



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

October 13, 2010

**File Number:** 2010-7634      **Permit Type:** Parcel Map and Use Permit

**Location:** 152 S. Bernardo Ave (near Ayala Dr.) (APN: 161-29-007)

**Applicant/Owner:** Verdant Ventures/Ilyas Absar

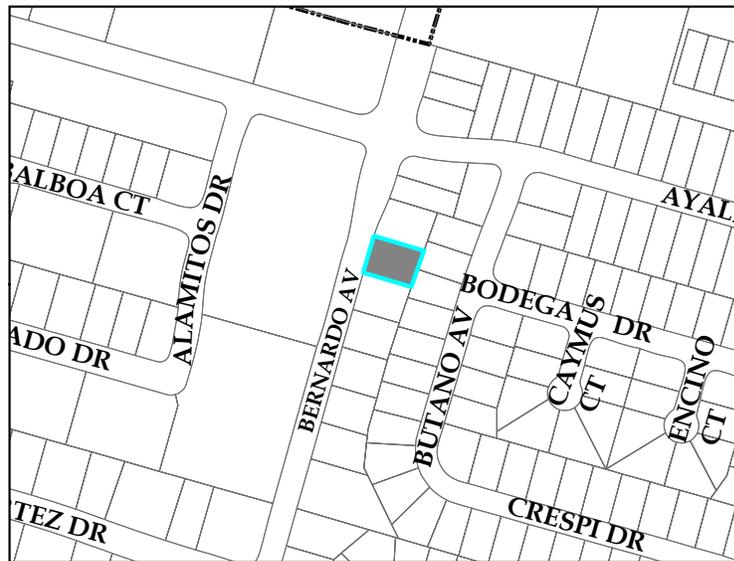
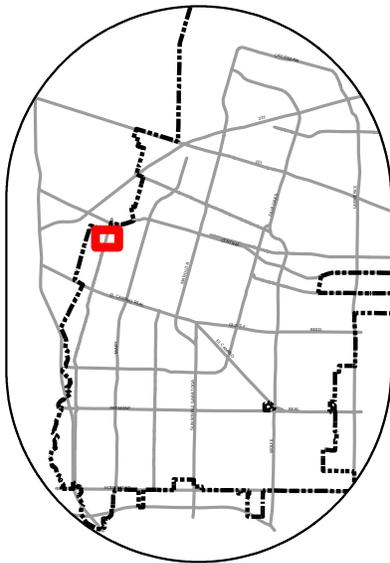
**Staff Contact:** Noren Caliva, Associate Planner, (408) 730-7637

**Project Description:** To convert an existing duplex to condominiums and expand the existing garage.

**Reason for Permit:** A Use Permit is required for the conversion of an existing building into multiple ownership units. A Parcel Map is required to subdivide an existing duplex into two condominium units with one common area.

**Issues:** Site upgrades.

**Recommendation:** Approve with Conditions



450 Feet

**PROJECT DESCRIPTION**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>General Plan</b>	Residential Low Medium Density	Same
<b>Zoning District</b>	R-2	Same
<b>Lot Size (s.f.)</b>	8,447	Same
<b>Lot Coverage (%)</b>	38.4%	41.6%
<b>Floor Area Ratio (FAR)</b>	38.4%	41.6%
<b>No. of Units</b>	2	Same
<b>Unit Sizes (s.f.)</b>	1,082 – Unit 152 1,582 – Unit 154 580 – Garage	Same – Unit 152 Same – Unit 154 852 – Garage
<b>Front Setback</b>	20'	Same
<b>Left Side Setback</b>	5'-10"	Same
<b>Right Side Setback</b>	5'-11" (11'-9" combined)	Same
<b>Rear Setback</b>	21'-7"	Same
<b>Landscaping</b>	2,918 – Total	2,461 – Total 927 – Usable Open Space/Unit
<b>Parking</b>	6 – Total 3 – Covered	8 – Total 4 – Covered

Previous Planning Projects related to Subject Application:	<b>No</b>
Neighborhood Preservation Complaints :	<b>No</b>
Deviations from Standard Zoning Requirements:	<b>No</b>
Non-Conforming Conditions: The proposed project complies with all requirements with the exception of the combined side yard setback for the overall lot. The existing combined side yard setback is 11'-9", while a minimum of 14' is currently required for the R-2 Zoning district. While this does not meet the current minimum setback requirement, it is an existing legal non-conforming condition and is not considered to be a deviation for this project. The proposed project does not increase the non-conformity, as the garage addition will occur in the middle of the lot.	<b>Yes</b>

**Description of Parcel Map:** The project includes conversion of the duplex into two air-space condominium units with shared common areas on one lot. The existing driveway areas, detached garages and yards will be part of the common area. Each unit will contain its own private back yard areas. An

existing 10-foot public utility easement will be maintained along the front of the property.

**Site Layout:** The existing duplex is L-shaped with a detached garage fronting the property. Street access to and from Bernardo Avenue is provided by the existing driveway. The site layout is similar to the other duplexes along Bernardo Avenue. No significant changes to the site layout are proposed as part of this project.

**Parking:** The applicant proposes to expand the existing three-car garage by approximately 14 feet to the right (272 square feet) in order to provide two garage spaces for each unit. In addition, the existing driveway will be expanded to accommodate two uncovered parking spaces per unit. To reduce the visual impact of parking, staff recommends that the new garage doors be recessed back by at least 6 inches, and that the final garage design must be reviewed and approved by the Director of Community Development prior to issuance of a building permit (see Attachment A – Recommended Conditions of Approval). Staff considers the proposed garage addition as a benefit to the new residents and neighbors, by providing an additional off-street parking.

**Landscaping:** In order to accommodate the garage addition, the applicant proposes to remove a “protected” Magnolia located within the interior courtyard area. Per City standards, the applicant proposes to plant a new tree in the front yard area to replace the tree removed. The applicant also proposes to plant drought-tolerant groundcover in the front yard. As conditioned by staff, landscaping and irrigation plans will be reviewed and approved by the Director of Community Development prior to issuance of a building permit (see Attachment A – Recommended Conditions of Approval).

**Architecture:** Existing entrances to the units are located within the interior courtyard areas and are not visible from the street frontage. The applicant proposes to add new entry arbors along both sides of the garage in order to provide a clear path into each unit. The final design will also be reviewed and approved by the Director of Community Development prior to issuance of a building permit (see Attachment A – Recommended Conditions of Approval). No exterior modifications are proposed to the living units.

**Additional Upgrades:** Additional conditions of approval have been included to ensure that each unit provides separate utility service for all utilities including water, sewer and dry utilities. A one-hour fire-rated wall is also required to legally separate the units, which is currently being completed through a building permit issued in August of this year. A separate “Maintenance Agreement” will be developed that will result in shared usage and maintenance responsibilities of the common areas on the lot including rooftops (see Attachment A – Recommended Conditions of Approval).

**Public Contact:** 73 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

**Environmental Determination:** A Categorical Exemption Class 15 (minor land divisions) relieves this project from CEQA provisions.

### **FINDINGS – PARCEL MAP**

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If any of the following findings can be made, the Parcel Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Parcel 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.*

Staff was not able to make any of the findings, and recommends approval of the Parcel Map.

### **FINDINGS – USE PERMIT**

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In order to approve the Use Permit the following findings must be made:

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

The proposed project increases the number of opportunities for home ownership in the City of Sunnyvale, and further enhances the residential character of the neighborhood.

- 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 the orderly development of, or the existing uses being made of, adjacent properties. [Finding Met]*

The site complies with most of the development standards for the R-2 Zoning District with the exception of the legal non-conforming combined side yard setback, which will not be exacerbated as part of this project. The proposed site upgrades positively contributes to the streetscape.

