



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

June 15, 2011

File Number: 2010-7890 **Permit Type:** Use Permit and Variance

Location: 921 E. Arques Ave (near De Guigne Dr.) (APN: 205-26-016)

Applicant/Owner: Kevin Mattos / Ivo (John) Dukanovic Trustee & et al

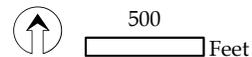
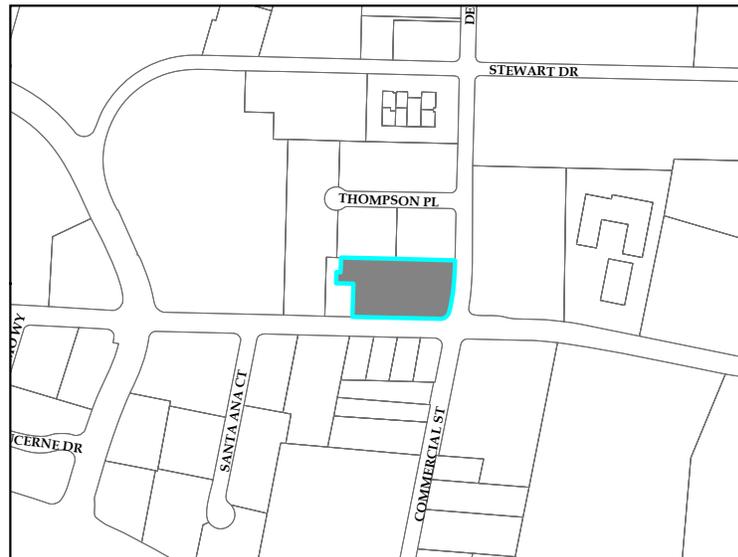
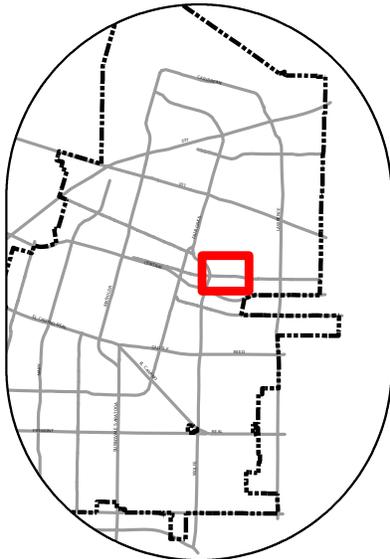
Staff Contact: Steve Lynch, Senior Planner, (408) 730-2723

Project Description: To allow new 12,000 sq. ft. multi-tenant shopping center on a portion of the property.

Reason for Permit: A Use Permit is required for new commercial buildings and a Variance is required for the front yard setbacks.

Issues: Parking, circulation, and neighborhood compatibility.

Recommendation: Approve the conditions.



PROJECT DESCRIPTION

	Existing	Proposed	Required
General Plan:	Industrial	Same	Industrial
Zoning District:	M-S	Same	M-S
Lot s.f.	111,514	Same	22,000
Total Bldg. s.f.:	17,480	29,480	N/A
FAR:	16%	29%	N/A
Parking:	193	150	147
★ Setbacks – Front (Arques):	306”	27’3”	35’
★ Right Side (De Guigne):	175’	1’6”	25’
Rear:	123’6”	54’4”	0’
Landscaping	6%	21%	20%

★ Starred items indicate Variances from Sunnyvale Municipal Code requirements.

Previous Planning Projects related to Subject Application	No
Neighborhood Preservation Complaints	No
Variance from Standard Zoning Requirements: Variance from the front yard setbacks. Discussed in detail below.	Yes

Project Description: The applicant is proposing the following:

- A new 12,000 sf. commercial retail building with approximately eight future tenant spaces.
- Approximately 1,500 sf. of outdoor dining area in two locations.
- A parking lot reconfiguration intended to create a better circulation pattern and additional landscaping.
- New trash enclosure to serve the new commercial building.
- A Variance request for building setbacks along the De Guigne Drive and Arques Avenue frontages.
- Additional landscaping in and around the new building.

The site is currently a portion of a 193 space parking lot that serves the Bank of America building. The site will be reduced to 150 parking spaces and reconfigured so that circulation will be easier. The future building will likely be comprised of retail shops, restaurants, and personal service businesses.

Setbacks: The applicant has requested a setback Variance from the frontage on De Guigne Drive and Arques Avenue. In the M-S zone, the front yard setback is 25’ minimum and 35’ from Arques Avenue (street greater than 86’ wide). Staff is supporting this Variance request since the design of the new building, parking, circulation, and outdoor dining are all aided by the proposed setback reduction. In addition, the site has redevelopment

constraints created by the existing building which make additions to the site difficult under current SMC requirements. Building setback deviations are not unusual in the M-S zoning district, including the existing Bank of America building (30' setback).

Architecture: Staff and the architect have extensively discussed the proposed architecture, including a site visit to a similar project. See architectural elevations in Attachment C for details. In general, staff is satisfied with the proposed architecture but is recommending some conditions of approval for greater detail. The conditions are as follows:

Basic Form:

- a) The roofline cornices (tops) shall overlap one-another so they break-up the appearance of separate buildings.

Details:

- a) There shall be richer materials added to the pedestrian level (first 8'). This material needs to be carried up to the top in additional areas of the elevation.
- b) Wall lights shall be detailed further. This may include gooseneck lights for lighting the future tenant signage.
- c) Parking lot light standards shall be revised to a better luminaire.

Colors and Materials:

- a) The final colors and materials shall be submitted to staff for review and approval.

Parking/Circulation: Using the Sunnyvale Municipal Code (SMC) the required parking rate for this site is 1/200 (shopping centers between 20,000 and 50,000 sf.). Under this rate, the site will require a minimum of 147 spaces. The applicant is proposing 150, which meets SMC parking requirements.

The applicant retained Hexagon Transportation Consultants to review and make recommendations on the proposed parking lot reconfiguration as well as number of parking spaces (see Attachment B for details). The parking lot reconfiguration recommended by Hexagon is the applicant's and staff's proposed alternative. Hexagon also concluded the total number of parking spaces required would be 134 if the new building was tenanted at 100% restaurant. This is based on the differing peak hours of the office and retail uses on the site.

Class I and II Bicycle Parking (lockers and racks) per latest VTA Technical Guidelines will be required at the site.

Parking Lot Improvements: At the applicant's request, staff is recommending a condition of approval for a reasonable phasing of the parking lot improvements. See Attachment D for Applicant's letter. The applicant's request is that the improvements be deferred until certain level of tenancy/leasing will permit a cash flow for the property owner and thus help balance the project's

financing. The phasing encompasses primarily the existing lot to the north of the existing Bank of America building, labeled as Phase II on the site plan. It does not include other landscaping, solid waste, or lighting improvements necessary for the new building. This area is separate from the new building in terms of construction and can be completed at any time before or after the building is completed. The parking improvements will not require a significant amount of time to complete and would cause minimal disruption to customer parking and circulation.

Staff's recommended tenancy/leasing level is 50% of the tenant improvements of the new commercial building. The recommended condition is as follows: All parking lot improvements must be completed no later than the completion of 50% (6,000 sf) of the tenant improvements or 50% (6,000 sf) of tenant occupancy of the new building.

Signs: The site currently does not have a master sign program. A condition of approval has been added for one to be filed and approved as part of the building permit process.

Landscaping and Tree Preservation: Currently the site has 6% (7,000 sf.) landscaping. The site will be modified to meet current SMC with 21% proposed. The additional landscaping is mainly on the De Guigne frontage, intended to soften the building's interface with the street. This project is subject to the City's water efficient landscape ordinance. When construction drawings are submitted, this project is required to demonstrate compliance with this ordinance through a Miscellaneous Plan Permit.

46 trees are proposed for removal, primarily in the area of the new building and also in the parking lot improvement area. Of the 46 existing trees, approximately 15 are considered protected trees. Per Conditions of approval, a 36" box tree is to be provided for each protected tree being removed. The project will achieve the 50% tree shading in 15-years requirement.

Trash Enclosure: SMC requires that commercial uses provide a centralized trash and recycling enclosure for the site. The applicant has incorporated their centralized enclosures on the north side of the building. The City's Solid Waste Division has reviewed and approved this location and has stated that circulation for the waste truck is sufficient.

