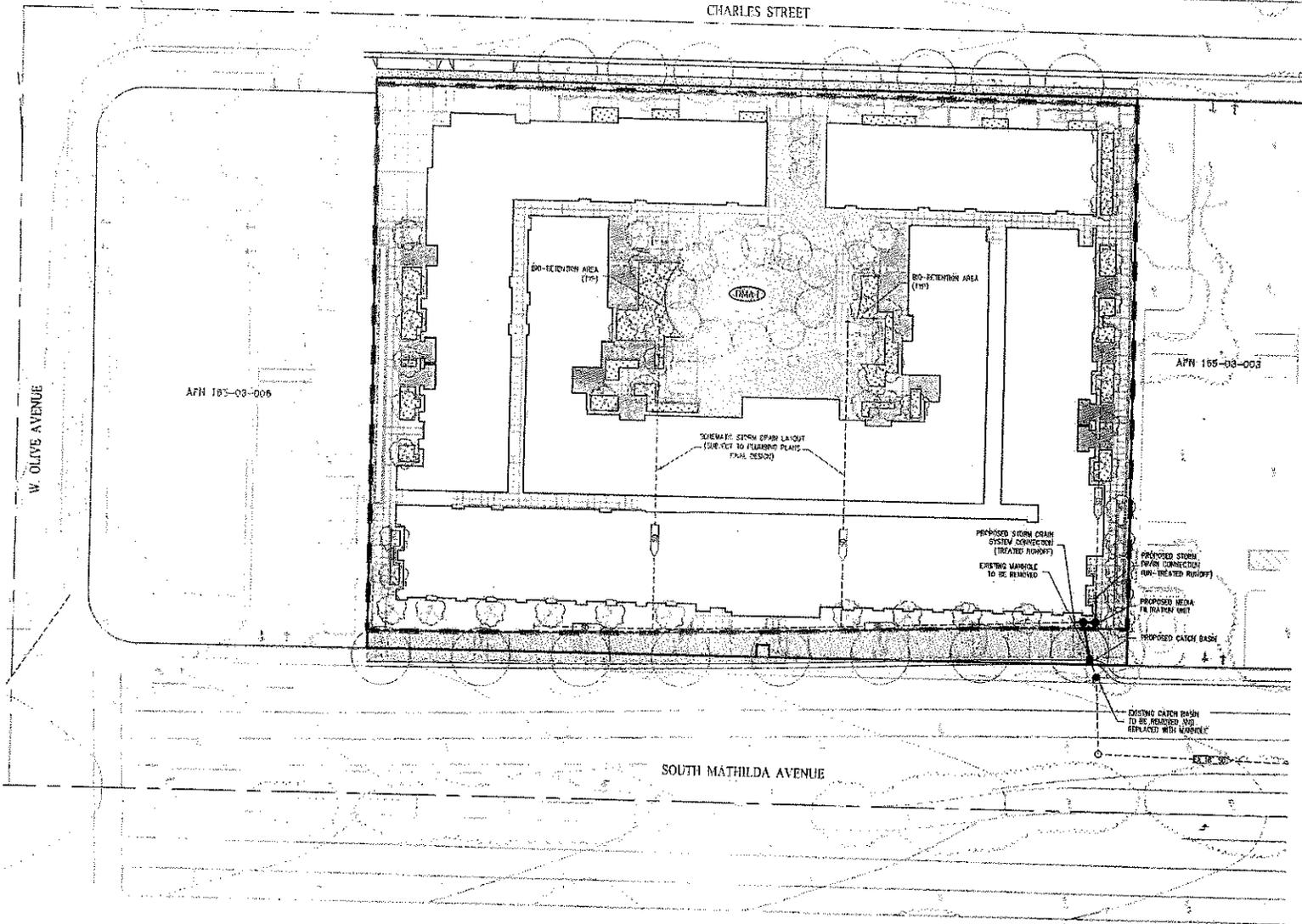
Steinberg Architects
 S/MATHILDA
 COMMUNITIES OF DISTINCTION

Carbon, Barbee & O'Brien, Inc.
 CIVIL ENGINEERS - DESIGNERS - PLANNERS
 2820 GARFIELD AVENUE, SUITE 100
 SAN RAFAEL, CALIFORNIA 94903
 (415) 452-4222
 FAX (415) 452-4223

MATHILDA APARTMENTS
 481 S. Mathilda Avenue, Sunnyvale, California 94086

PRELIMINARY UTILITY PLAN
 11.13

ATTACHMENT
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 11.13



LEGEND

EXISTING	PROPOSED	DESCRIPTION
—	—	PROPERTY BOUNDARY
—	—	ADJACENT PROPERTY LINE
—	—	SEWER LINE
—	—	STORM DRAIN MAIN
—	—	STORM DRAIN LUMP (TREATED RUNOFF)
—	—	PERMEABLE AREA BOUNDARY
—	—	RD-RETENTION AREA
—	—	ORSHADE MANAGEMENT AREA LABEL
○	●	MANHOLE
□	■	CATCH BASIN

PRELIMINARY STORM WATER BEST MANAGEMENT PRACTICES

SPECIAL PROJECT NON-LID TREATMENT REDUCTION CREDITS

CATEGORY 1: TRANSIT ORIENTED DEVELOPMENT (TOD)

LOCATION CREDIT:

1. WITHIN 1/4 MILE OF TRANSIT STOP	20%
2. DENSITY/FORM CREDIT: 3 DO DO/AC	20%
3. IMPROVED PAVING CREDIT: 20% SURFACE PAVING	20%
TOTAL MAX. NON-LID CREDIT	40%

NOTES:

SITE IMPROVEMENTS AREA TO BE RECALCULATED BY FIRM-LID TREATMENT: 32% OF LID TREATMENT

32,000 SF
27,200 SF
20,400 SF IMPROVEMENT

STORMWATER BMP'S

NO.	TREATMENT TYPE	IMPROVED AREA TREATED	REDUCTION FACTOR	IMPROVEMENT AREA REQUIRED (SQ FT)	PROPOSED TREATMENT FLOW
1	RD-RETENTION POND	21,800 SF	4%	816 SF / 866 SF	-
1	OVERFLOW IN-TRENCH WETLAND (OR APPROVED EQM)	36,749 SF	0.2%/acre	-	0.170 CFS

- NOTES:**
1. PROPOSED EXISTING STORM DRAIN CONNECTIONS SUBJECT TO PLUMBING DESIGN.
 2. REQUIRED RD-RETENTION AREA AND LOCATION SUBJECT TO FINAL LANDSCAPE AND ARCHITECTURAL DESIGN.

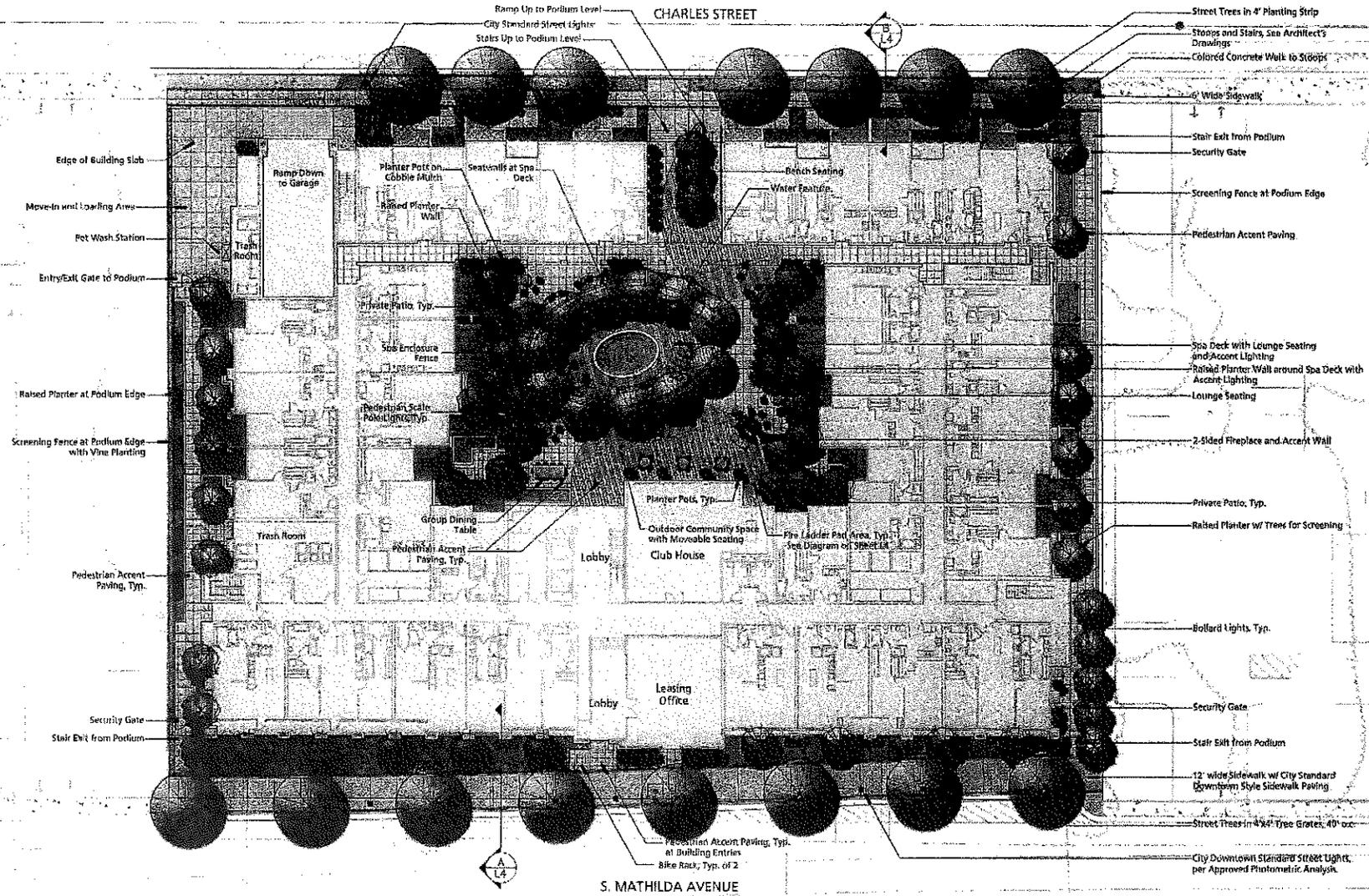
ATTACHMENT 2
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 10/11/13