### **ALTERNATIVES:**

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1. Approve the Parcel Map and Use Permit with the recommended Conditions in Attachment A.
2. Approve the Parcel Map and Use Permit with modifications.
3. Deny the Parcel Map and Use Permit.

### **RECOMMENDATION**

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Alternative 1. Approve the Parcel Map and Use Permit with the recommended Conditions in Attachment A.

Reviewed by:

**Shaunn Mendrin**

Senior Planner

Prepared By: Noren Caliva, Associate Planner

### **Attachments:**

- A. Standard Requirements and Recommended Conditions of Approval
- B. Parcel Map and Architectural Plans
- C. Photos
- D. Applicant's Project Justifications

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS**

**Planning Application 2010-7634**

**Parcel Map and Use Permit** to convert an existing duplex to condominiums  
and expand the existing garage.

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:

**THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD  
DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED  
PROJECT.**

1. 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]
  
2. USE EXPIRATION – The approved Parcel Map and Use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

3. PERMIT EXPIRATION (Ordinance 2895-09) – The Parcel Map and Use Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)
4. MAP REQUIRED – This project is subject to, and contingent upon, the recordation of a Final Parcel Map. The submittal, approval and recordation of the Final Parcel Map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. Pay all required fees for Final Parcel Map review and recordation. [SDR] (PUBLIC WORKS)
5. OBTAIN OTHER PERMITS – A Miscellaneous Plan Permit shall be reviewed and approved by the Director of Community Development prior to submittal of a building permit, which shall include the following:
  - a) Architectural plans for the garage addition, showing garage doors recessed at least 6 inches from front wall,
  - b) Architectural plans for entry arbors,
  - c) Front yard landscaping and irrigation plans [COA] (PLANNING).

**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).**

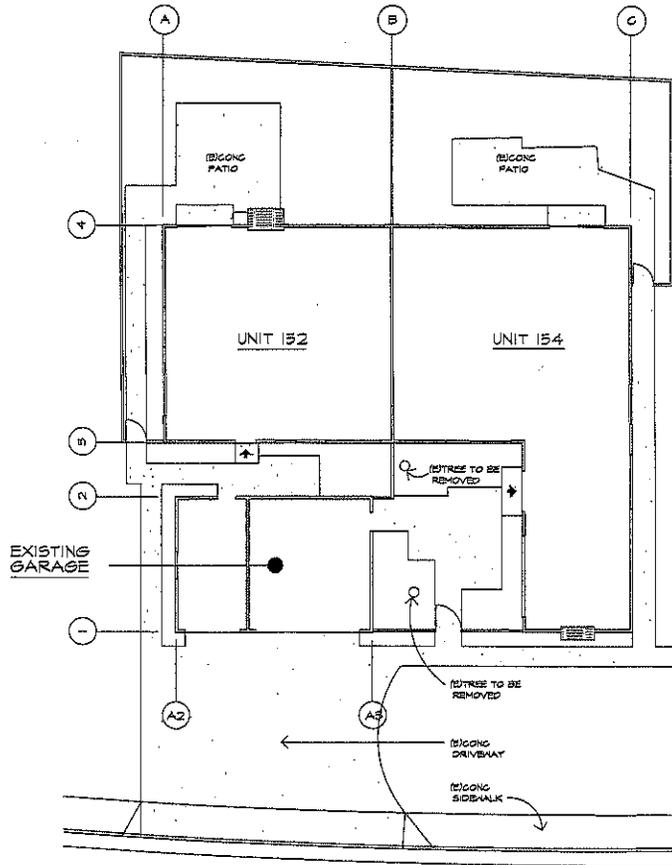
6. CONDITIONS OF APPROVAL – Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
7. BLUEPRINT FOR A CLEAN BAY – The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
8. PLANNING UPGRADES – Include all architectural and landscaping upgrades on building plan set. [COA] [PLANNING]

9. FIRE UPGRADES – The existing site and building shall be upgraded to meet current Sunnyvale Municipal Code and State requirements for fire prevention and safety. [COA] [PUBLIC SAFETY]
10. UTILITIES – Each unit shall provide separate utility service for all utilities including water, sewer and dry utilities. [COA] [PUBLIC WORKS]

**THE FOLLOWING SHALL BE ADDRESSED ON THE MAP SUBMITTED FOR PUBLIC WORKS REVIEW AND SHALL BE MET PRIOR TO THE RECORDATION OF THE FINAL MAP(S).**

11. SEWER CLEANOUT – Install sanitary sewer cleanouts at the property line. The sewer cleanout shall be in conformance with current City standard details. [COA] (PUBLIC WORKS)
12. SEWER LATERALS – Provide separate sewer laterals for each unit. [COA] (PUBLIC WORKS)
13. WATER LATERALS – Provide separate water laterals for each unit. [COA] (PUBLIC WORKS)
14. WATER METERS – Upgrade all on-site water meters to radio-read disk-type meters, 1” minimum. Larger meter size may be required by the Fire Protection Engineer if fire sprinklers are required. [COA] (PUBLIC WORKS)
15. LOT DRAINAGE – The subdivision shall not cause lot drainage to cross any property line, nor shall it have any negative impact on the drainage pattern for the subject site or adjacent properties. Provide grading details to confirm the drainage requirements are met. [COA] (PUBLIC WORKS)
16. UTILITIES – The map submitted for Final Parcel Map review shall show the location of any overhead or underground utilities on the existing and proposed lots. Overhead and/or underground utilities shall not cross any property line. All [COA] (PUBLIC WORKS)
17. MAINTENANCE AGREEMENT – A maintenance agreement shall be submitted for review and approval by the Director of Public Works and Director of Community Development. The agreement shall clearly define the exclusive use of the detached garage and the common area for each homeowner in the agreement, as well as maintenance responsibilities of the common areas on the lot including rooftops. [COA] (PUBLIC WORKS)

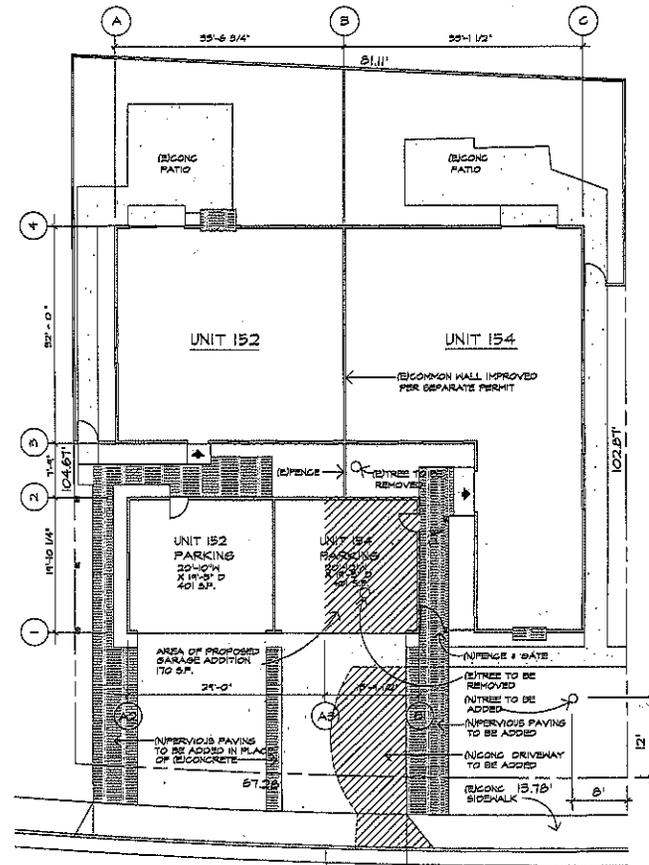




SOUTH BERNARDO AVENUE

EXISTING SITE PLAN

1/8" = 1' - 0"