Stormwater Management: A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. A final Stormwater Management Plan will be submitted during the building permit phase per Conditions of Approval.

Green Building Requirements: The project is required to achieve a minimum of 70 green building points to fulfill green building requirements. Most of the green building points are incorporated into the design of the landscaping,

building materials, energy performance, and plumbing. As required, verification of the green building measures will be completed by the Building Safety Division during the building permit process (Attachment B, Recommended Conditions of Approval).

Easements/Undergrounding: All new service utility drops will be required to be undergrounded as required by SMC.

Environmental Determination: A Categorical Exemption Class 32 (In-Fill Development Projects) relieves this project from CEQA provisions.

Transportation Impact Fee: Projects resulting in net new peak hour automobile trips are subject to a transportation impact fee. The transportation impact fee is estimated at \$45,528.36 and must be paid prior to issuance of a building permit. The amount is subject to the fee in place at the time of payment.

Public Art: Public Art will be required for this project since the site is greater than two acres.

FINDINGS

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.

Land Use and Transportation Element

Action Statement: C3.5.4 - Maximize the provision of bicycle and pedestrian facilities.

GOAL C4 Sustain a strong local economy that contributes fiscal support for desired city services and provides a mix of jobs and commercial opportunities.

Policy C4.1 - Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Action Statement: C4.1.3 - Promote commercial uses that respond to the current and future retail service needs of the community.

GOAL N1 Preserve and enhance the quality character of Sunnyvale's industrial, commercial, and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept.

Policy N1.1 - Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

Action Statement: N1.1.1 - Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.

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

Policy N1.10 - Provide appropriate site access to commercial and office uses while preserving available road capacity.

Action Statement N1.10.1 - Locate commercial uses where traffic can be accommodated, especially during peak periods (e.g., lunch time and commute times).

Staff was able to make this finding as described above.

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.

The project will not impair the orderly development of, or the existing uses being made of, adjacent properties. The project is consistent with the existing M-S zoning and is compatible with the adjacent neighborhood commercial tenants. Additional retail square footage will provide added services to the neighborhood and the northern portion of the City. This project will bring the site further into compliance (landscaping) and therefore, help the use to be complementary to the surrounding uses.

Staff was able to make this finding as described above.

In order to approve the Variance the following findings must be made:

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district, **and**

The site has redevelopment constraints created by the size and location of the existing building, which make additions to the site difficult under current SMC requirements. Building setback deviations are not unusual in the M-S zoning district, including the existing Bank of America building (30' setback). In addition, the design of the new building, total landscaping, parking, circulation, and outdoor dining are all aided by the proposed setback reduction. A strict application of the zoning code would deprive the property owner from being able to provide a new retail building and incorporate these design features.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity and within the same zoning district, **and**

The requested Variance will not be materially detrimental to the public welfare in that the project and setbacks are consistent with the other M-S properties in the area.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

The project applicant will not be granted special privileges since there are other properties in the M-S and immediate area that currently have reduced setbacks similar to the proposed setback.

ALTERNATIVES:

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

RECOMMENDATION

Alternative 1: Approve the Use Permit and Variance with recommended Conditions in Attachment

Reviewed by:

Shaunn Mendrin
Senior Planner

Prepared By: Steve Lynch, Project Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Hexagon Parking and Circulation Report
- C. Site and Architectural Plans
- D. Letter from Applicant on Phasing Agreement

ATTACHMENT A

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS June 15, 2011

Planning Application 2010-7890

921 E. Arques Ave.

Use Permit and Variance for to allow new 12,000 sq. ft. multi-tenant shopping center on a portion of the property and reduced front yard setbacks on De Guigne Drive and Arques Avenue.

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 OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

- GC-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]

GC-2. USE EXPIRATION:

The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. 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-4. SIGNS:

A Master Sign Program shall be executed for this site under a separate MPP prior to the issuance of any building permits. [SDR] [PLANNING]

GC-5. STORMWATER MANAGEMENT PLAN:

Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed “Stormwater Management Plan Data Form”, and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

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

PS-1. QUALITY MATERIALS:

High quality materials shall be used on the exterior (e.g. no low grade foam trim, EIFS, etc., unless the materials proposed can be shown to be of a quality, appearance, and longevity equivalent to real wood). [COA] [PLANNING]

PS-2. PARKING PHASING PLAN:

All parking lot improvements must be completed (Building Permit finalized) no later than the completion of 50% (6,000 sf) of the tenant improvements and/or 50% (6,000 sf) of tenant occupancy of the new building, whichever comes first. [COA] [PLANNING]

BP: THE FOLLOWING 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. REQUIRED REVISIONS TO ARCHITECTURE:

The plans shall be revised to address comments from the Administrative Hearing Officer including the following [COA] [PLANNING]:

Basic Form:

- a) The roofline cornices (tops) shall overlap one-another so they break-up the appearance of separate buildings.

Details:

- a) There shall be richer materials added to the pedestrian level (first 8'). This material needs to be carried up to the top in additional areas of the elevation.
- b) Wall lights shall be detailed further. This may included gooseneck lights for lighting the future tenant signage.
- c) Parking lot light standards shall be revised to a better luminaire.

Colors and Materials:

- a) The final exterior building materials and color colors shall be submitted to staff for approval, prior to issuance of a building permit.

BP-3. 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-4. 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-5. 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-6. 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-7. 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-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) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at \$45,528.36 prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]
 - b) ART IN PRIVATE DEVELOPMENT BOND – A bond, letter of credit, cash deposit or other similar security instrument for 1% of the construction valuation for the new building will be required prior to issuance of a building permit. The bond will not released until completion and installation of the artwork requirement including related landscaping, lighting, base work and commemorative plaque. [PLANNING] [SDR]
- BP-10. 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) Add in specific requirement for the project
 - b) All areas not required for parking, driveways or structures shall be landscaped.
 - c) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
 - d) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
 - e) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
 - f) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

- g) Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas. Stamped asphalt is not permitted.
- h) All backflow devices, including DCDAs, DDAs, stand pipes, cleanouts, must be fully screened by a metal cage or other form or landscaping that fully obscures in from view.
- i) All meters (gas, electric, etc) shall be fully screened from view. If attached to the building, they shall be behind a screen, door or other stealth enclosure.

BP-11. TREE PROTECTION PLAN:

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

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees 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 plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-12. STORMWATER MANAGEMENT CALCULATIONS:

Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]

BP-13. 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 12.60.180, prior to issuance of building permit. [COA] [BUILDING/PUBLIC WORKS]

BP-14. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:

Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water

Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [BUILDING/PUBLIC WORKS]

BP-15. BEST MANAGEMENT PRACTICES:

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-16. CITY STREET TREES:

The landscape plan shall including 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-17. 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-18. 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-19. PARKING MANAGEMENT PLAN (NONRESIDENTIAL)

A Parking Management Plan shall be submitted for 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) Employee parking locations shall be away from the building, in parking spaces that are the least used.
- b) Specify the location and term of short-term parking.
- c) Allow the use of valet parking when appropriate on sites with limited parking.
- d) Employees shall be required to park on the site.
- e) Provide adequate signage to direct traffic and pedestrians [COA] [PLANNING]

BP-20. 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-21. BICYCLE SPACES:

Provide bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

BP-21: PUBLIC WORK'S REQUIREMENTS:

The following requirements and upgrades are required, for review and approval by the Department of Public Works: [COA] [PUBLIC WORKS]

- a) Obtain a Development Permit from Public Works and pay applicable development fees including, but not limited to, the following: public utility connection fees, engineering and

inspection, street lighting, street trees, etc. Since it is not known at this time which tenants will be occupying the shopping center units, a flat fee for sewer connection will be charged as part of the fee collection for Public Works and this fee will be subject to adjustment once actual tenants are known prior to building permit issuance or occupancy. Once the tenants are in place, the appropriate strength for wastewater discharge per SMC 12.04.030(6)(b)(c) can be applied for each tenant.