Steinberg Architects
COMMUNITIES OF DISTINCTION

Culbert, Barbee & Gilbert, Inc.
CIVIL ENGINEERS & SURVEYORS - PLANNERS
2023 CALIFORNIA REGISTRATION: SUITE 200
644 E. BROADWAY, CALIFORNIA 94015
PH: 415.778.8800
WWW.CBGI.COM

MATHILDA APARTMENTS
481 S. Mathilda Avenue, Sunnyvale, California 94086

PRELIMINARY POST CONSTRUCTION BMP PLAN
10/11/13



Ramp Up to Podium Level
City Standard Street Light
Stairs Up to Podium Level

Edge of Building Slab

Move-In unit Loading Area

Pet Wash Station

Entry/Exit Gate to Podium

Raised Planter at Podium Edge

Screening Fence at Podium Edge with Vine Planting

Pedestrian Accent Paving, Typ.

Security Gate

Stair Exit from Podium

Ramp Down to Garage

Planter Pots on Cobble Mulu

Seavalls at Spa Deck

Baked Planter Wall

Private Patio, Typ.

Sub Enclosure

Pedestrian Scale Pocket Light, Typ.

Group Dining Table

Pedestrian Accent Paving, Typ.

Trash Room

Lobby

Club House

Leasing Office

Lobby

Trash Room

Planter Pots, Typ.

Outdoor Community Spots with Moveable Seating

Fire Ladder Pad Area, Typ. See Diagram of SPECIES

CHARLES STREET

S. MATHILDA AVENUE

Street Trees in 4' Planting Strip

Stoops and Stairs, see Architect's Drawings

Colored Concrete Walk to Stoops

Wide Sidewalk

Stair Exit from Podium

Security Gate

Screening Fence at Podium Edge

Pedestrian Accent Paving

Spa Deck with Lounge Seating and Accent Lighting

Raised Planter Wall around Spa Deck with Accent Lighting

Lounge Seating

2-Sided Fireplace and Accent Wall

Private Patio, Typ.

Raised Planter w/ Trees for Screening

Bollard Lights, Typ.

Security Gate

Stair Exit from Podium

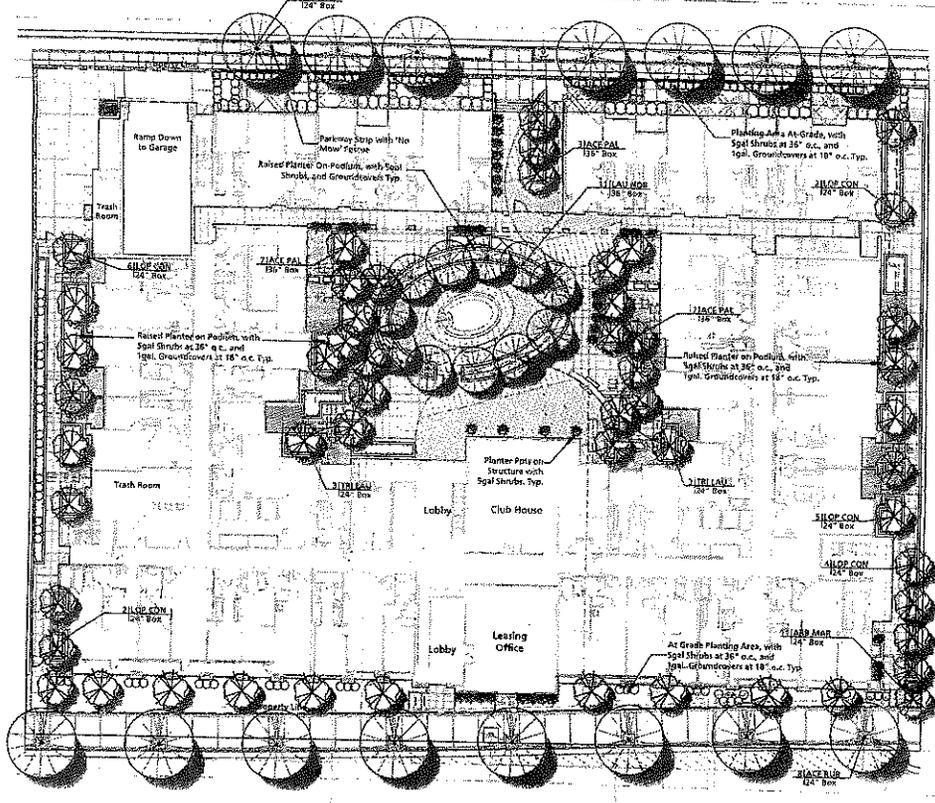
12' wide Sidewalk w/ City Standard Downtown Style Sidewalk Paving

Street Trees in 4' Tree Grates, 40' oc

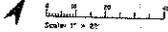
City Downtown Standard Street Light, per Approved Photometric Analysis

ATTACHMENT
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E

CHARLES STREET



S. MATHILDA AVENUE



PLANT PALETTE

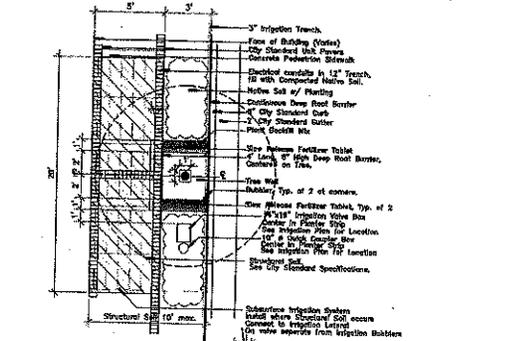
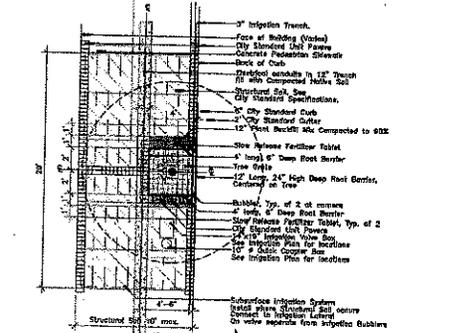
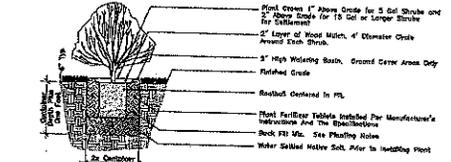
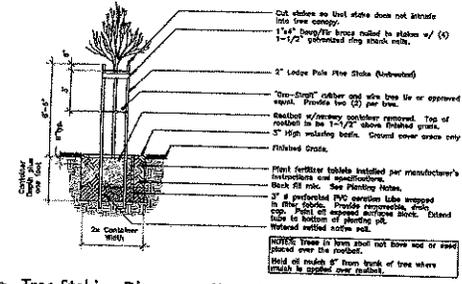
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QTY
TR1	36"	Acer bedfordianum	Japanese Maple		17
ARB	24"	Abies balsamea	Red Maple		8
ARB	24"	Arbutus Menziesii	Strawberry Tree	Low Water Use	11
CAL	24"	Callistemon ciliolatus	Lemon Bottlebrush	Low Water Use	
GER	24"	Geranium sanguineum	Western Redbud	Native/Low Water Use	
CHA	24"	Chaenactis nana	Mediterranean Fox Palm	Native/Low Water Use	
LUP	24"	Lupinus arboreus	Bisbee Box	Low Water Use	13
LAU	24"	Launus nobilis 'Sensation'	Serotoga Laurel	Low Water Use / Standard	11
LYD	24"	Lythrum hysserifolium	Catalina Ironwood	Native/Low Water Use	
OLE	24"	Olea europaea	Olives Tree	Low Water Use	
PLA	24"	Palouca obtusifolia 'Calamita'	Japanese Saw	Medium Water Use	7
POD	24"	Podocarpus n. 'Inari'	Japanese Yew		
PRU	24"	Prunus americana	Sweetgum		
SEB	24"	Sebania peruviana 'Shaggy'	Flowering Pear		
TRI	24"	Triplaris hirsuta	Great Aeglewood	Native	6