SOUTH BERNARDO AVENUE

PROPOSED SITE PLAN

1/8" = 1' - 0"



NOTES:

1. ALL TREES SHALL BE TRIMMED TO MAINTAIN 8 FT. OR HIGHER BOTTOM HEIGHT OF TREE CANOPY.
2. PROVIDE SHRUBS IN THE AREA BETWEEN THE GARAGE BUILDING AND UNIT 154 AND IN FRONT OF THE NEW OPEN FENCE AND GATE BETWEEN THOSE TWO BUILDINGS. REMOVE ANY SHRUBS TALLER THAN 2 FEET PROVIDE NEW AFRICAN SUMAG TREES AS SHOWN ON PROPOSED SITE PLAN IN FRONT YARD. ALSO PROVIDE EVERGREEN CURBNET IN FRONT YARD PLANTING AREA.
3. UPGRADE BOTH WATER METERS TO RADIO READ DISK-TYPE METERS.

VERDANT VENTURES  
DESIGN / DRAFTING  
520 EAST B. CARNOVAL REAL  
SUNNYVALE, CALIFORNIA 94087 • 408.959-0235



REVISIONS

EXISTING 4'-  
PROPOSED  
SITE PLANS

AVE. FROM APPROVED



1534 CAROL LANE  
LOS ALTOS, CA 94024  
TEL (650) 941-8000  
FAX (650) 941-8700

OWNER/APPLICANT:  
IRFAN MUHAMMAD  
AND ILYAS ABSAR  
1200 CARMEL TERRACE  
LOS ALTOS, CA 94024  
COPYRIGHT (C) 2010  
SMP ENGINEERS  
CIVIL ENGINEERS

2 UNIT CONDOMINIUMS  
152-154 S. BERNARDO AVE.  
SUNNYVALE, CALIFORNIA  
TENTATIVE MAP

Revision

Date: 5/21/10  
Scale:  
Prepared: A.C.  
Checked: S.R.  
Job #: 10-001  
Sheet:

ATTACHMENT B  
Page 3 of 9

### VESTING TENTATIVE MAP

2 UNIT CONDOMINIUMS  
CONSISTING OF ONE (1) SHEET  
152-154 S. BERNARDO AVE.  
SUNNYVALE, CALIFORNIA 94086  
APN# 161-29-007

LOT 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 4885 WASHINGTON SQUARE WEST, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN BOOK "22" OF MAPS, AT PAGE(S) 13.

LYING ENTIRELY WITHIN THE  
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA  
JULY 2010

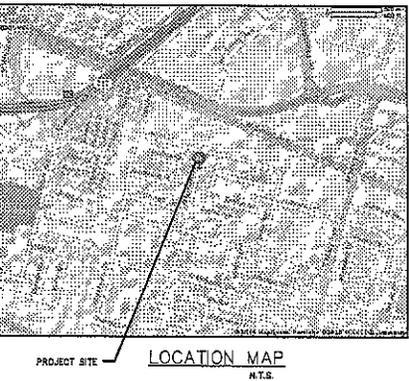
**SMP ENGINEERS**  
1534 CAROL LANE  
LOS ALTOS, CA 94024

#### LEGEND AND ABBREVIATIONS

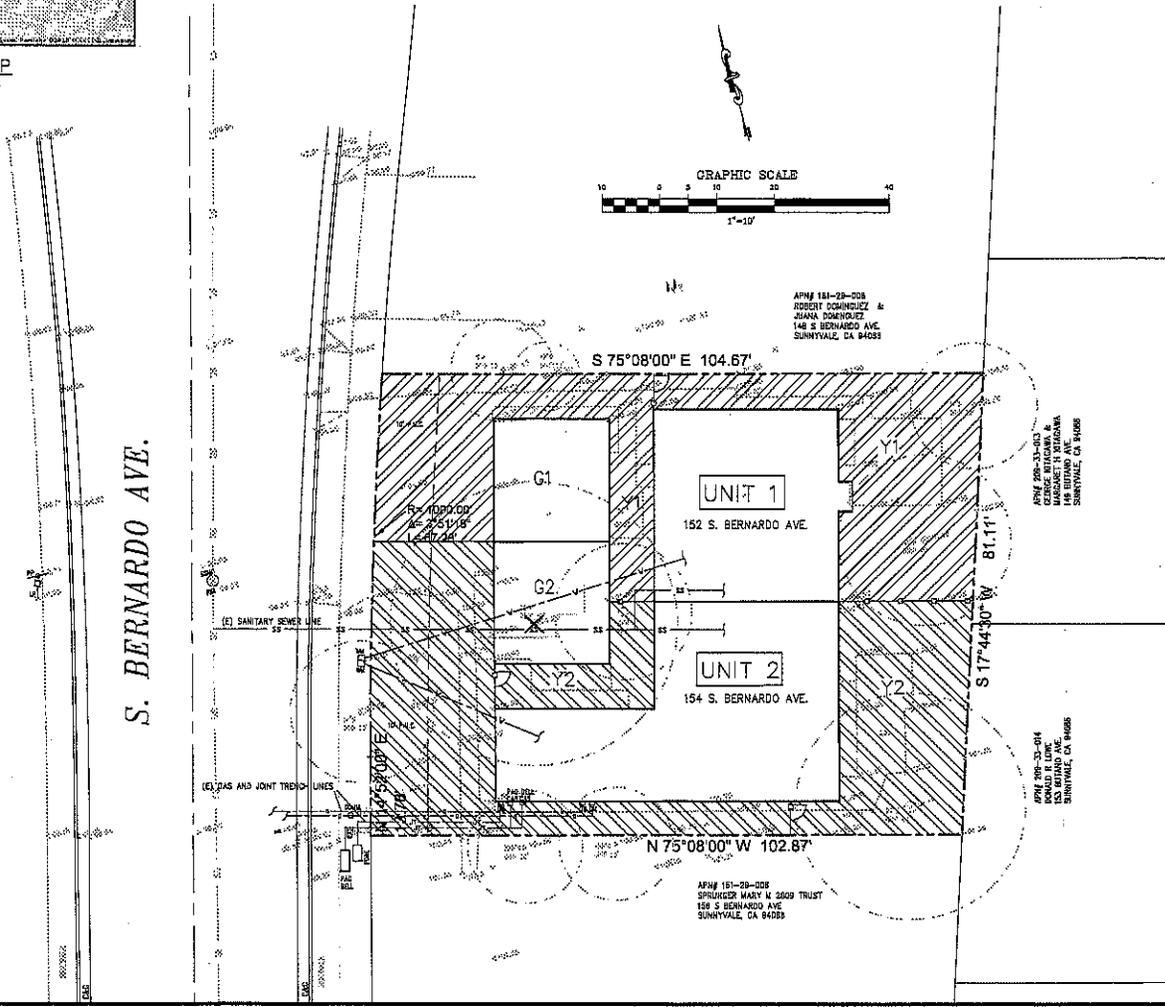
- STREET CENTER LINE
- RESTRICTIVE BORDER LINE
- EASEMENT LINE
- OTHER LOT LINE
- UNIT NUMBER
- UNIT-1 EXCLUSIVE USE AREA
- UNIT-2 EXCLUSIVE USE AREA
- PUE
- PU
- Y1
- PUBLIC UTILITY EASEMENT
- CHARGE
- YARD EXCLUSIVE USE AREA