- b) Post bonds/securities for Faithful Performance and Labor and Materials for the off-site improvements.
- c) Obtain a separate Public Works Encroachment Permit for all off-site public improvements with traffic control and insurance requirements.
- d) Provide a current preliminary title report for the subject development.
- e) Provide the Public Works Department with a detailed estimate of water consumption in gallons per day and peak water demand in gallons per minute, and an estimate of sanitary sewer generation in gallons per day.
- f) Provide street tree layout/landscaping plan for review and approval by Public Works. Please provide city street trees at 35' spacing.
- g) Upgrade existing HPS streetlights (2 total) located along project frontage to LED streetlights. Please refer to PG&E's website for LED streetlight types acceptable by the City. In addition, upgrade poles, wiring to the nearest pole on each side, mast arms, conduits, pullboxes, conductors, streetlight service cabinets, 120/240v or 120/208v PG&E service, etc. to current City standards.
- h) Remove, replace, and/or upgrade any deficient public facilities/utilities to current city standard including, but not limited to, the following: curb, gutter, sidewalk, driveway along project frontage, public water meters to radio-read type, backflow preventer, double check detector assembly, sewer cleanouts, etc.
- i) Submit a separate set of off-site improvement plans for Public Works review and approval on 24"x36" sized sheets. Final approved public improvement plans shall be prepared on 24"x36", 4 mil mylars. An initial minimum fee of \$3,500.00 is due upon submittal of the first completed plan check set to Public Works and may increase after June 30, 2011.
- j) For the new building, comply with "Trash Enclosure Guidelines for Commercial Areas" handout attached with these set of comments. Trash enclosure to be reviewed and approved during Building Permit review process.
- k) Based on the already existing fiber optic and nitrogen gas lines along E. Arques Avenue, and if new water services are required for

the new shopping center, PW/Engineering staff recommends connecting any new water service from the new shopping center building to the existing main along DeGuigne Drive.

- l) This project may require the construction of a new grease/sand and oil interceptor to the satisfaction of the Public Works Director and will be determined as part of the building permit review process.
- m) Based upon the results of item #5 above, this project may require a sanitary sewer flow report to identify the existing sewer load and incremental impact of the sewer discharge from the new shopping center building/development.

BP-22: FIRE PREVENTION REQUIREMENTS:

- n) The following requirements and upgrades are required, for review and approval by the Department of Public Safety: [COA] [PLANNING/ PUBLIC SAFETY]
- o) As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, Title 19 California Code of Regulations.
- p) Provide required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568)
- q) A fully automatic fire sprinkler system is required. The fire sprinkler systems and alarm system (if required) shall be in accordance with NFPA 13, 72 and CFC). Standpipes may be required depending on submitted plans. (16.52.270 SMC & Section 903 CFC)
- r) The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety (508 CFC)
- s) An onsite fire hydrant may be required along the fire access road. Provide locations of existing city fire hydrants, existing on-site fire hydrants and any proposed on-site hydrants. (508 CFC)
- t) A fire access road is required in order to obtain hose reach of 150 feet to all portions of the building exterior. Fire access roads shall be a minimum unobstructed width of 24 feet, a minimum inside turning radius of 30 feet, and an unobstructed vertical clearance of 13' 6". Fire access roads shall be marked in accordance with SMC 16.52.170.
- u) Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection (304.3.3 CFC, 16.52.270 SMC).
- v) A Knox box (key box) will be required in accordance with Fire Prevention guidelines. (506 CFC) Refer to website www.FirePrevention.inSunnyvale.com

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

PF: THE FOLLOWING 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. 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)

DC: THE FOLLOWING 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]

AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. DELIVERY HOURS:

Delivery hours for the approved use shall comply with SMC 19.42.030:

- a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.

- b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [PLANNING]
- AT-2. HOURS OF OPERATION:
The use permitted as part of this application shall comply with the following hours of operation at all times:
- a) The hours of operation are limited to 6:00 a.m. to midnight for standard hours of operation, excluding short duration sales events which may have extended hours. Hours extending beyond midnight shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]
- AT-3. RECYCLING AND SOLID WASTE:
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-4. LOUDSPEAKERS PROHIBITED:
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]
- AT-5. EXTERIOR EQUIPMENT:
All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]
- AT-6. 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-7. 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-8. PARKING MANAGEMENT:
On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]
- AT-9. PARKING LOT MAINTENANCE:
The parking lot shall be maintained in accordance with the approved plans and as follows:
- a) Clearly mark all employee, customer, 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 lots to keep them 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]



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: August 3, 2010
 To: Kevin Mattos, KMA Architecture + Design
 From: Gary Black
 Subject: Parking Study for the Proposed Shopping Center at 921 Arques Avenue in Sunnyvale, California

Introduction

Hexagon Transportation Consultants, Inc. has completed this parking study for the proposed shopping center located at 921 Arques Avenue in Sunnyvale, California. The proposed 12,000 square foot retail building would be built adjacent to an existing 17,480 square foot bank and office building entirely occupied by Bank of America. The retail building would house stores and restaurants. The site location is depicted on Figure 1. The site plan is shown on Figure 2. The purpose of the parking analysis is to determine if the existing parking supply is adequate to satisfy project demand.

Existing Parking Supply

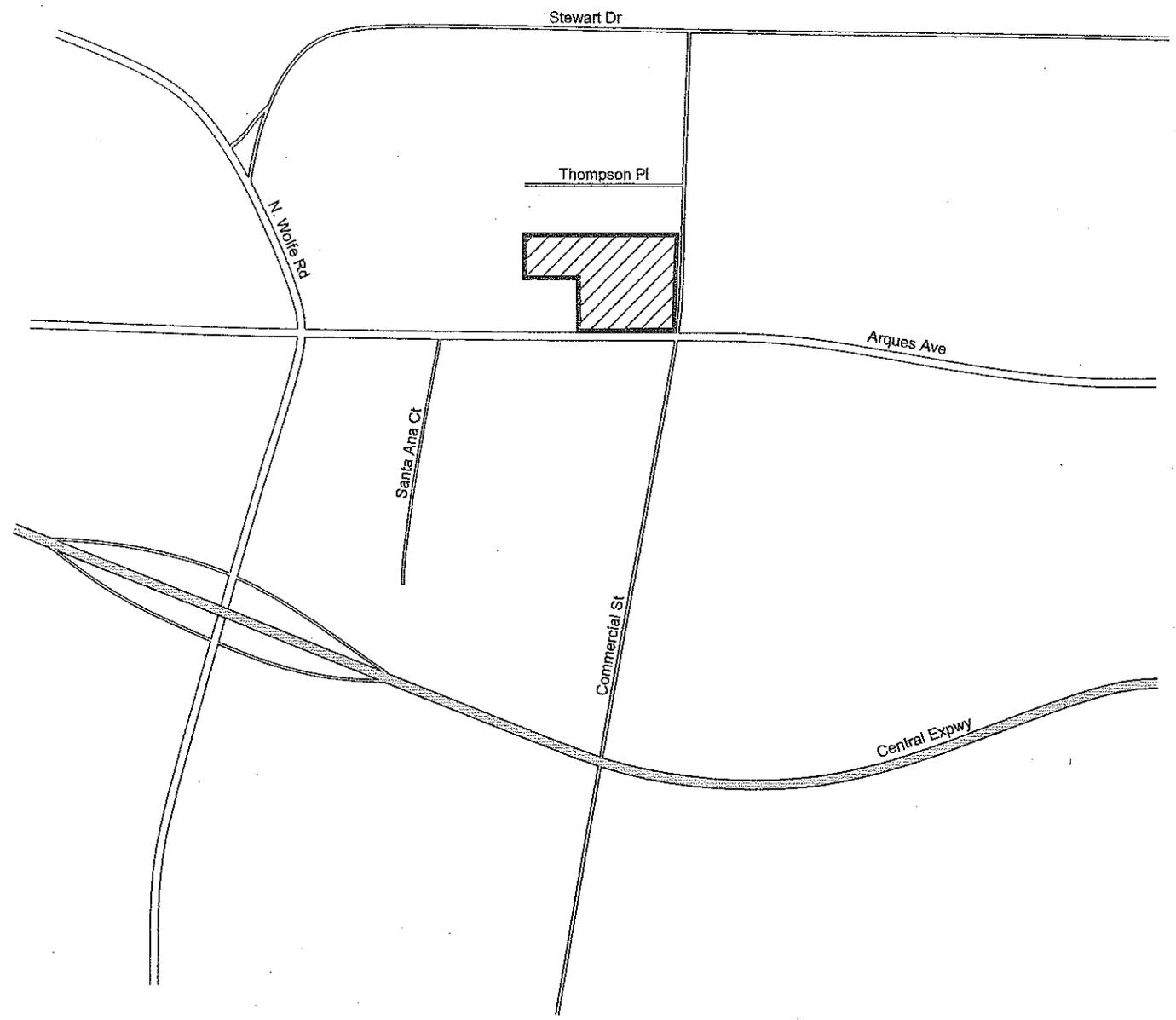
The existing bank parking lot provides 193 parking spaces. Observations show that Bank of America occupies the entire existing building, and the surrounding parking lot is underutilized.

