



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

August 10, 2011

File Number: 2011-7421 **Permit Type:** Special Development Permit

Location: 408 & 420 Flora Vista & 421 S. Bayview Ave. (near E. Olive Ave.)
(APN's: 209-24-014, 209-24-015 & 209-24-016)

Applicant/Owner: Peninsula Communities / Karen Streets et al

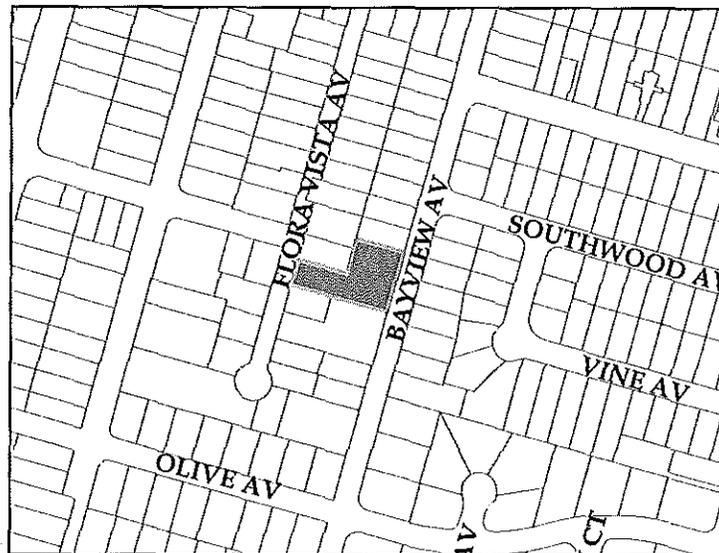
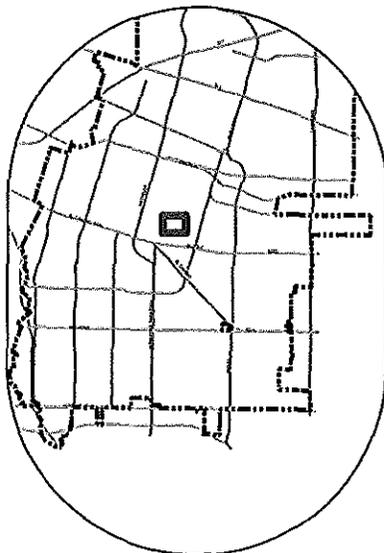
Staff Contact: Ryan Kuchenig, Associate Planner, (408) 730-7431

Project Description: Special Development Permit for two new two-story single family homes (facing Flora Vista Ave.) totaling approximately 2,254 and 2,129 square feet (39% & 40% F.A.R.). The project also includes improvements to an existing duplex at 408 Flora Vista Ave.

Reason for Permit: A Special Development Permit is required for redevelopment of the site in the R1-5/PD (Residential Low Medium Density / Planned Development) Zoning District.

Issues: Aesthetics

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Residential Low-Medium Density	Same
Zoning District:	R-1.5/PD	Same
Lot Size:	5,347 for each of the lots to be developed with single family homes & 8,150 for the duplex lot	Same
Total Sq. Ft. for Unit on Lot 6:	N/A	2,254
Total Sq. Ft. for Unit on Lot 7:	N/A	2,129
Existing Duplex @ 408 Flora Vista Ave.	2,322	Same
F.A.R. for Lot 6:	N/A	39%
F.A.R. for Lot 7:	N/A	40%
Duplex Lot	28.5%	Same
Parking:		4 per lot for Lots 6 & 7 (2 covered plus 2 uncovered) & 4 uncovered spaces for the duplex property (approved per SDP 2007-0463).