#### GENERAL NOTES & STATEMENTS

1. OWNERS AND DEVELOPERS: IRFAN MUHAMMAD & ILYAS ABSAR, 1200 CARMEL TERRACE, LOS ALTOS, CA 94024
2. APPLICANT: SAME AS ABOVE.
3. EXISTING ZONING: R-2
4. EXISTING APN: 161-29-007
5. EXISTING USE: TWO UNIT APARTMENTS
6. PROPOSED USE: TWO UNIT CONDOMINIUM
7. EXISTING WELLS: NONE
8. FLOOD ZONE: X
9. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
10. WATER: CITY OF SUNNYVALE
11. FIRE PROTECTION: CITY OF SUNNYVALE
12. STORM/SANITARY SEWER: SUNNYVALE SANITARY DISTRICT
13. POWER AND GAS: PACIFIC GAS AND ELECTRIC
14. TELEPHONE/CABLE: AT&T/COMCAST
15. SITE AREA: 0.194 ACRES (8,447 SQUARE FEET)
16. CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
17. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
18. ALL EXISTING STRUCTURES ON THE SITE ARE TO REMAIN.
19. EXISTING UTILITIES SHOWN ARE CONCEPTUAL.



PROJECT SITE LOCATION MAP N.T.S.



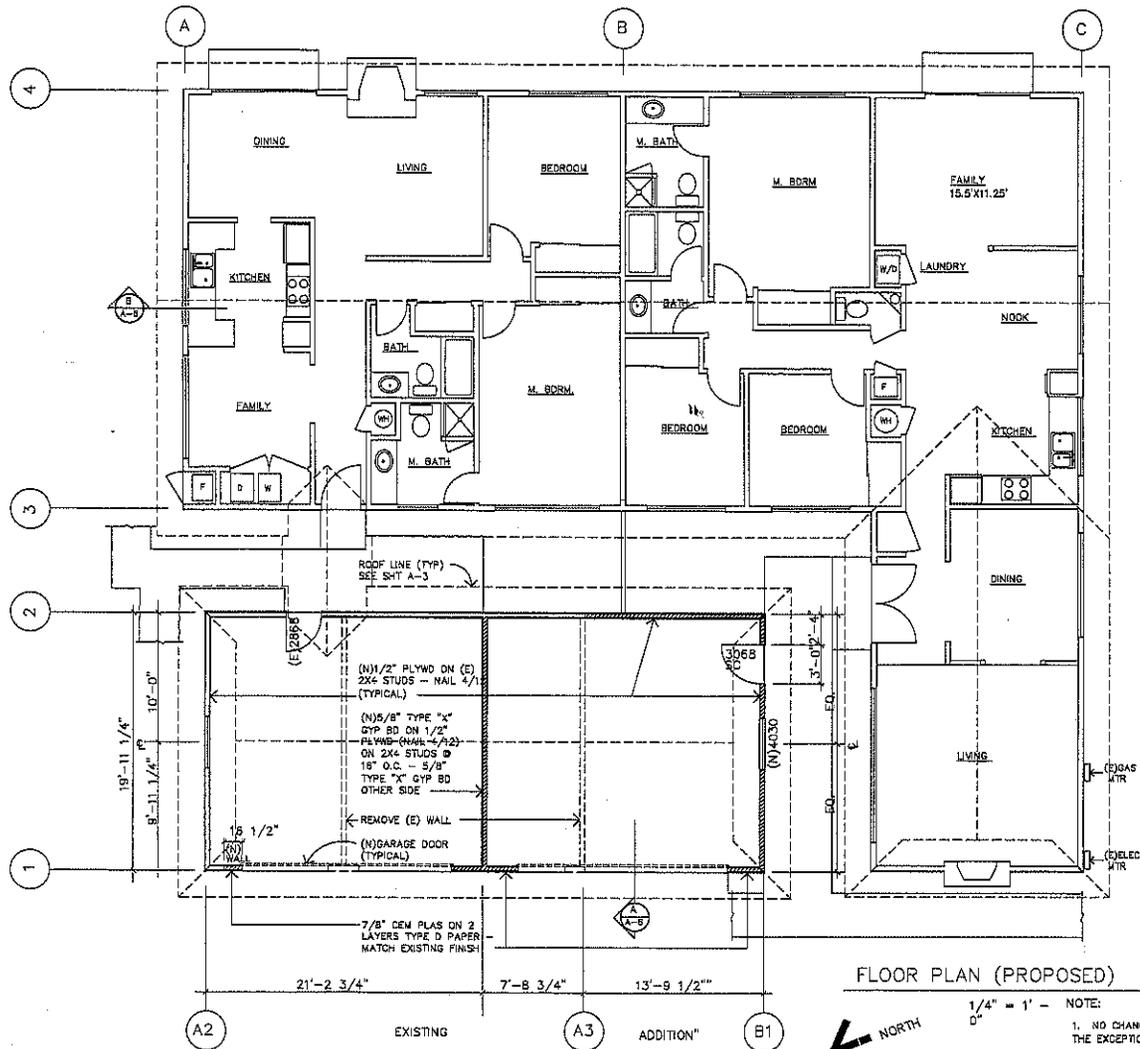
APN# 161-29-008  
ROBERT DOMINGUEZ &  
JUANITA DOMINGUEZ  
148 S BERNARDO AVE.  
SUNNYVALE, CA 94086

APN# 200-33-003  
GREGG BETHUNE &  
JENNIFER BETHUNE  
148 BERNARDO AVE.  
SUNNYVALE, CA 94086

APN# 200-33-014  
DONALD R. LIND  
150 S BERNARDO AVE.  
SUNNYVALE, CA 94086

APN# 161-29-006  
SPRINGUER MARY W. 2009 TRUST  
150 S BERNARDO AVE.  
SUNNYVALE, CA 94086

S. BERNARDO AVE.



FLOOR PLAN (PROPOSED)

1/4" = 1' - NOTE:

1. NO CHANGES TO EXISTING LIVING UNITS, WITH THE EXCEPTION OF THE COMMON WALL (GRID LINE B).
2. ALL DIMENSIONS ARE TO F.O.S., UNLESS OTHERWISE NOTED
3. NEW WALLS HATCHED (TYPICAL)
3. NEW COLUMNS AND FENCE AT UNIT SITE ENTRANCES NOT SHOWN - SEE SITE DETAILS, SHEET A-1A