Parking surveys were conducted between 11:00 AM and 1:00 PM on two weekdays and one Saturday in July 2010. It is during these times when the existing use is expected to draw its largest crowds. The parking survey showed that existing parking demand peaked at 30 spaces at 1:00 PM on Saturday, July 31, 2010 (see Table 1). Approximately 163 parking spaces remained available at this time.

Table 1
Existing Parking Demand Survey

Time	Tuesday 7/27/2010	Friday 7/30/2010	Saturday 7/31/2010
11:00 AM	11	26	18
11:30 AM	18	26	21
Noon	25	21	29
12:30 PM	25	24	30
1:00 PM	24	25	26

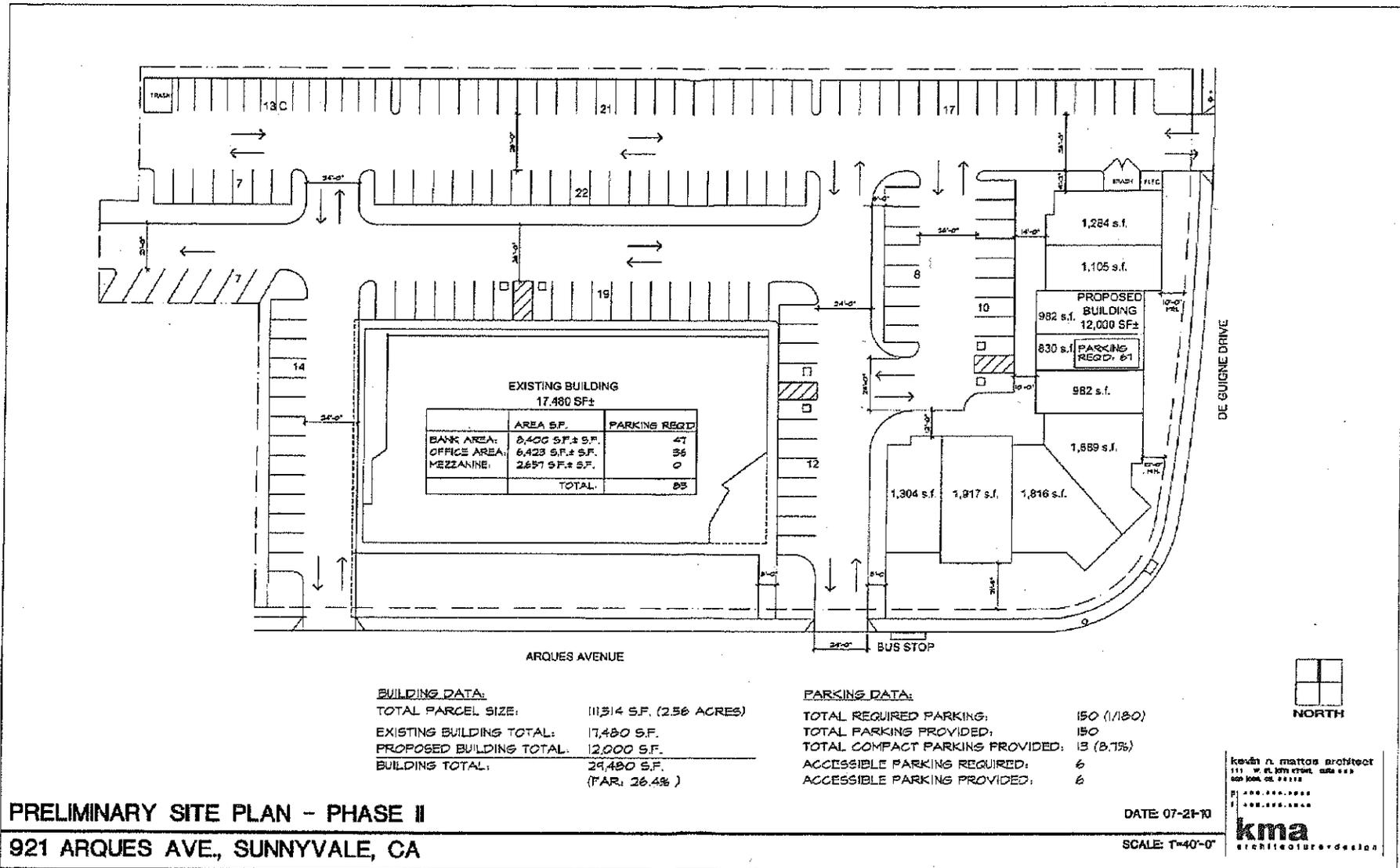
Denotes highest peak parking demand.



LEGEND

 = Site Location

Figure 1
Site Location



PRELIMINARY SITE PLAN - PHASE II
921 ARQUES AVE., SUNNYVALE, CA



Figure 2
Site Plan

ATTACHMENT
Page 3 of 5

Estimated Parking Demand

The estimated parking demand for the project's planned uses was based on Sunnyvale off-street parking requirements outlined in the city's municipal code. The City of Sunnyvale requires that a retail development provide one off-street parking space per 180 square feet of space. Based on the project's building size of 12,000 s.f., the parking code requires 67 parking spaces (see Table 2).

Restaurant uses would be allowed in the proposed project. The City of Sunnyvale requires that restaurants provide one off-street parking space per 110 square feet of space. An analysis was completed to determine the maximum percentage of restaurant uses given the provided parking supply. The analysis shows that the parking supply would be able to support up to 100 percent restaurant occupancy of the shopping center (see Table 3).

**Table 2
Project Estimated Parking Demand for Retail Use**

Land Use	Size	Ratio (Per KSF)	Parking Spaces
Existing Use Bank /a/	17.48 KSF	1.72	30
Proposed Expansion Retail /b/	12.00 KSF	5.56	67
Total Required Parking Spaces			97

/a/ Ratio based on a parking survey of existing buildings conducted in July 2010.
/b/ Ratio based on City of Sunnyvale parking requirements for shopping centers with retail less than 20,000 square feet of gross floor area, which is one parking space per 180 square feet.