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/COMMENTS
AG	1 Gal	Agave attenuata 'Opus'	Japanese Sweet Flag	18" O.C.
AU	3 Gal	Arctostaphylos 'Compadre'	Monardella	48" O.C. Native/Low Water Use
AC	1 Gal	Arctostaphylos 'Howard McKinn'	Manila Spaghbush	36" O.C. Native/Low Water Use
CC	3 Gal	Chamaecyparis 'Starbush'	Shrub Rose	36" O.C. Native/Low Water Use
OT	3 Gal	Oenothera 'Sylvar'	Shrub California Lilac	42" O.C. Native/Low Water Use
DL	3 Gal	Dianella 'Lemon Drop'	Fernlight Lily	30" O.C. Low Water Use
UN	1 Gal	Ulex europaeus 'hybrids'	Evergreen Daylily	18" x 36" O.C.
HA	3 Gal	Hemerocallis 'Lilac'	Daylily	72" O.C. Native/Low Water Use
LV	3 Gal	Lawsonia 'Nana'	Lavender	30" O.C. Low Water Use
LR	3 Gal	Liriodendron 'Interspersa Grasse'	Flings Flower	36" O.C. Low Water Use
LH	3 Gal	Lonicera 'China'	Burnt Oregon Grape	48" O.C. Native

SHRUBS	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QTY
PH	5 Gal	Pharos 'Sea Jade'	New Zealand Flax	30" O.C. Low Water Use	75
PH	5 Gal	Pharos 'Monrovia Red'	New Zealand Flax	30" O.C. Native/Low Water Use	100
PH	5 Gal	Pharos 'White'	Highland Cherry	36" O.C. Native/Low Water Use	30
RE	5 Gal	Rhus integrifolia	Lamcorda Berry	42" O.C. Native/Low Water Use	24
RV	5 Gal	Rosa 'Vibrantia'	Coloring Perfume	60" O.C. Native/Low Water Use	12
RO	1 Gal	Rosa californica	California Rose	48" O.C. Native/Low Water Use	24
RO	1 Gal	Rosa 'New Taylor'	Rosemary	36" O.C. Low Water Use	30

PERENNIALS AND GRASSES	KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/COMMENTS
CA	1 Gal	Campanula medium 'Alba'	Footfall Red Grass	36" O.C. Low Water Use	24
CE	3 Gal	Carex alopecuroides	Flamingo Grass	24" O.C. Low Water Use	60
HS	1 Gal	Hesperis matronalis	Blue Dot Grass	24" O.C. Native	180
HS	3 Gal	Hesperis matronalis 'Elm Blw'	California Gray Bush	24" O.C.	180
HS	1 Gal	Hesperis matronalis	Delphinium	36" O.C. Native/Low Water Use	20
HP	3 Gal	Hebe x exoniensis	Purple Star Grass	24" O.C. Native/Low Water Use	180
HP	3 Gal	Hebe x exoniensis	Purple Star Grass	36" O.C.	180
HP	3 Gal	Hebe x exoniensis	Star Grass	24" O.C.	180
HP	3 Gal	Hebe x exoniensis	Star Grass	24" O.C.	180

GRASSES	KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Delphinium	30" O.C. Native/Low Water Use	150
CEA	1 Gal	Ceanothus glaucus 'Emily Brown'	Palmer Rays Ceanothus	36" O.C. Native/Low Water Use	120
ESC	1 Gal	Erythronium 'Milkmaid'	California Poppy	18" O.C. Native/Low Water Use	150
IRI	1 Gal	Iris 'Siberica'	Pacific Coast Hybrid Iris	24" O.C. Native/Low Water Use	200
ROS	1 Gal	Rosa 'Santitas'	Flamingo	24" O.C. Low Water Use	100
SAR	1 Gal	Sarcocolla hookeriana humilis	Sweet Box	36" O.C. Low Water Use	75
TRA	1 Gal	Trachelium 'Siberica'	Star Jasmine	24" O.C.	100
TRA	1 Gal	Trachelium 'Siberica'	Star Jasmine	24" O.C.	100



Tree Staking Diagram w/Aeration Tube

Shrub Planting Detail

Sunnyvale Tree Grate and Planting

Sunnyvale Tree and Park Strip

Steinberg Architects
COMMUNITIES OF DISTINCTION

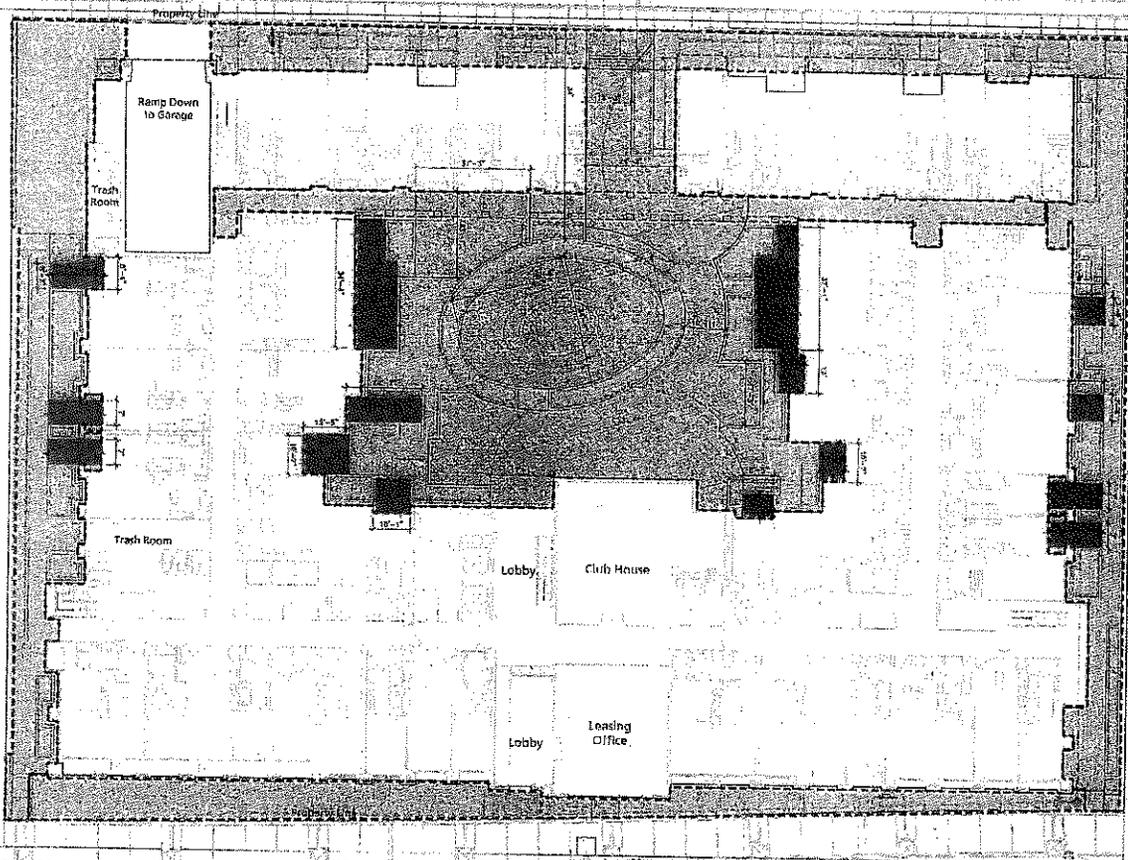
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners
181 Glenview Street
San Francisco, CA 94111
714.533.4672
714.533.9922