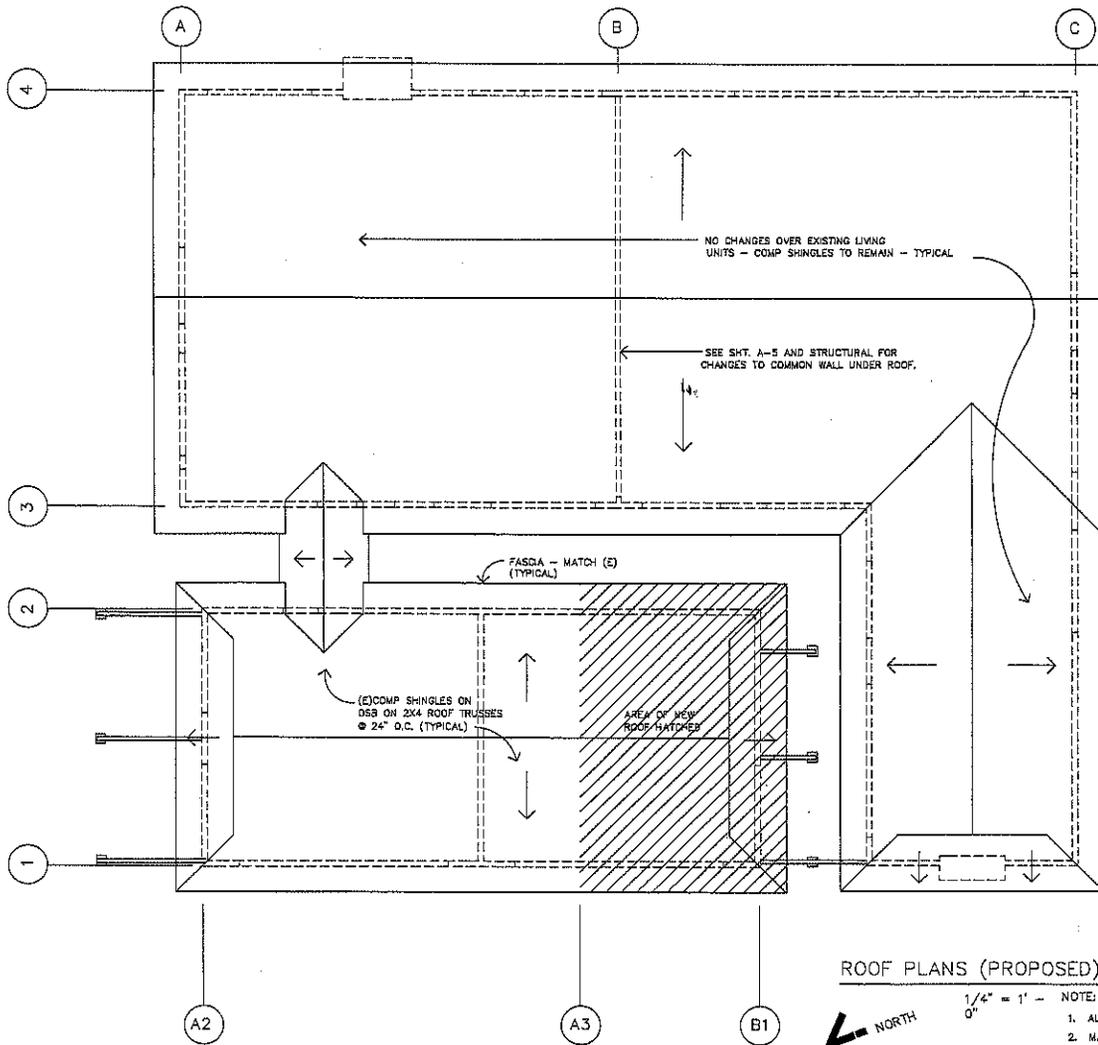
**VERDANT VENTURES**  
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REVISIONS

FLOOR PLANS  
 DRAWN: RKM APPROVED:

ADDITION TO:  
 THE ABSAR RESIDENCES  
 1457 BERKSHIRE AVE.

SHT.



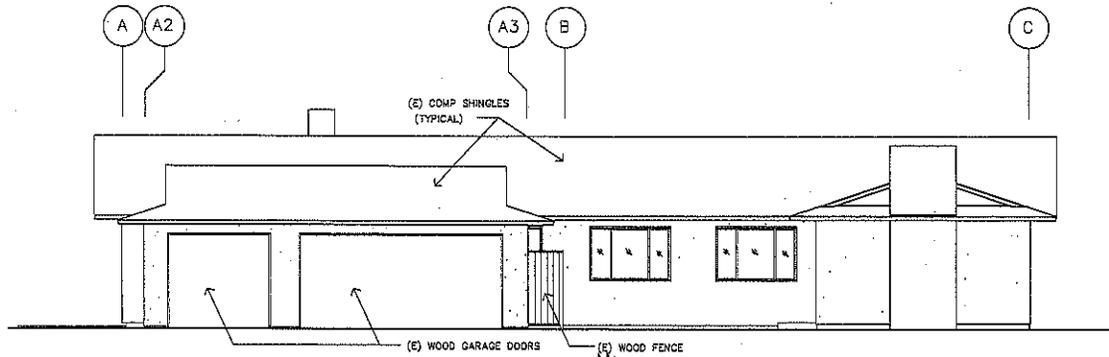
ROOF PLANS (PROPOSED)

1/4" = 1' - NOTE

1. ALL DIMENSIONS ARE TO F.O.S., UNLESS OTHERWISE NOTED
2. MATCH EXISTING COMP SHINGLES ON NEW ROOFING AREAS
3. NEW UPPER LAYER TRELLIS OMITTED IN INTEREST OF CLARITY.

REVISIONS

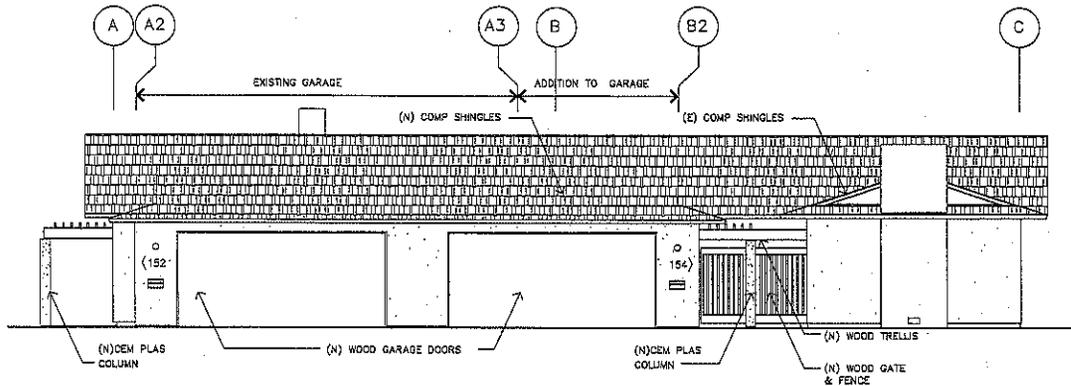

ADDITION TO:  
 THE ABSAR RESIDENCES, AVE.  
 ROOF PLANS  
 DRAWN: ROK APPROVED:



WEST ELEVATION (EXISTING)

1/4" = 1' - 0"

ENTRY GATE & FENCE OMITTED



WEST ELEVATION (PROPOSED)

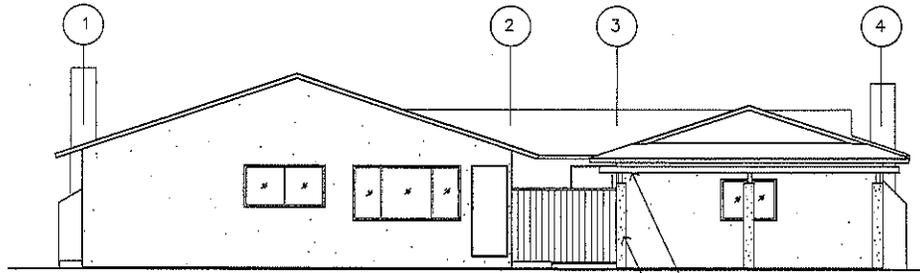
1/4" = 1' - 0"

NOTES:

1. ENTRY GATE AND FENCE TO UNIT 154 NOT SHOWN. PROVIDE OPEN METAL FENCE AND GATE DESIGN TO BE APPROVED PRIOR TO CONSTRUCTION.
2. (N) GARAGE DOORS TO BE APPROVED BEFORE CONSTRUCTION.
3. PROVIDE METAL ADDRESS SIGN W/ BACKLIGHTING TO BE APPROVED PRIOR TO CONSTRUCTION.
4. NO CHANGE TO EXISTING RESIDENCE BUILDING, ONLY TO GARAGE BUILDING.