**Table 3
Project Estimated Parking Demand for Restaurant Use**

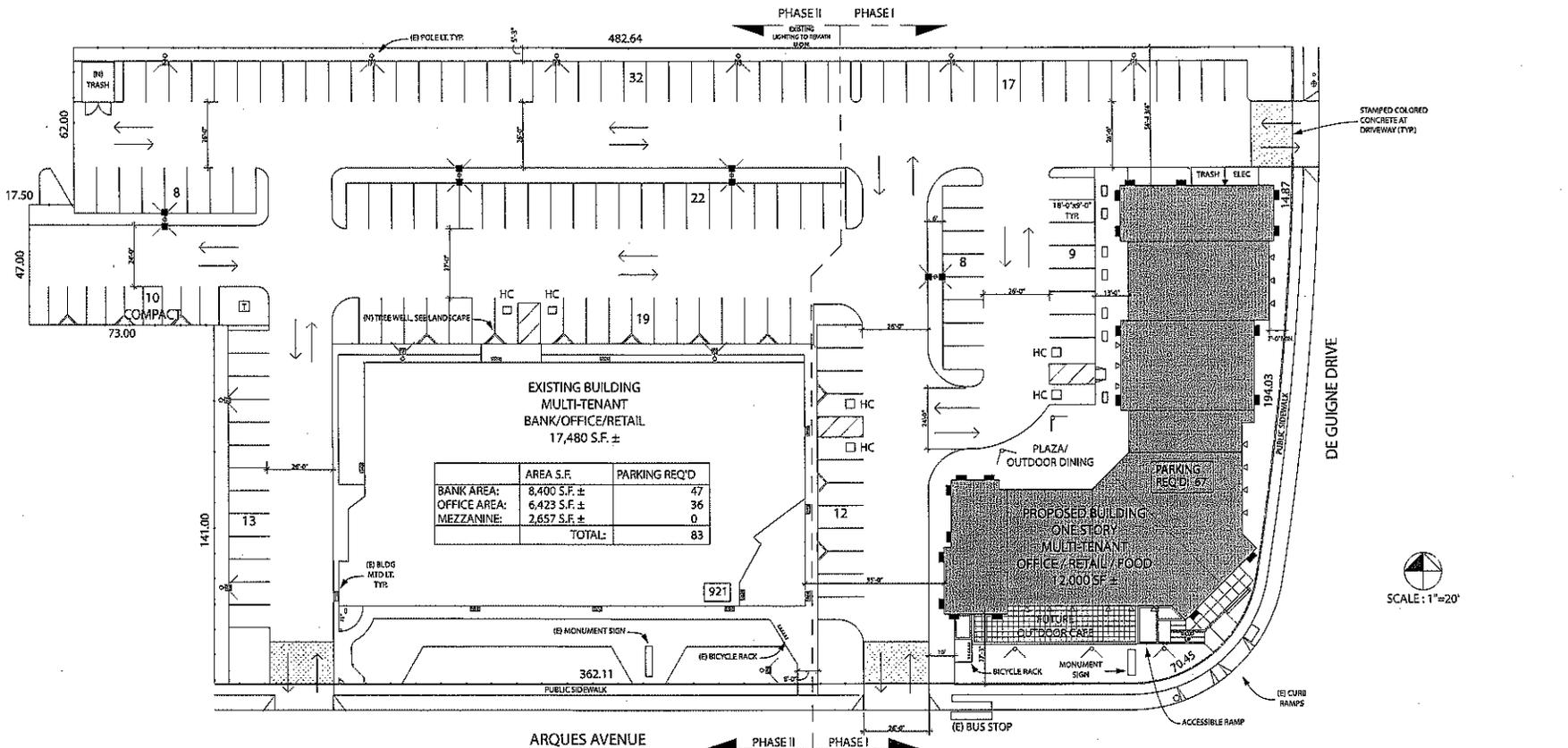
Land Use	Size	Ratio (Per KSF)	Parking Spaces
Existing Use Bank /a/	17.48 KSF	1.72	30
Proposed Expansion Restaurant /b/	12.00 KSF	9.09	109
Total Required Parking Spaces			139

/a/ Ratio based on a parking survey of existing buildings conducted in July 2010.
/b/ Ratio based on City of Sunnyvale parking requirements for restaurants, which is one parking per 110 square feet.

Conclusion

The shopping center expansion is expected to result in the loss of 43 parking spaces, leaving the project site with 150 parking spaces. Parking surveys show that site would require 97 parking spaces if the new building were retail, or 134 spaces if restaurant. In either case, the proposed project expansion would have an adequate parking supply.





**EXISTING BUILDING
MULTI-TENANT
BANK/OFFICE/RETAIL
17,480 S.F. ±**

AREA S.F.	PARKING REQ'D
BANK AREA: 8,400 S.F. ±	47
OFFICE AREA: 6,423 S.F. ±	36
MEZZANINE: 2,657 S.F. ±	0
TOTAL:	83

**PROPOSED BUILDING
ONE STORY
MULTI-TENANT
OFFICE/RETAIL/FOOD
12,000 S.F. ±**

PARKING REQ'D: 67

SITE COVERAGE:

BUILDING AREA:	29,074 S.F. (26%)
LANDSCAPE AREA:	23,621 S.F. ± (21%)
HARDSCAPE AREA:	58,819 S.F. ± (53%)
PARCEL AREA:	111,514 S.F.

BUILDING DATA:

PARCEL AREA:	111,514 S.F. (2.56 ACRES)
EXISTING BUILDING AREA:	17,480 S.F.
PROPOSED BUILDING AREA:	12,000 S.F. (ALLOWABLE 29,000 S.F.)
TOTAL BUILDING AREA:	29,480 S.F. (FAR 26.4%)

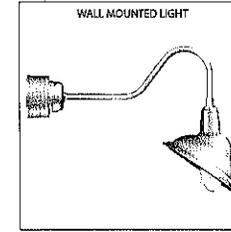
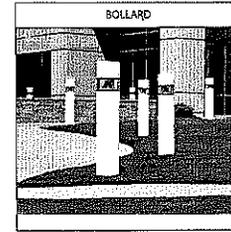
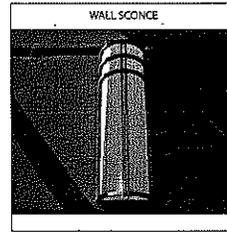
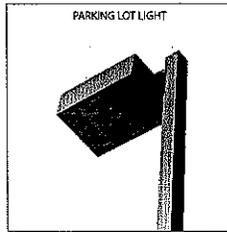
PARKING DATA:

TOTAL REQUIRED PARKING:	150
TOTAL PARKING PROVIDED:	150
ACCESSIBLE PARKING REQUIRED:	6
ACCESSIBLE PARKING PROVIDED:	6

PROPOSED LIGHTING LEGEND:

TYPE	SYM.	DESCRIPTION	MANUFACTURER
A		180 WATT LOW PRESSURE SODIUM ARM MOUNT PARKING LOT FIXTURE	PHILLIPS, GARDCO FORM 10 OR EQUAL
B		DECORATIVE WALL SCONCE COMPACT FLUORESCENT FIXTURE	PHILLIPS, GARDCO 650 SERIES OR EQUAL
C		42" TALL COMPACT FLUORESCENT BOLLARD	MCGRAW EDISON BR. SERIES OR EQUAL
D		EMBLEM SHAPE 200 WATT	ANP LIGHTING OR EQUAL
E		WALL MTD.	PHILLIPS, GARDCO FORM 10 OR EQUAL
F		EXISTING POLE LIGHT	
G		EXISTING BLDG MTD. LIGHT	

NOTE: FINAL LIGHTING/PHOTOMETRIC PLANS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION.



PRELIMINARY SITE PLAN / LIGHTING PLAN

levins r. matos architect
111 S. 4th Street, Suite 111
San Jose, CA 95113
408.282.8282
www.lmatos.com

kma
KITCHEN & BATH DESIGN

ARQUES SQUARE
RETAIL PROJECT
921 E. ARQUES AVE.
SUNNYVALE, CALIFORNIA
94085

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JOB NUMBER: 1031.00
DRAWN: BT
CHECKED: km

DATE: ISSUED:
04.11.11 CITY SUBMITTAL

SHEET TITLE:
PRELIMINARY
SITE PLAN/
LIGHTING PLAN

SHEET NUMBER:

Page 1 of 9
ATTACHMENT C



STREET VIEW

ATTACHMENT
Page 3

RETAIL PROJECT
921 E. ARQUES AVE
SUNNYVALE, CA
94085

ARQUES SQUARE RENDERINGS

kevin n. mattos architect
111 w. st. john street, suite 850
san jose, ca. 95113

p | 408.999.6622
f | 408.999.0648

kma
architecture+design

JOB#: 1031.00

DATE: 6-8-11

SHT. NO.