MATHILDA APARTMENTS
481 S. Mathilda Avenue, Sunnyvale, California 94086

CONCEPTUAL PLANTING PLAN, PLANT LIST, AND DETAILS
Scale: 1/8\"/>

ATTACHMENT of 4/16/13

CHARLES STREET



S. MATHILDA AVENUE

OPEN SPACE SUMMARY

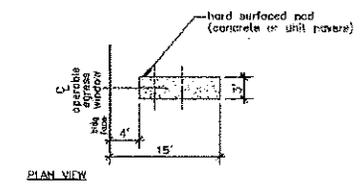
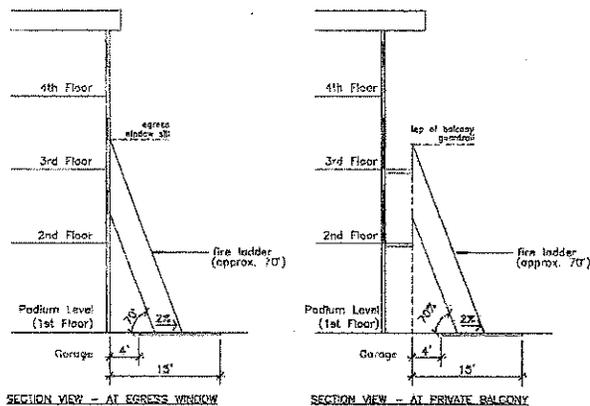
Min. Landscape Area Required	13,214 sf.	20% of the Lot Area
Min. Useable Open Space Required	5,250 sf.	50 sf. per Unit
Landscape Area Provided	24,718 sf.	36% of the Lot Area (235 sf. per Unit)
Useable Open Space Provided	8,113 sf.	77 sf. per Unit

OPEN SPACE LEGEND

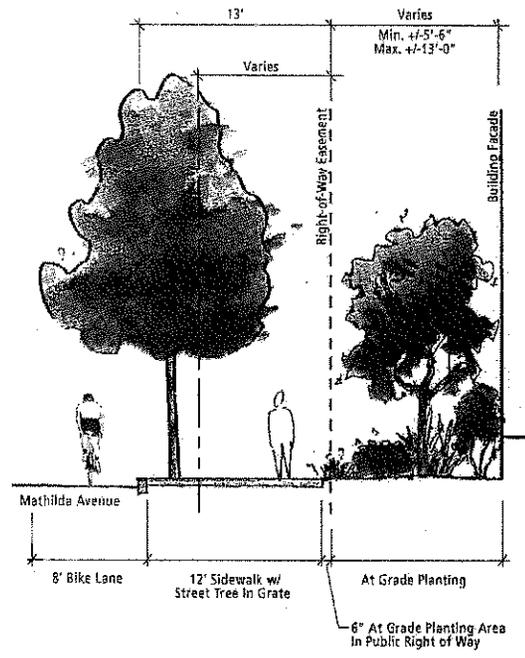
Note: Open space calculations do not include upper level balconies

-  Landscape Area
-  Public Useable Open Space - 6,203 sf
(Public Areas with no dimension smaller than 12' and area greater than 200sf)
-  Private Useable Open Space - 1,910 sf
(Private Patios with no dimension smaller than 6' and area greater than 50sf.)

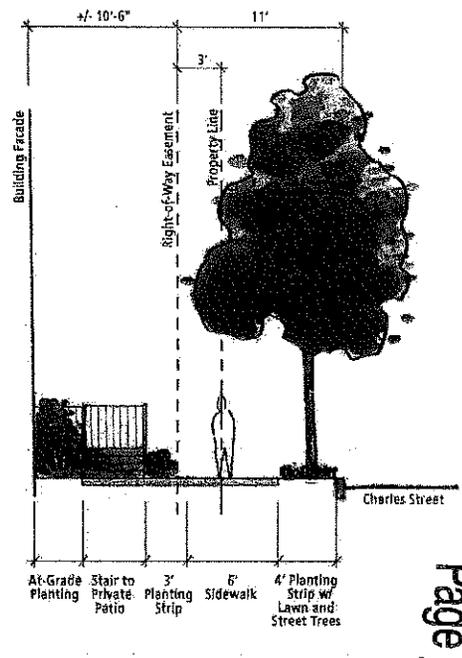
ATTACHMENT E
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 L3.1



Fire Ladder Pad Diagram
Scale: 1/8" = 1'-0"



Section A - Mathilda Ave
Scale: 1/8" = 1'-0"



Section B - Charles St.
Scale: 1/8" = 1'-0"

ATTACHMENT
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COLOR AND FINISH SCHEDULE

PEDESTRIAN CONCRETE PAVING

Type 1 Natural gray concrete with Lamplack and light broom finish. Sweep perpendicular to path of travel, with 4x82-3/8" Concrete Paver Band. Color to be Charcoal
 Type 2 Integral color concrete with light sand blast finish. Color to be 'San Diego Buff' by Davis Colors.

*All colors to be: Davis Colors, (t) 800.356.4848.

CONCRETE BANDS AT ACCENT PAVING

Color and finish to match Pedestrian Concrete Paving Type 1.

PEDESTRIAN ACCENT PAVING

Precast Concrete Pavers by Ackerstone

Type 1: 12x12 Palazzo by Ackerstone. Color to be: Bentley with Contempo Finish. Pattern to be Staggered Bond
 Type 2: 6x12 8 cm by Ackerstone. Color to be: Slate with Face Mix. Pattern to be Staggered Bond.
 Type 3: 3x9 Linear Pavers. Color to be Onyx with Contempo Finish. Pattern to be Staggered Bond.
 Type 4: 3x9 Linear Pavers. Color to be Gray Ulst with Contempo Finish. Pattern to be Staggered Bond.

SPA PLANTER WALL AND SEAT WALL

Concrete: Color to be Pebble by Davis Colors. (t) 800.356.4848. Light Sandblast Finish.

ACCENT WALL

CHAU: ArcusStone ArcusPlaster. Color: Natural. Texture: Antique Smooth

PLANTER WALL

Concrete Masonry Block from Calstone. 8x8x16. Precision finish with single score. 408-984-8800. Color to be Gray #100. Standard Wall Cap to match.

PROJECT/POOL FENCE

Prime metal work with one (1) coat of rust-inhibiting paint. Apply two (2) coats finish paint to all exposed metal work except gate hardware. Color to be as selected by Landscape Architect and Owner.

DECORATIVE PANELS

1/4" wood

LIGHTING FIXTURES

Pedestrian-acute Pole Light: See Electrical Drawings. Pole, arms and base by Vieco, 'A-2 Twin Arm' series. Central Finial #22-CX. Single banner arm. Base: 'B' sock design w/ 108 lower base section and 118 upper base section w/ removable access door. 9" o.d. pole, 11' height, 11 gauge, steel fluted tapered pole w/ 0.14" per ft. taper. Powdercoat black. Lamp by Lumina #L57-S56-DSX3. Lamp: 150w. SFO base #18r, finish FM1, powdercoat black.

Pedestrian Scale Pole Light (On Podium): Pole top - indirect by Bega, #7210LED, Color BLK

Bellard Light: Small scale with asymmetrical distribution by Bega, #8985, Color BLK

Wall Light: Recessed wall - with white tempered glass by Bega, #2192LED, Color BLK

Wall Light at Bar Seating Area: Recessed wall - with white tempered glass by Bega, #2190LED, Color BLK

Available from Assenential Lighting Representatives (ALR), (t) 510.638.3600.

TRASH/RECYCLE

Recycle: Select Series (3 unit) by landscape forms 800.521.2545. Cast aluminum frame with black sin. Quantity to be determined by Landscape Architect and Owner.

PRE-CAST PLANTERS

Precast planters/saucers: International Art Properties. (t) 800.426.6471. Please note the following items may require long lead times.

Type 1 'Sidekick' #053, 30"x30"x25"H. Color to be 'Stainless Steel' fusion.

LINEAR FIRE BURNER SYSTEM

Linear Burner System Outdoor by Spark Modern Fire. Model #L0099 with Light Green tempered glass media in media tray. (t) 866.938.3845.

DECORATIVE COBBLE

La Paz Block by Lyngso. 2"x3" size, laquered finish. Also use as match for planter pots in fountain at podium. (t) 850.384.1720. www.lyngsogarden.com.