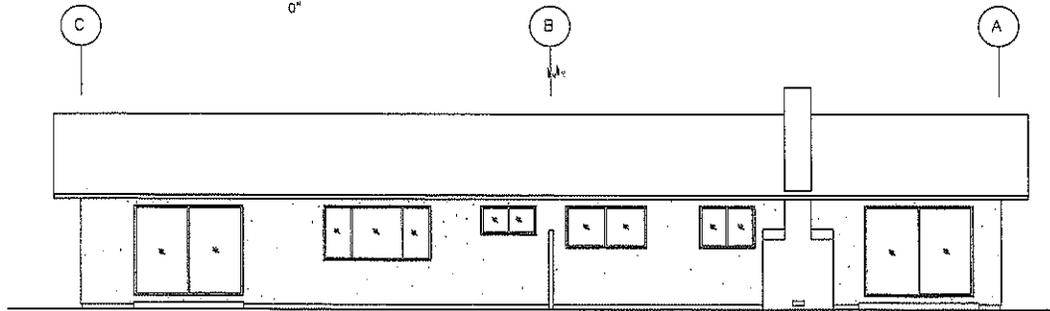
REVISIONS


PROPOSED  
EXTERIOR  
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APPROVED:  
RON



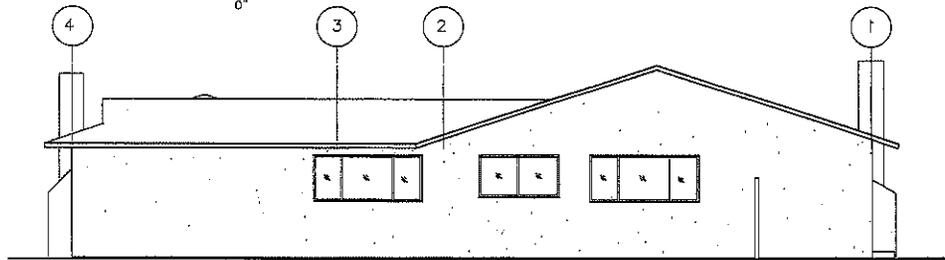
NORTH ELEVATION

$\frac{1}{4}'' = 1' - 0''$



EAST ELEVATION

$\frac{1}{4}'' = 1' - 0''$



SOUTH ELEVATION

$\frac{1}{4}'' = 1' - 0''$

VERDANT VENTURES  
 DESIGN / DRAFTING  
 SUITE A  
 570 EAST EL CAMINO REAL  
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REVISIONS


PROPOSED  
 EXTERIOR  
 ELEVATIONS

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

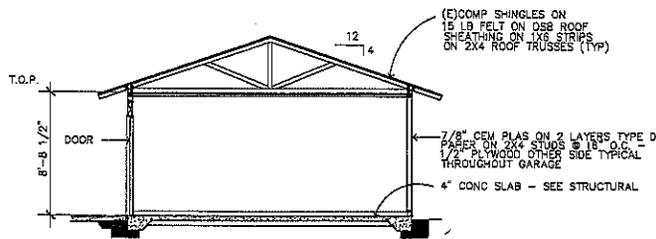
ATTACHMENT B  
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REVISIONS

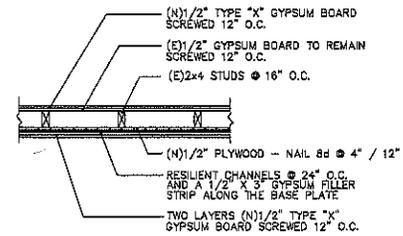
1	
2	
3	
4	
5	

LONGITUDINAL SECTION DETAILS  
 APPROVED: \_\_\_\_\_  
 RDN

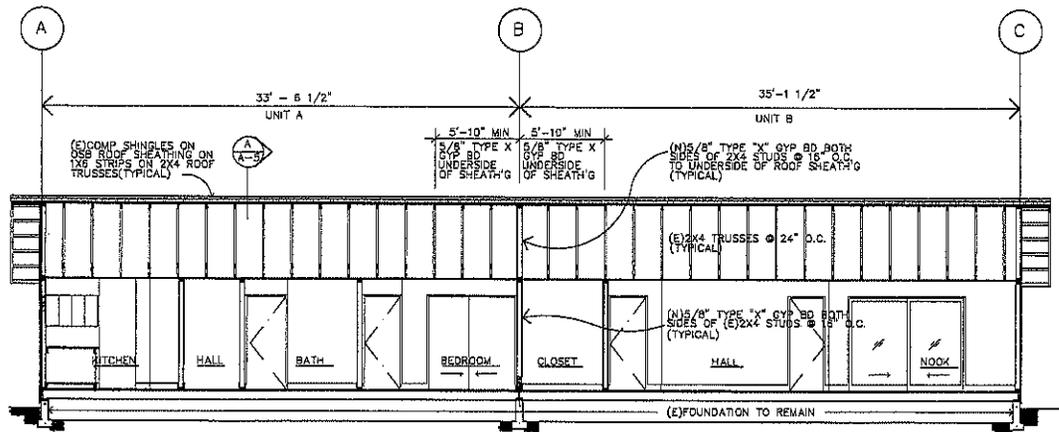
ATTACHMENT  
 Page 8 of 9  
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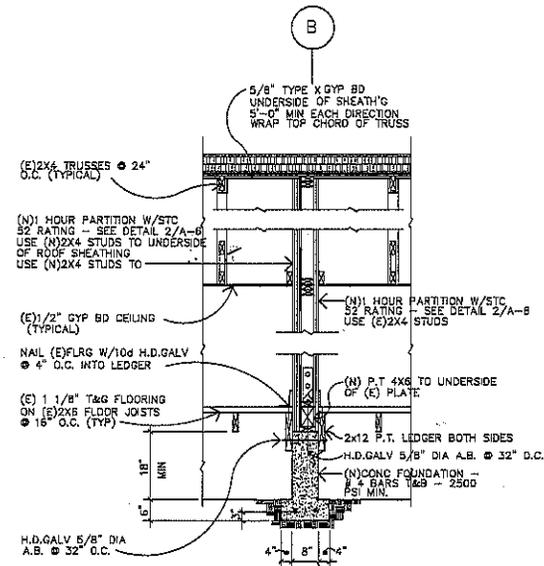
A TRANSVERSE SECTION - GARAGE  
 A-6  
 1/4" = 1' - 0"