AS-0.1

of 9
C



PARKING/PLAZA VIEW

RETAIL PROJECT
 921 E. ARQUES AVE
 SUNNYVALE, CA
 94085

ARQUES SQUARE RENDERINGS

kevin n. mattos architect
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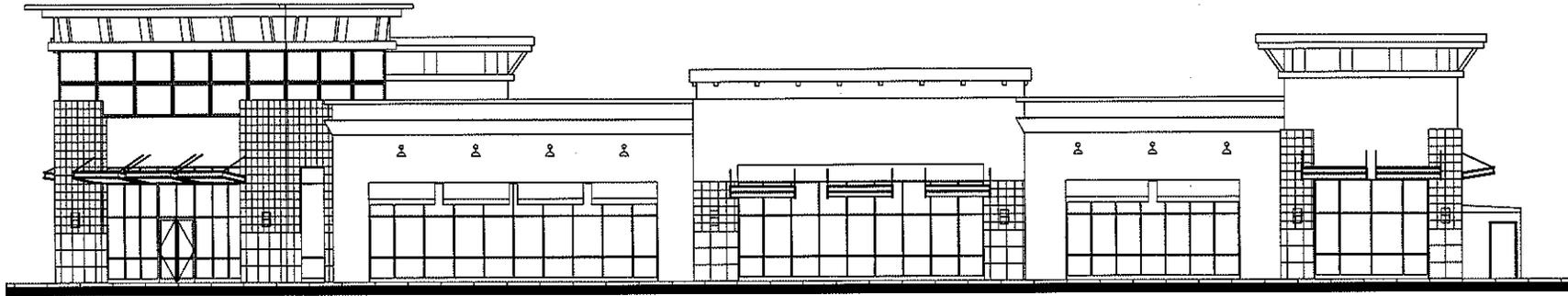
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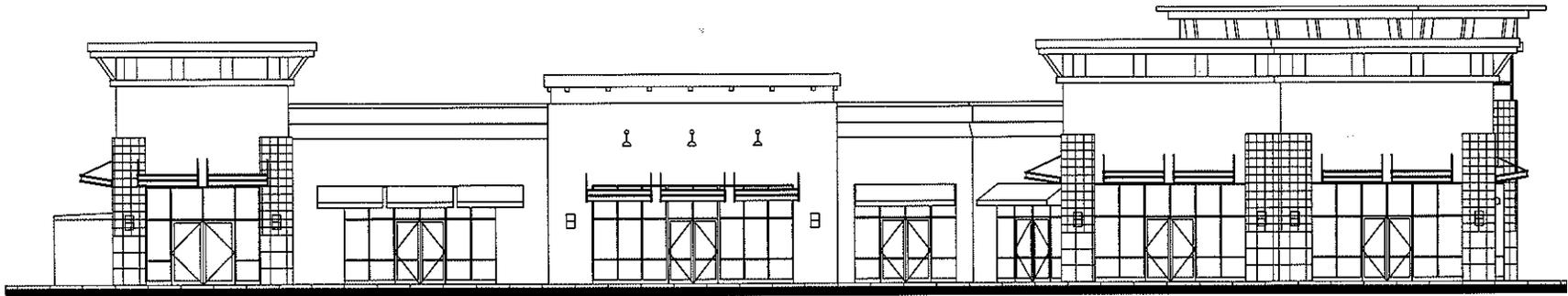
SHT. NO.

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ATTACHMENT
 Page 4 of 9



EAST ELEVATION



WEST ELEVATION

SEE SHEET AS-3 FOR ELEVATION SCHEDULE & NOTES

RETAIL PROJECT
 921 E. ARQUES AVE
 SUNNYVALE, CA
 94085

ARQUES SQUARE ELEVATIONS

SCALE - 1" = 20'

kevin n. mattos architect
 111 w. st. john street, suite 250
 san jose, ca. 95113

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 f | 408.999.0648

kma
 architecture+design

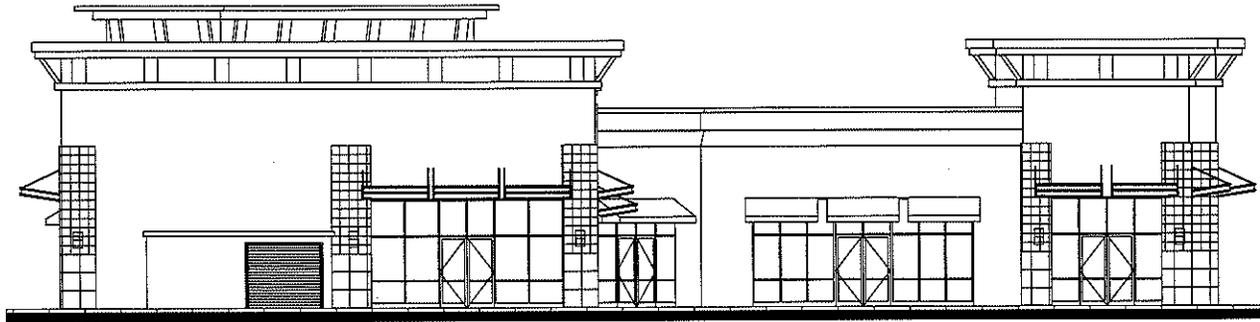
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DATE: 6-7-11

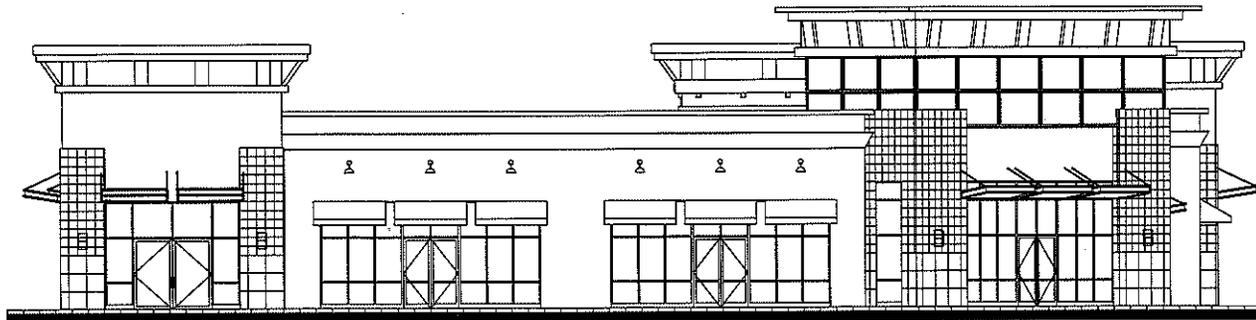
SHT. NO.

AS-3.1

ATTACHMENT
 Page 5 of 9



SOUTH ELEVATION



NORTH ELEVATION

SEE SHEET AS-3 FOR ELEVATION SCHEDULE & NOTES

RETAIL PROJECT
921 E. ARQUES AVE
SUNNYVALE, CA
94085

ARQUES SQUARE ELEVATIONS

SCALE - 1" = 20'

kevin n. mattos architect
111 w. st. john street, suite 950
san jose, ca. 95113

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f | 408.999.0648

kma
architecture+design

JOB#: 1031.00

DATE: 6-7-11

SHT. NO.