TREE GRATES AND FRAMES

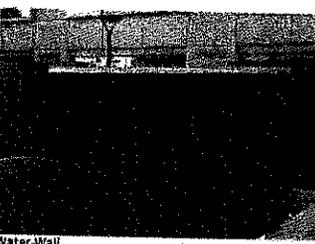
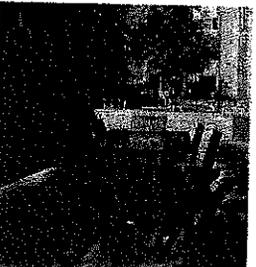
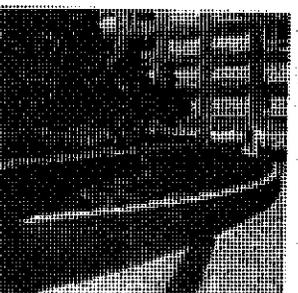
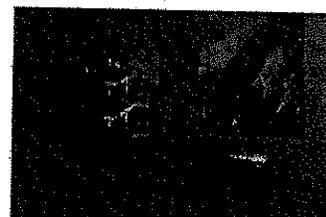
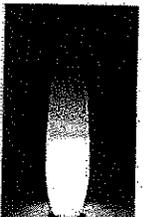
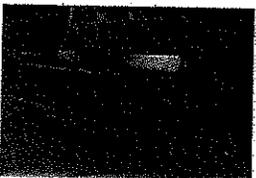
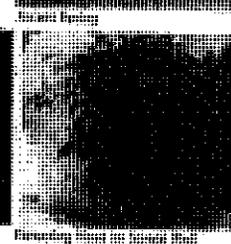
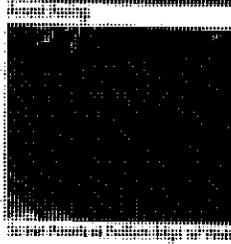
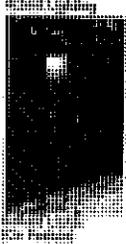
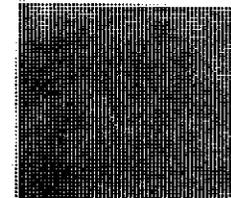
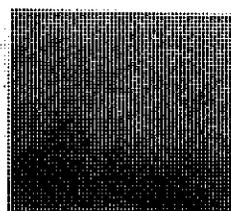
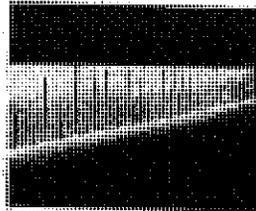
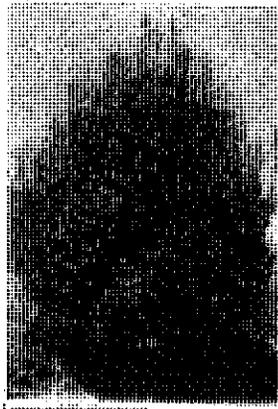
by Urban Accessories, Inc. (t) 425.487.0498.
 Tree Water 'Chinook', 48"x48" square w/ 1/4" frame and bolt down fasteners by manufacturer. Natural cast iron finish.

BENCH

'Rest' bench by Landscape Forms in Jarrah wood. 6' length. (t) 800.289.8325.

BIKE RACK

Inverted 'U' Rack in Stainless Steel. Model #SU-20-F-SS. Available from Creative Pipe (t) 780.340.5553

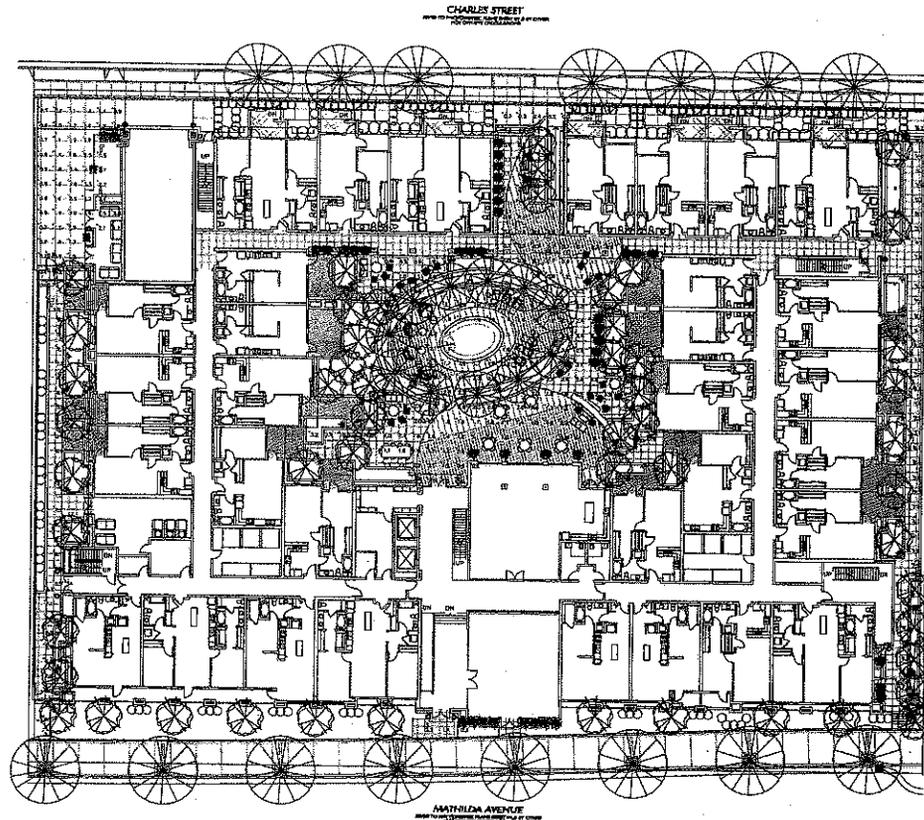


Steinberg Architects
 COMMUNITIES OF DISTINCTION

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Plant Designers
 151 Greenleaf Drive
 San Francisco, CA 94111
 415.333.0123
 415.333.0020

MATHILDA APARTMENTS
 481 S. Mathilda Avenue, Sunnyvale, California 94086

LANDSCAPE MATERIALS AND MAJORY
 10/6/13
 CHIMENT
 of 1/4
 E



SITE LIGHTING PLAN
SCALE: 1"=20'-0"

Lighting Legend

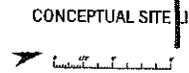
-  70W METAL HALIDE POST LIGHT
4000 DEGREE K
-  80W LED WALL PACK
TYPE II LIGHTING DISTRIBUTION
4000 DEGREE K
-  35W LED WELL LIGHT
4000 DEGREE K
-  20W LED STRIP LIGHT
4000 DEGREE K
-  20W DECORATIVE FLUORESCENT WALL LIGHT
REV. W/RT LOCATION SELECT BY OWNER

LDB, Inc. warrants that these drawings have been prepared pursuant to appropriate engineering procedures and standards and this warranty is in lieu of all other warranties, express or implied. In particular and without limitation, these drawings are not intended to be free from all errors or omissions, and users assume the risk of liability for any errors and omissions and should exercise such caution in this regard as they deem appropriate.

Steinberg Architects
COMMUNITIES OF DISTINCTION

LDB# 12-072
LDB LIGHTING DESIGNERS
ELECTRICAL ENGINEERS
15 STUBBINS AVENUE
IRVINE, CA 92614
TEL: (949) 770-0800
FAX: (949) 770-0816

MATHILDA APARTMENTS
481 S. Mathilda Avenue, Sunnyvale, California 94086



ATTACHMENT
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ES1.0
CONCEPTUAL SITE LIGHTING PLAN

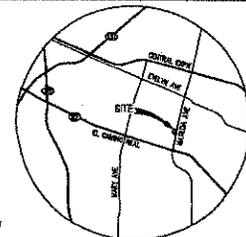
CHARLES STREET

PARCEL 1
1.61 AC±

APN 165-03-006
0.56 AC±

APN 165-03-003
0.75 AC±

SOUTH MATHILDA AVENUE



VICINITY MAP
NOT TO SCALE

CONTACTS

- 1. OWNER: JOSHUA GREGG BURNS
128 ONE THIRD
ALAMO, CALIFORNIA 94507
- 2. DEVELOPER: SUMNERHILL APARTMENT COMMUNITIES
WELLY BOUTER
777 SOUTH CALIFORNIA AVENUE
PALMDALE, CA 94304
(805) 463-8400
- 3. CIVIL ENGINEER: CARLSON, BARBER & GIBSON, INC.
2706 MARKET
2833 CAMINO RAMON, SUITE 300
SANTA ANA, CA 94385
(925) 895-5272