2 DETAIL  
 A-6  
 N.T.S.

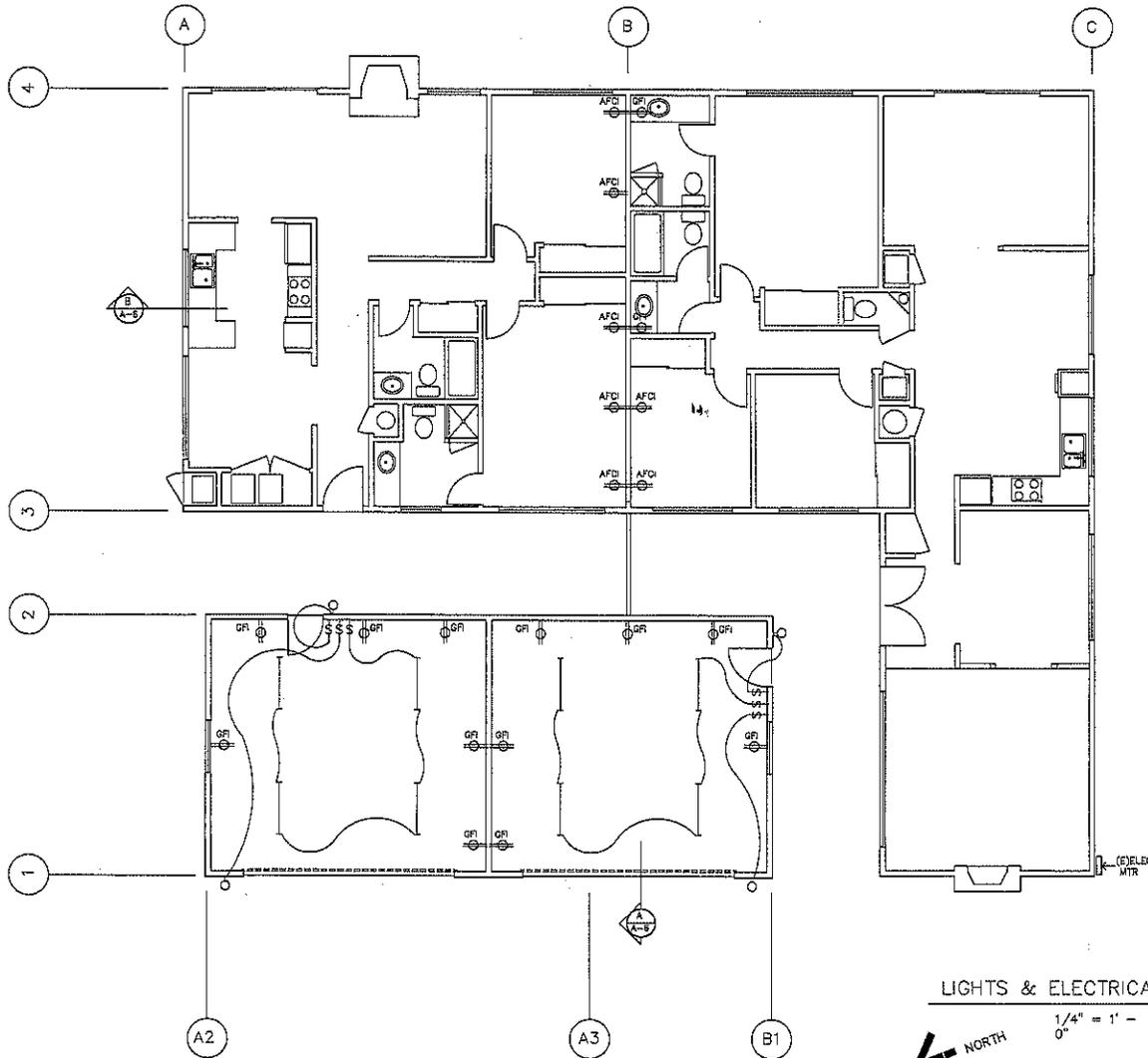


B LONGITUDINAL SECTION (THRU LIVING UNITS)  
 A-6  
 1/4" = 1' - 0"



1 WALL SECTION  
 A-6  
 3/4" = 1' - 0"

NOTE:  
 DOWEL (E) PERIMETER CONC. FOUNDATION TO (N) FOUNDATION USING #4 DOWELS TOP & BOTTOM TYPICAL - DRILL AND CLEAN HOLE, FILL WITH EPOXY PER ICBO # 5279 - EMBED UPPER BAR 4" MIN AND LOWER BAR 8" MIN INTO (E) FOUNDATION AND EMBED 12" MIN INTO (N) FOUNDATION (TYPICAL)



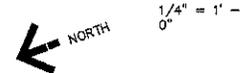
**LEGEND**

- SURFACE MTD. INCANDESCENT
- ▭ FLOURESCENT
- ⊕ 120V GFI CONV OUTLET
- ⚡ SWITCH
- ⚡ 3 WAY SWITCH

**NOTES**

1. RECEPTACLES IN KITCHENS, BATHROOMS, GARAGE AND OUTDOORS SHALL BE 50 ONLY. BATHROOM RECEPTACLES MUST BE ON A SEPARATE 20 AMP CIRCUIT WITH NO OTHER RECEPTACLES. ARC-FAULT CIRCUIT INTERRUPTERS ARE REQUIRED IN ALL BEDROOMS PER EEC 210.15.
2. RECEPTACLES SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6 FT FROM AN OUTLET, INCLUDING WALLS THAT ARE 2" WIDE OR MORE.
3. SWITCH PLATES SHALL BE PLACED @ 40" A.F.F. UND.
4. BOTTOM OF WALL MTD. OUTLETS TO BE 6" ABOVE BASEBOARD U.N.D.
5. ALL LUMINAIRES MOUNTED TO THE OUTSIDE OF THE BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES, OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION WITH DUSK TO DAWN TIMERS. ADDITIONALLY, EXTERIOR LIGHTS MOUNTED ON THE BUILDING SHALL INCLUDE Baffles TO EXCLUDE LIGHT FROM BEING CAST ON ADJOINING PROPERTIES. SUCH FIXTURES SHALL CONSIST OF METAL HALIDE LIGHTING.
6. SMOKE DETECTORS SHALL BE HARD Wired AND EQUIPPED WITH A BATTERY BACKUP. DETECTORS SHALL BE INTERCONNECTED.
7. ALL OUTSIDE RECEPTACLES MUST BE WEATHERPROOF, AND MAY NOT BE ON A SMALL APPLIANCE CIRCUIT.
8. VERIFY SEPARATE ELECTRIC METERS PER SMC 18.70.050

**LIGHTS & ELECTRICAL PLAN**



NOTE:

1. NO CHANGES TO EXISTING LIVING UNITS, WITH THE EXCEPTION OF THE COMMON WALL (GRID LINE B).

**VERDANT VENTURES**  
DESIGN / DRAFTING  
570 EAST E. CHANDLER REAL  
SUNNYVALE, CALIFORNIA 94087 • 950/985-0235

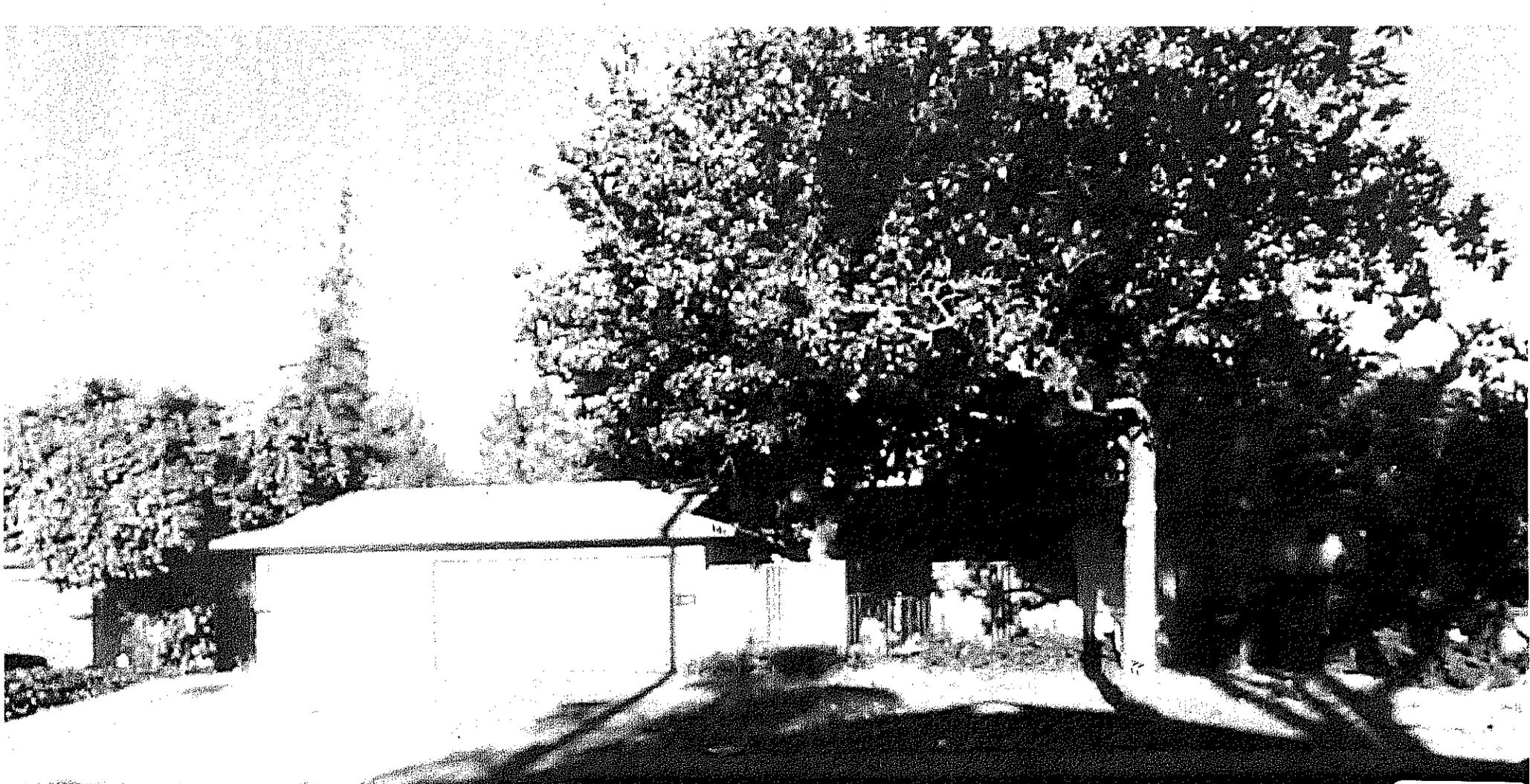


NO.	REVISIONS
1	
2	
3	
4	

LIGHTS & ELEC PLAN  
DATE: 11/11/11  
DRAWN: RDN  
APPROVED:

ADDITION TO:

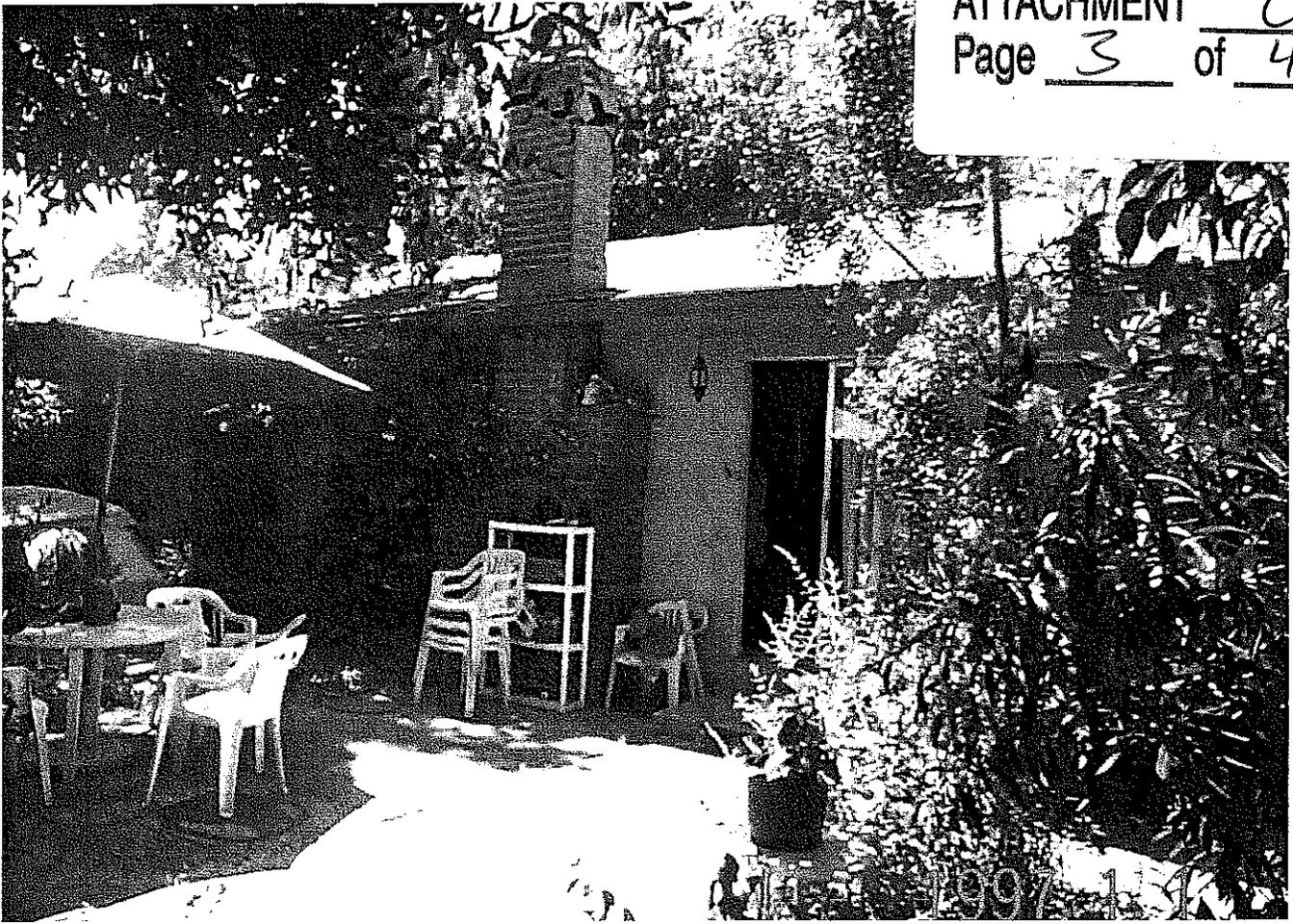
ATTACHMENT **B**  
Page **9** of **9**



ATTACHMENT C  
Page 1 of 4

1997. 1.







Use Permit/Special Development Permit Justifications Form  
Application for 152 and 154 South Bernardo, Sunnyvale

The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale, as the project is consistent with the city's wish to remove governmental and other constraints to housing investment, as well as preserving and improving housing neighborhoods.

Approval of this project will allow the developer to upgrade the quality of the subject property, and thereby attract more responsible and demanding occupants by encouraging pride of ownership and also provide Sunnyvale's intended visual and landscape development objectives. Aesthetic improvements will serve as a stimulus for adoption by adjacent owners of improvements in the aesthetic and functional improvements proposed for the project (lead by example). These elements will exhibit more creative ways to meet site circulation goals and improve unit identity, as suggested by the PRC comments. Such qualities are noticeably lacking in similar adjacent properties, but will be readily apparent in this project if the developer is allowed to implement them.

This project can also set an example for improving site safety and security, particularly by adopting recommendations by city public safety officials for accomplishing this goal. Adjacent properties of similar type are bland by comparison, and compromise safety and security inherent in their site plans. Compromises of vision and access security are apparent in the current facility but will be lessened significantly by the proposed site improvements of this project.

Parking objectives of the city will be realized by this project, and street parking will be lessened. That alleviates hazards particularly along S. Bernardo which has such a significantly heavy traffic load.

Finally, property values will be enhanced by implementation of this project. This will meet the General Plan's objectives for strength and stability of housing in Sunnyvale, and an increase in the tax basis of this property.

OR,

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 this project can and will serve as an example of how such properties may be improved. This should serve as stimulus for others to adopt similar approaches to improving their own properties.