AS-3.2

ATTACHMENT
Page 6 of 9



**ARQUES PLAZA
RETAIL PROJECT**

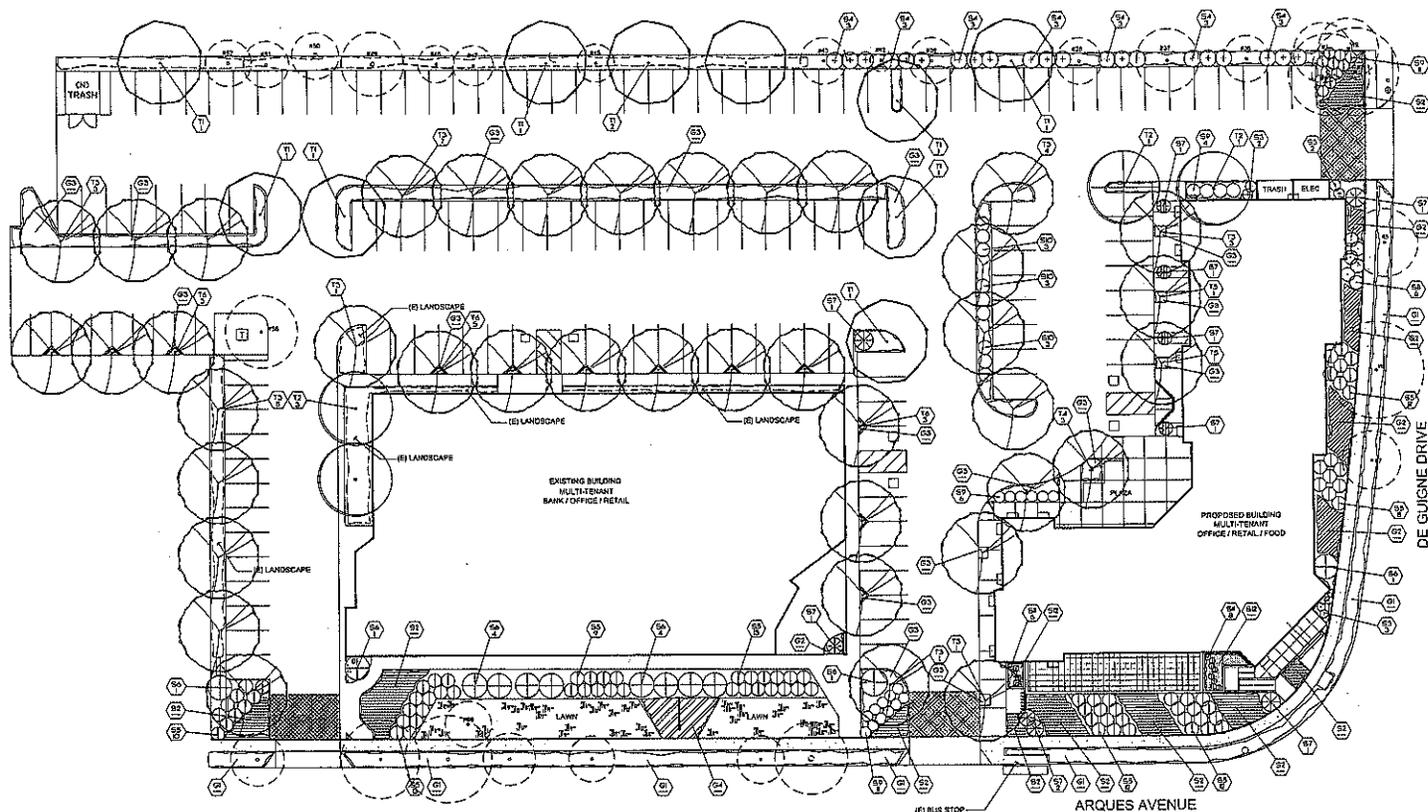
921 E. ARQUES AVE
SUNNYVALE, CA

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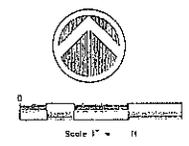
Approved: _____
 Date: _____
 Project No. 15-80
 Sheet 1 of 27 Issue Date 11.11.11



SYM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	REMARKS
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12	LAUREL WAX	LAUREL WAX	1	12"	STANDARD
13	PLANTAIN	PLANTAIN	1	12"	STANDARD
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98	PLANTAIN	PLANTAIN	1	12"	STANDARD
99	PLANTAIN	PLANTAIN	1	12"	STANDARD
100	PLANTAIN	PLANTAIN	1	12"	STANDARD

- PLANT NOTES:**
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
 - NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
 - PLANT GROUNDCOVER IN SHURB AREAS AS NOTED, USE TRIANGULAR SPACING.
 - SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
 - THERE SHALL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
 - ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3H SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 3H SLOPE.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (FN 194).
 - IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
 - ENTER SITE IS TO BE DESIGN CONTROLLED BY THE OWNER. CONTRACTOR TO RETURN TO FOOT OF MAIN GRADE. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL LANDSCAPE AREAS.
 - ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLAN AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 - BEFORE ANY DESIGN OR TRENCHING, CALL NEARBY UTILITIES SERVICE BUREAU (415) 962-1240.

- PLANT SYMBOLS**
- INDICATES PLANT KEY
 - INDICATES PLANT QUANTITY
 - EXISTING TREE TO REMAIN



PLANTING PLAN

ATTACHMENT C
 Page 7 of 9



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
421 SOUTH TAFFET STREET
SUNNYVALE, CALIFORNIA 94088
TEL: 415-961-1111 FAX: 415-961-1112
WWW.REEDASSOCIATES.COM

ARQUES PLAZA
RETAIL PROJECT

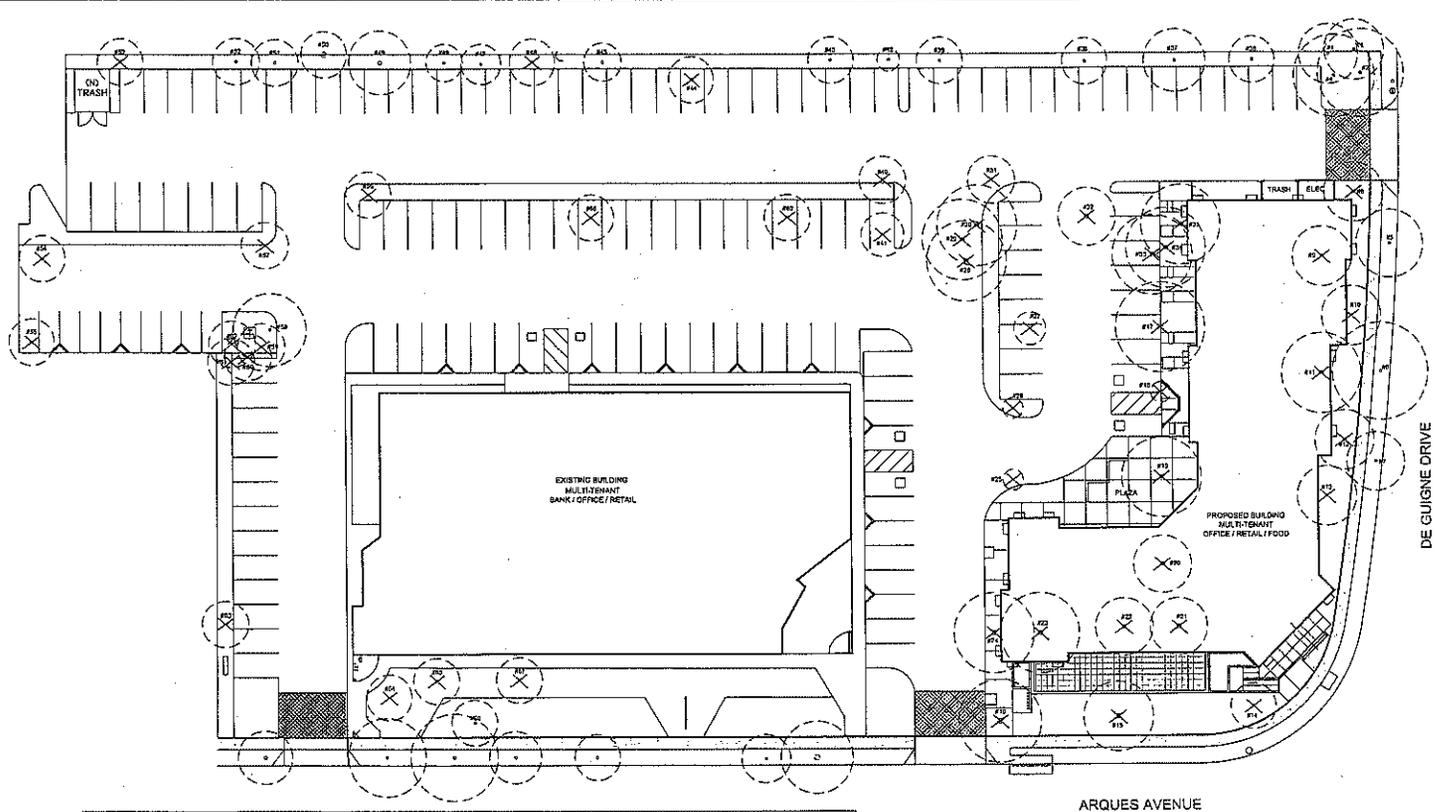
921 E. ARQUES AVE
SUNNYVALE, CA

DATE	DESCRIPTION



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Drawn by		Checked by	
Scale	1"=20'	Issue	04/11



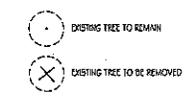
EXISTING TREE LIST:

TREE #	POTENTIAL NAME	COMMON NAME	DBH	CONDITION	NOTES
01	BALANITIS POLYVARIENS	DOLLAR TREE	8"	VERY GOOD	TO REMAIN
02	BALANITIS POLYVARIENS	DOLLAR TREE	7"	GOOD	TO REMAIN
03	BALANITIS POLYVARIENS	DOLLAR TREE	8.5"	GOOD	TO REMAIN
04	BALANITIS POLYVARIENS	DOLLAR TREE	8.5"	GOOD	TO REMAIN
05	QUERCUS VERNA	WHITE OAK	12"	FAIR	TO REMAIN
06	QUERCUS LIX	HEAVY OAK	11"	FAIR	TO REMAIN
07	QUERCUS LIX	HEAVY OAK	11"	GOOD	TO REMAIN
08	QUERCUS LIX	HEAVY OAK	11"	GOOD	TO REMAIN
09	QUERCUS LIX	HEAVY OAK	11"	GOOD	TO REMAIN
10	QUERCUS LIX	HEAVY OAK	11"	GOOD	TO REMAIN
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99	QUERCUS LIX	HEAVY OAK	11"	GOOD	TO REMAIN
100	QUERCUS LIX	HEAVY OAK	11"	GOOD	TO REMAIN