GENERAL NOTES

- 4. ASSESSORS' PARCEL NO.: 165-03-004, 165-03-005
- 5. SITE ADDRESS: 433 S. MATHILDA AVE, SUNNYVALE, CA
- 6. SITE AREA: 1.616 AC
- 7. HEIGHTS: 65.2 DU/AC
- 8. LOT COVERAGE: EXISTING: 33%
PROPOSED: 64%
- 9. DWELLING UNITS: 105 UNITS (MULTI-FAMILY RESIDENTIAL)
- 10. EXISTING ZONING: DOWNTOWN SPECIFIC PLAN - BLOCK 14
- 11. EXISTING LAND USE: COMMERCIAL
- 12. PROPOSED LAND USE: HIGH DENSITY RESIDENTIAL
- 13. EXISTING STRUCTURES: EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
- 14. STREET TREES: STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED.
- 15. STREET LIGHTS: STREET LIGHTS ON PRIVATE PROPERTY WILL BE PRIVATELY MAINTAINED.
- 16. UTILITY PROVIDERS:
WATER: CITY OF SUNNYVALE
SEWER: CITY OF SUNNYVALE
GAS & ELECTRIC: PG&E
TELEPHONE: TSD
CABLE TV: TSD
- 17. TRASH: TRASH BIN ON-SITE TO BE PRIVATELY MAINTAINED
- 18. WELLS ON-SITE: NONE
- 19. FLOOD ZONE: ZONE 3: AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- 20. REMARKS: CITY OF SUNNYVALE ORDER BRASS BOX BESS ON TOP OF CURB NEXT TO CATCH BASIN AT TRAFFIC SIGNAL BOX, SOUTHWEST CORNER OF WEST CLIVE AVENUE AND MATHILDA AVENUE. ELEVATION: 113.266 FEET
- 21. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR PARCEL 1. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 13553 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS SHALL BE NO MORE THAN 105 UNITS.
- 22. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL PARCEL MAP.
- 23. FINAL MAP: MULTIPLE PARCEL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CENTERLINE
---	---	EASEMENT LINE

SHEET INDEX

TM 1.0	VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES
TM 2.0	BOUNDARY AND EXISTING CONDITIONS
TM 3.0	PRELIMINARY SITE PLAN
TM 4.0	PRELIMINARY GRADINGS AND DRAINAGE PLAN
TM 5.0	PRELIMINARY UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP
FOR CONDOMINIUM PURPOSES
MATHILDA PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



Carlson, Barber & Gibson, Inc.
CIVIL ENGINEERING - SURVEYING - PLANNING

2833 CAMINO RAMON, SUITE 300
SANTA ANA, CALIFORNIA 94385

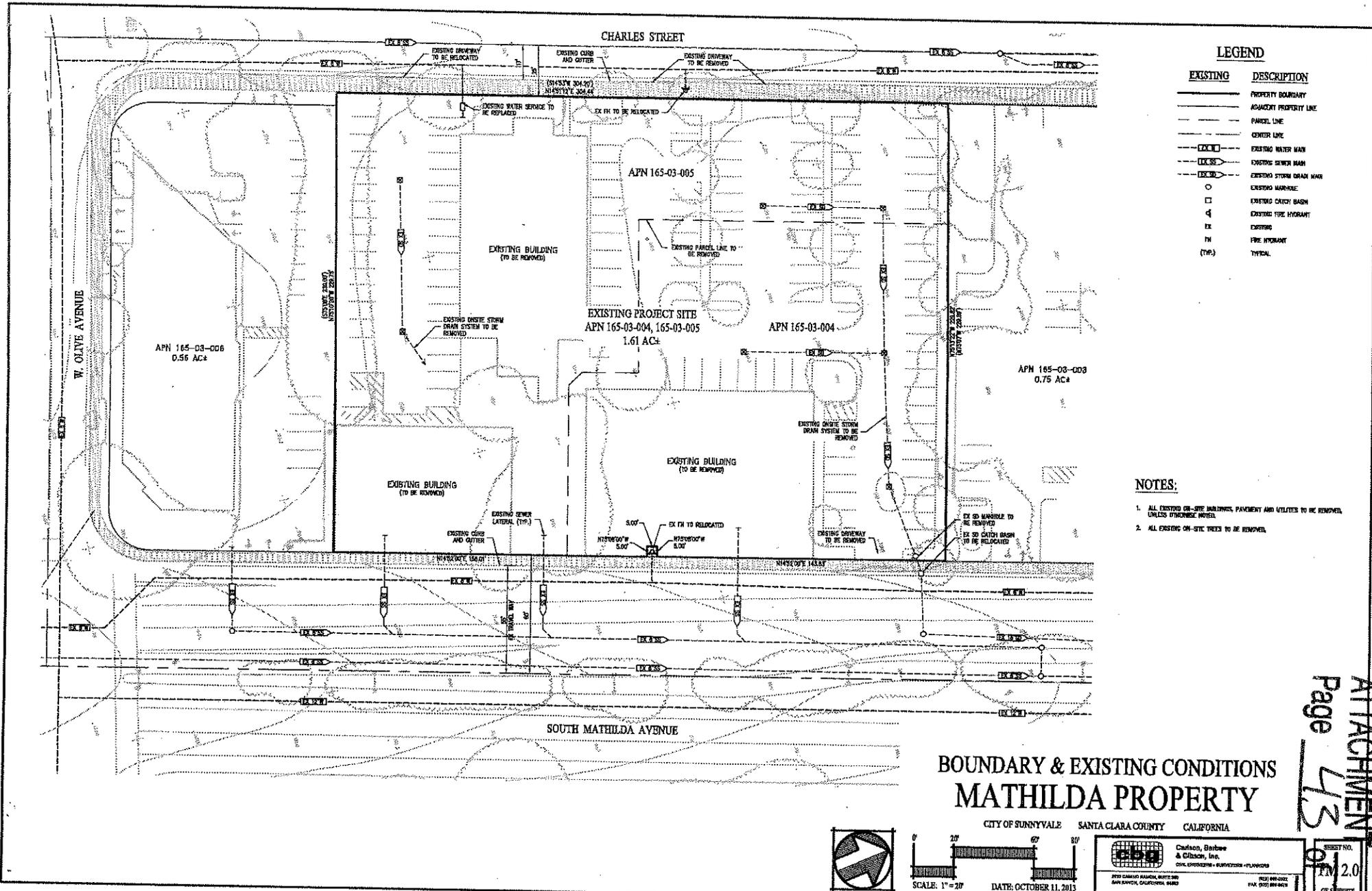
(925) 895-5272
FAX: (925) 895-5272

DATE: OCTOBER 11, 2013

SCALE: 1" = 20'

DATE: OCTOBER 11, 2013

ATTACHMENT
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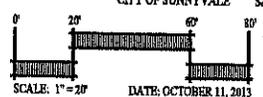
LEGEND

EXISTING	DESCRIPTION
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY LINE
---	PANEL LINE
---	CENTER LINE
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING STORM DRAIN MAIN
○	EXISTING MANHOLE
□	EXISTING CATCH BASIN
+	EXISTING FIRE HYDRANT
EX	EXISTING
FM	FIRE HYDRANT
(TYP)	TYPICAL

- NOTES:**
1. ALL EXISTING ON-SITE BUILDINGS, PAVEMENT AND UTILITIES TO BE REMOVED, UNLESS OTHERWISE NOTED.
 2. ALL EXISTING ON-SITE TREES TO BE REMOVED.

**BOUNDARY & EXISTING CONDITIONS
MATHILDA PROPERTY**

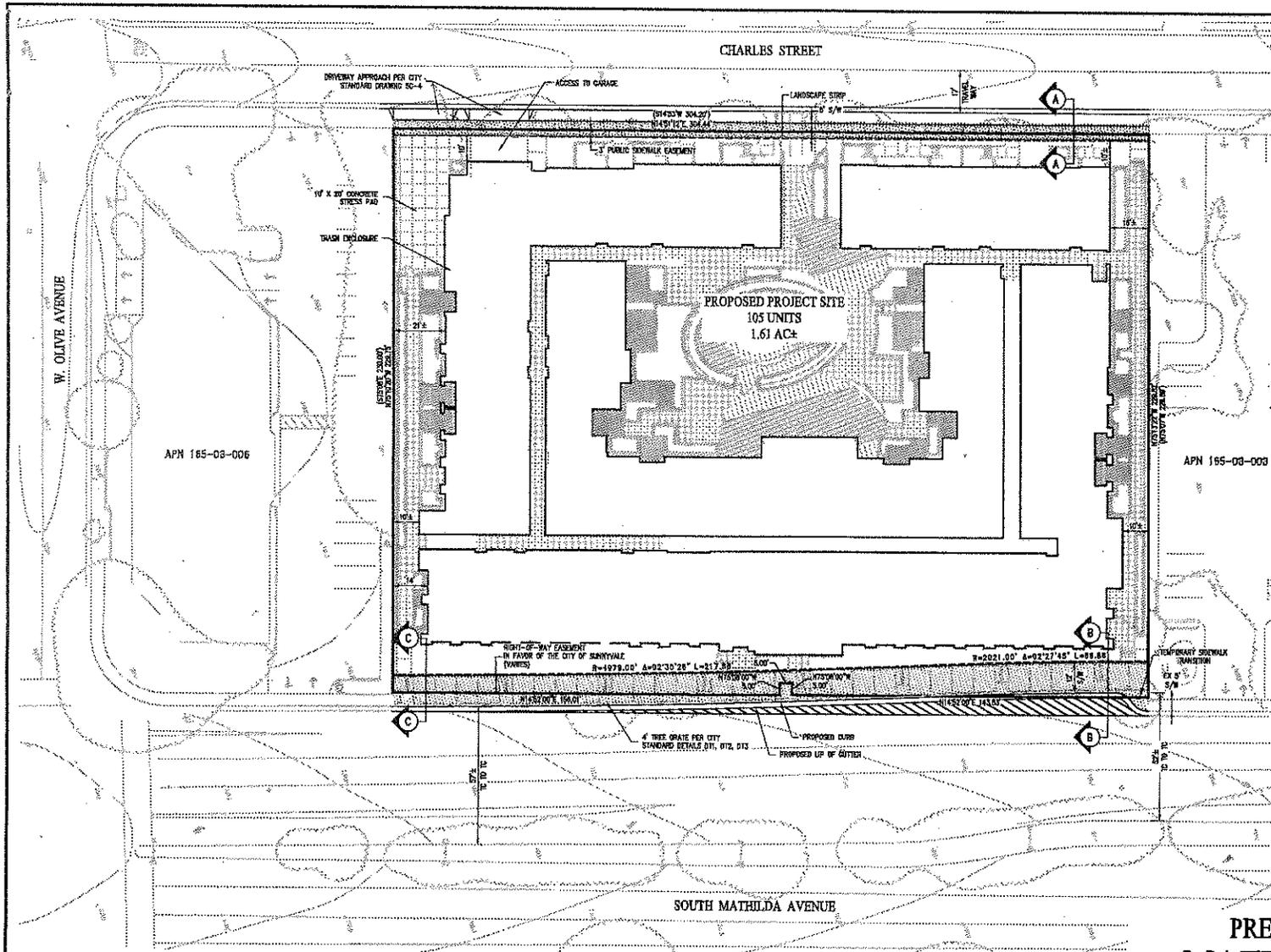
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



DATE: OCTOBER 11, 2013

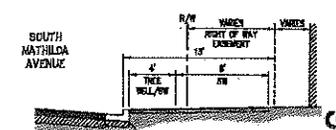
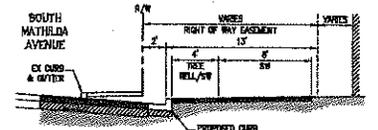
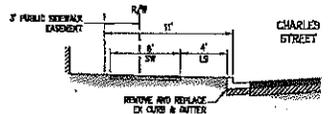
	Curb, Barber & Gibson, Inc. CIVIL ENGINEERING - SURVEYING - PLANNING	SHEET NO. TM 2.0
	3700 CHAMBERLAND AVENUE SAN RAMON, CALIFORNIA 94583	925 885-0000 FAX: (925) 885-0028

ATTACHMENT
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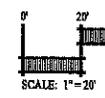
LEGEND AND ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	EASEMENT LINE
---	---	PROPOSED EASEMENT
---	---	LANDSCAPE
---	---	BIKEWALK
---	---	RIGHT-OF-WAY
---	---	TOP OF CURB
---	---	EXISTING



**PRELIMINARY SITE PLAN
MATHILDA PROPERTY**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



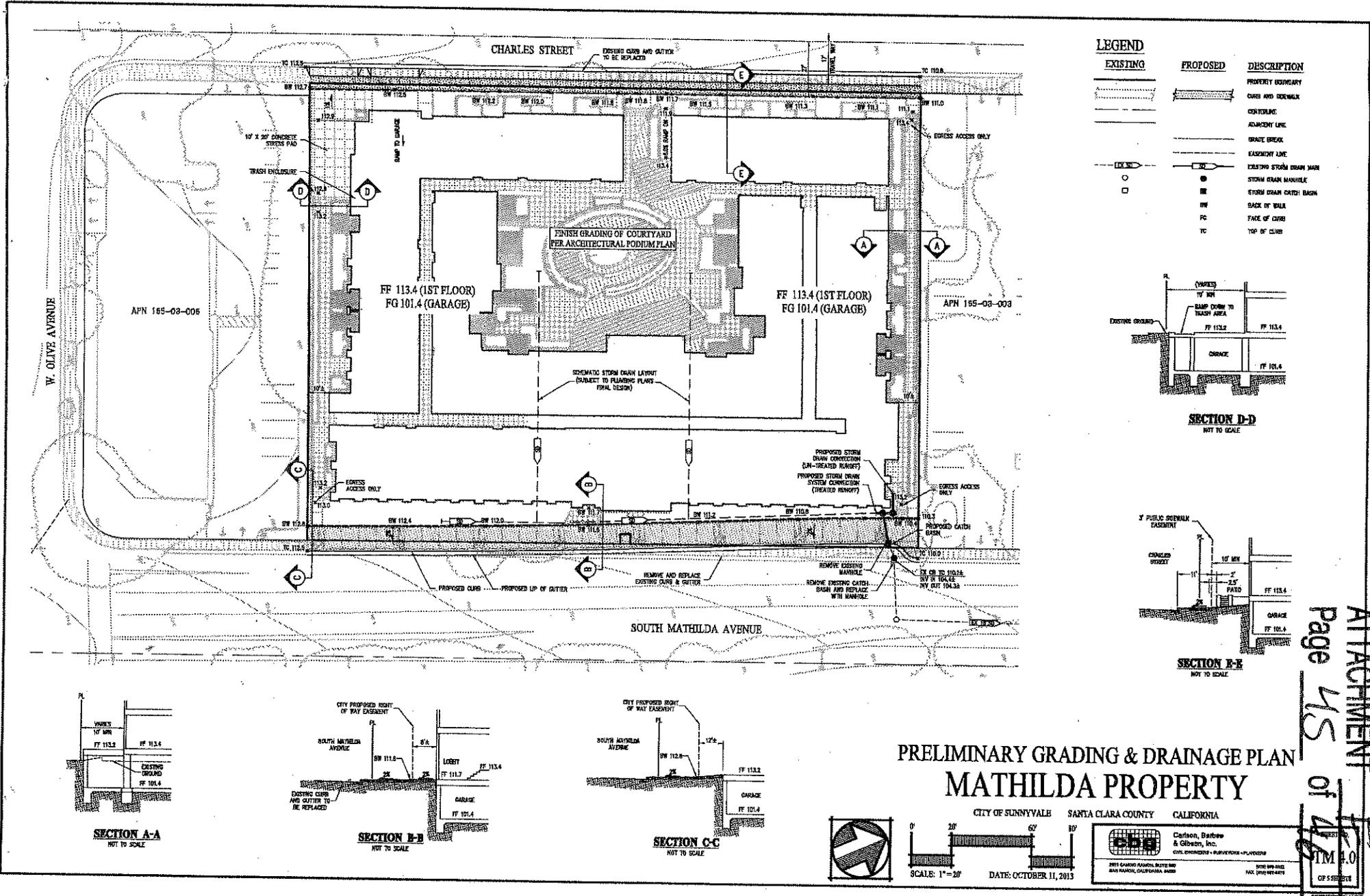
SCALE: 1"=20'

DATE: OCTOBER 11, 2013

Carlson, Bayless & Gilmore, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
3025 CHIMNEY HAVEN, SUITE 200
SAN RAFAEL, CALIFORNIA 94903
415.484.8822
FAX: 415.484.8828

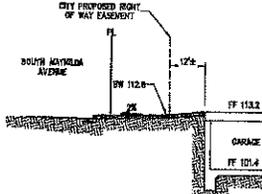
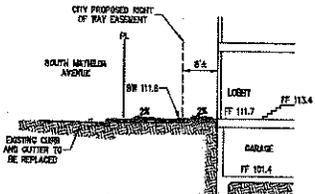
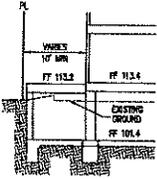
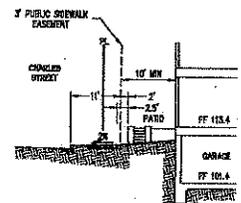
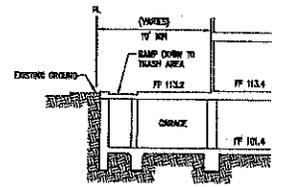
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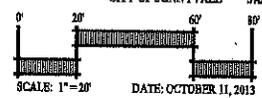
LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	CURB AND SIDEWALK
[Symbol]	[Symbol]	CENTELINE
[Symbol]	[Symbol]	ADJACENT LINE
[Symbol]	[Symbol]	GRADE BREAK
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	EXISTING STORM DRAIN MAIN
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	STORM DRAIN BASH
[Symbol]	[Symbol]	BACK OF WALL
[Symbol]	[Symbol]	FACE OF CURB
[Symbol]	[Symbol]	TOP OF CURB