TREE PROTECTION NOTES

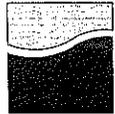
- PROTECT EXISTING TREES SHOWN ON PLAN TO REMAIN BY FOLLOWING THESE INSTRUCTIONS:
- THE GRADE BETWEEN THE DRIFLASE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 2 INCHES DEEPT WITHIN 6'-0" OF THE TRUNK. THE GRADE SHALL NOT BE DISTURBED.
- IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREES.
- DO NOT DRIVE OR PARK VEHICLES WITH IN THE DRIFLASE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIFLASE, THE GROUND SHALL BE REGRABBED BY HAND TO A DEPTH OF 6 INCHES TO SO-COMPACT.
- DO NOT ALLOW CONSTRUCTION TO OUPP WASTE, CONCRETE, PLANTS, ETC. LEADOR DIRT ON TO TREES. THE TOP 18 INCHES OF THE GROUND TO CLEAR DISTURBED UNDER DIRT OR GRUBBLE OF EXISTING TREES SHOWN NATURAL DRAINAGE SHOULD MAINTAIN TO AN UNALTERED DRAINAGE. DO NOT ALLOW ANY GRADE TO BE CHANGED IN SOIL ON SITE.
- TREES SHALL NOT BE PRUNED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARCHITECT.
- IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAN 1 INCH IN DIAMETER THE ROOTS SHALL BE CUT CLEANLY AND ROOT REMAINS UNDER EXCAVATION IS REQUIRED AROUND TREES FROM WALL, PAVING, ETC. THE ROOT-CUTTED SOIL SHALL BE SOIL, AND PROTECT AND MAINTAIN SOIL.
- NO IRRIGATION SHALL BE INSTALLED WITHIN 6'-0" OF THE TRUNK. NO SPRAY SHALL BE USED ON THE TRUNKS OF TREES. ALL FERTILIZER SHALL BE APPLIED TO THE GROUND IN THE TRUNKS OF TREES. ALL FERTILIZER SHALL BE APPLIED TO THE TRUNKS OF TREES IN THE TRUNKS OF TREES.

PLANT SYMBOLS



Scale 1" = 11'

TREE REMOVAL
Page 2 of 9
ATTACHMENT
of 9



REED ASSOCIATES
 LANDSCAPE ARCHITECTURE
 413 SOUTH WALKER STREET
 SUNNYVALE, CALIFORNIA 94086
 TEL: (415) 947-1100 FAX: (415) 947-1100
 WWW: WWW.REED-ASSOCIATES.COM

**ARQUES PLAZA
 RETAIL PROJECT**

821 E. ARQUES AVE
 SUNNYVALE, CA

DATE	DESCRIPTION



OWNERSHIP AND USE OF DOCUMENTS
 All drawings, specifications and notes shall remain the property of the architect. The contractor shall be responsible for obtaining all necessary permits and for securing all other permits, approvals or clearances that may be required for the project. The contractor shall be responsible for obtaining all necessary permits, approvals or clearances that may be required for the project.

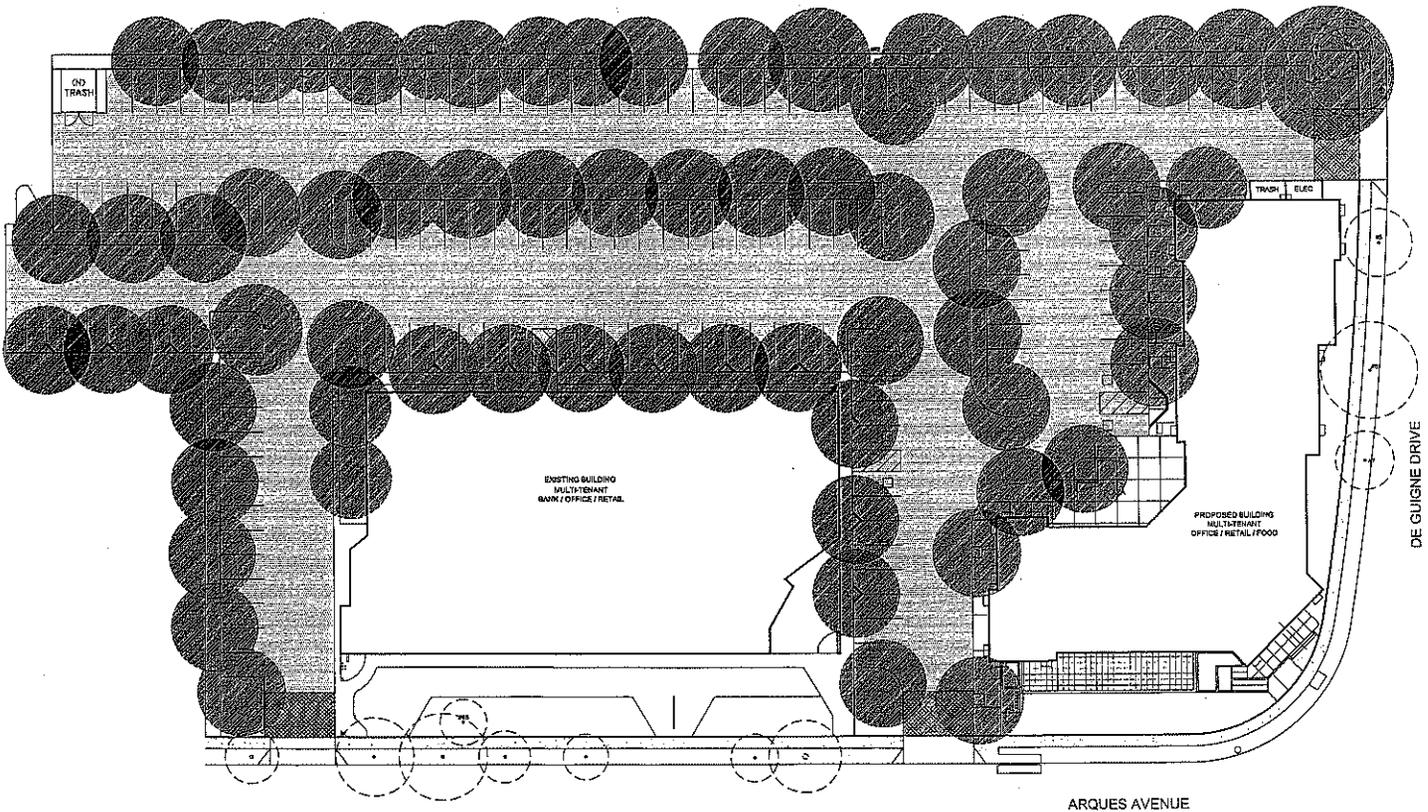
APPROVED	DATE	REVISION	DATE

TREE SHADING PLAN



Scale 1" = 11'

Sheet of



TREE SHADING REQUIREMENT

- 57,217 s.f. - TOTAL ASPHALT PARKING PAVING AREA (WITH IN PROPERTY LINES)
- 28,740 s.f. - TOTAL TREE CANOPY COVERAGE AT FULL GROWTH (15 YEARS)
- 50.2% - TREE SHADING COVERAGE OF PARKING AREA

- TREE CANOPY SHADING
- ASPHALT PARKING PAVING AREA

ATTACHMENT C
 Page 9 of 9

Ivo (John) Dukanovic
1270 Altamead Drive
Los Altos, CA 94024

May 4, 2011

Steve Lynch
Senior Planner
Community Development Department
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, Ca, 94086-7619

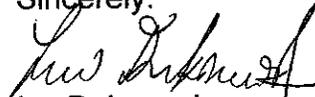
Ref: 921 Arques Avenue, Sunnyvale

Dear Mr. Lynch:

I am writing this letter to confirm that we will improve the existing parking lot for the above-mentioned property in two phases. Phase I will be completed at the same time as the construction of the proposed retail building. Phase II, parking spaces serving the Bank of America building, will be completed after completion of Tenant Improvements for 50% of the total area of the proposed building.

If you have any questions, please feel free to call me at 408-590-4374.

Sincerely:



Ivo Dukanovic
Owner