**PRELIMINARY GRADING & DRAINAGE PLAN
MATHILDA PROPERTY**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



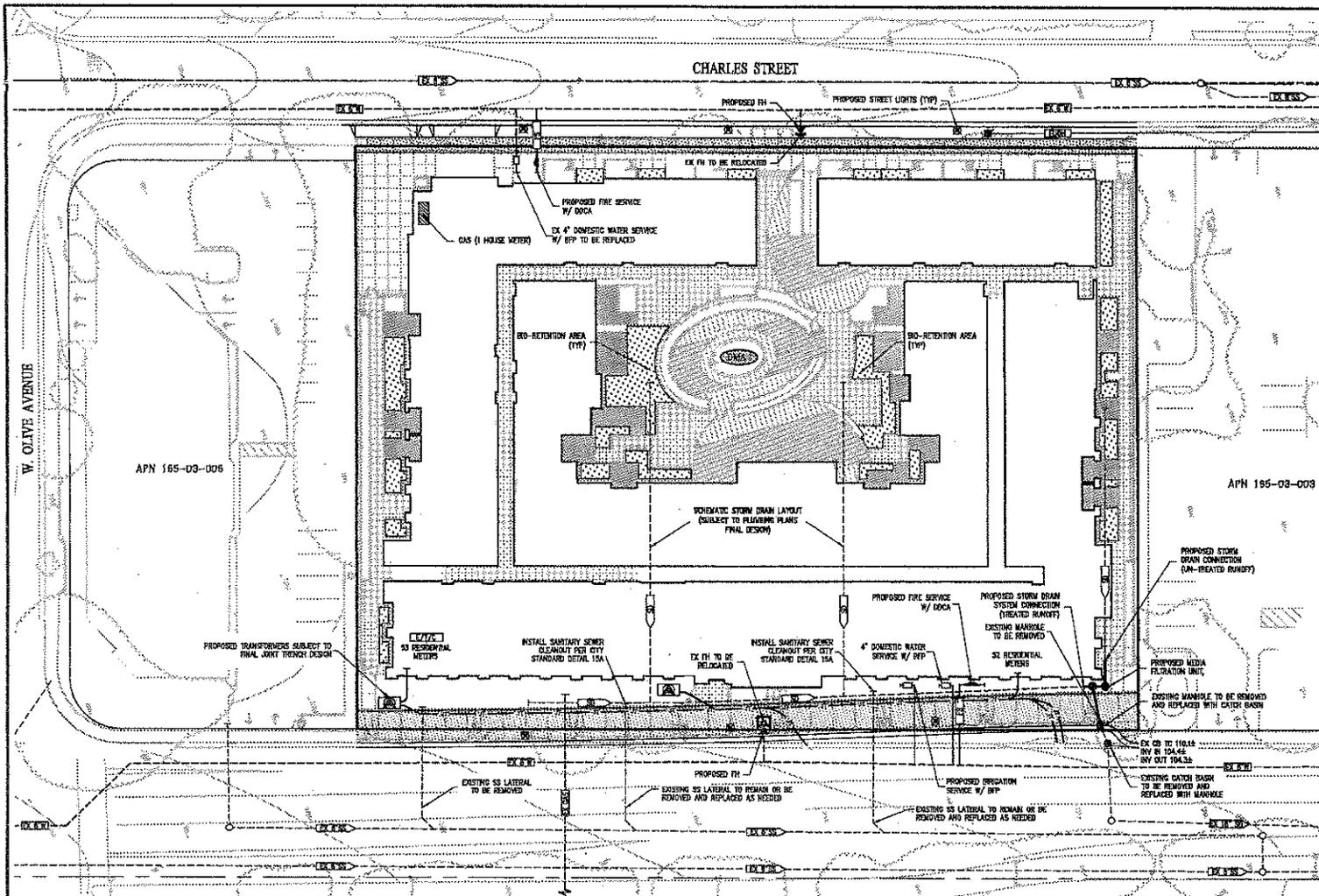
CBE Carlson, Barlow & Gibson, Inc.
CIVIL ENGINEERS - PLANNERS - LANDSCAPERS

2001 GARDNER AVENUE, SUITE 200
SAN MARINO, CALIFORNIA 91766

TEL: (909) 491-8100
FAX: (909) 491-8177

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	ADJACENT PROPERTY LINE
---	---	CENTER LINE
---	---	WATER MAIN
---	---	SEWER MAIN
---	---	STORM DRAIN MAIN
---	---	JOINT TRENCH
○	○	MANHOLE
□	□	CATCH BASIN
○	○	RISE WELL
△	△	FIRE HYDRANT
⊠	⊠	STREET LIGHT
⊠	⊠	PG&E UCD 3 PHASE SUB-SURFACE TRANSFORMER
---	---	CATCH BASIN
---	---	ELECTRICAL / TELEPHONE / CABLE
---	---	PRIVATE JOINT TRENCH
---	---	JOINT TRENCH
---	---	FIRE SERVICE
---	---	EXISTING UNDERGROUND
---	---	EXISTING OVERHEAD
---	---	DOUBLE DETECTOR CHECK ASSEMBLY
---	---	BACKFLOW PREVENTER
---	---	STORMWATER MANAGEMENT AREA LABEL
---	---	BIO-RETENTION AREA

PRELIMINARY STORM WATER BEST MANAGEMENT PRACTICES

SPECIAL PROJECT NON-LID TREATMENT REDUCTION CREDITS

CATEGORY C TRANSIT ORIENTED DEVELOPMENT (TOD)

LOCATION CREDIT

1. IMPV & MAINT OF EXISTING	20%
2. DENSITY/PAV GREEN: ≥ 60 SQ/AC	20%
3. IMPROVED PAVED CREDIT	60%
25% SURFACE PAVING	
TOTAL MAX. NON-LID CREDIT:	10%

NOTES:
 SITE IMPROVEMENT AREA TO BE TREATED AS BY LID-TREATMENT PER BY LID TREATMENT.

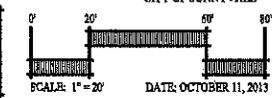
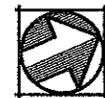
STORMWATER BMPs

BMP#	TREATMENT TYPE	IMPLEMENTED AREA TREATED	REDUCTION FACTOR	BIO-RETENTION AREA (SQUARE FEET) PROVIDED	PROPOSED TREATMENT ZONE
1	BIO-RETENTION	21,430 SF	4%	616 SF / 889 SF	-
1	IMPROVED PAVED CREDIT (OR APPROXIMATE)	36,740 SF	0.2 IMP/AC	-	0.170 CFI

- NOTES:**
- PROPOSED DOMESTIC AND FIRE SERVICES ARE SUBJECT TO FINAL DESIGN. BUILDING CONNECTIONS ARE UNKNOWN AND WILL BE COORDINATED WITH THE FIRE AND PLUMBING CONSULTANTS.
 - FIRE DEPARTMENT CONNECTIONS/POST DETECTION VALVES ARE NOT SHOWN AND WILL BE DETAILED ON THE PROJECTS PRIVATE IMPROVEMENT PLANS.
 - PROPOSED BUILDING STORM DRAIN CONNECTIONS SUBJECT TO PLUMBING DESIGN.
 - REQUIRED BIO-RETENTION AREA AND LOCATION SUBJECT TO FINAL LANDSCAPE AND ARCHITECTURAL DESIGN.
 - STREET LIGHTING ALONG MATHILDA AVENUE SUBJECT TO FINAL DESIGN.
 - STREET LIGHTING ALONG CHARLES STREET TO BE RELOCATED.

**PRELIMINARY UTILITY PLAN
MATHILDA PROPERTY**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



Cartoon, Barbee & Gibson, Inc.
 CIVIL ENGINEERS & ARCHITECTS - PLANNERS

2850 CAMINO MATILDA, SUITE 200
 94033 SAN JOSE, CALIFORNIA 95135

PHONE: (408) 261-1111
 FAX: (408) 261-1112

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