<p>Previous Planning Projects related to Subject Application: The project was part of a larger subdivision and rezoning approved (2007-0463) for seven lots in 2008, which is not yet under construction (see discussion noted in the following sections of this report). Minor changes were approved to the design and layouts of these neighboring homes through a recent Miscellaneous Plan Permit (2011-7423)</p>	Yes
<p>Deviations from Standard Zoning Requirements: Consistent with the layout approved for the five neighboring homes along S. Bayview Avenue, the project includes a side and rear yard setback deviations for garages located three feet from each of these property lines. One of the units is also positioned 17 feet from the front property line, where 20 is required, consistent with the layout variation approved for homes along S. Bayview Avenue.</p>	Yes

Use Description: The proposal is for the construction of two two-story homes on individual lots. As noted above, the subject properties were part of a larger subdivision that was approved in 2008 which included a Special Development Permit, Rezone and Tentative Map. The project area included consideration of the redevelopment of five neighboring lots along S. Bayview Avenue. At the time of the earlier project, the designs of the two homes along Flora Vista Avenue were not included and a Condition of Approval required that the architectural review of single family homes would need to be considered through a separate Special Development Permit. Since the subject homes have been designed with less than a 45% F.A.R., the project is reviewed at the Zoning Administrator level. The approval also specified that certain improvements associated with the neighboring duplex on Flora Vista Avenue (north of the subject properties) would also be considered (Reference "Architecture" section of the report.).

Since the approval of the subdivision in 2008, minor modifications to the plan have been made to the overall development, as required by the Conditions of Approval and by the desire of the applicant. These modifications include reductions to the floor area of each of the homes which resulted in smaller homes by 300 square feet. The basements were removed. The width of the homes was reduced to approximately 27 feet, which enables increased side yard setbacks (five feet). The driveway widths were widened to 11' per the City Council approval. Staff did not find that such changes were significant enough to warrant a separate public hearing and thus approved them through a Miscellaneous Plan Permit (2011-7423).

Phasing: The applicant has also modified the phasing of the project from earlier plans. Previous intentions indicated that the construction of three units along S. Bayview Avenue would begin prior to rest of the development, including modifications to the duplex property. The revised plan includes a Final Map to establish separation of the boundary area for the seven single family lots separate from the duplex property and then a second phase to allow the subdivision of the seven individual lots. Construction of the homes would occur roughly at the same time.

Site Layout: The subject properties are located mid-block along Flora Vista Avenue. The proposed two-story homes are centrally positioned on the newly created lots with separate driveways located adjacent to each other. Detached garages are to be located behind each single family home in the rear yard. The neighboring duplex mirrors the layout of the adjacent duplex to the north. (A site layout is provided in Attachment B.)

Floor Plan: The two different floor plans of the proposed homes were also utilized for homes recently approved on S. Bayview Avenue. The units are

approximately 2,254 and 2,129 square feet respectively including the garage. Each home contains four bedrooms and three bathrooms. Differences are noted within the layouts of the patio areas provided for each unit. (A complete floor plan is included on Pages 3 & 5 in Attachment B).

Architecture: The two new homes will utilize a similar design as the five homes approved on Bayview Avenue with a classic Bungalow style of architecture that incorporates Craftsman details in the front façade. Each home will have small front porches with square pillars and a 5:12 pitch roof. For variation and consistency with the previously approved homes, one home will primarily utilize horizontal siding while the other will use stucco. Stone veneer will be incorporated into the bases of the columns. A variety of window treatments are also utilized throughout each elevation. Gabled and hipped roof elements help break up the mass of the structure. Brackets are also incorporated to add relief along the roof line. (For more detail regarding the design, reference page 4 & 6 in Attachment B.)

To provide more architectural variation within the approved subdivision, staff is recommending modifications to the home that utilizes a stucco façade, located on Lot #6. Condition of Approval #BP-3a requires that horizontal wood siding replace the stucco exterior along each side on the second story for this home.

A Condition of Approval from the previous project required that modifications be incorporated to address *"privacy issues for the second story windows on both the northern most and southern most houses on Bayview, and also in the future the northern and southern houses on Flora Vista, when those plans come through."* Staff has included a similar condition for Condition of Approval #BP-3b. The applicant has indicated that the sill height will be increased for certain bedroom windows (such rooms will meet egress requirements through other windows) and through the use of opaque windows for those located in the stairways. The applicant has submitted a solar shading plan which indicates compliance to the maximum 10% shading of roofs of adjacent homes.

As part of the previously approved Special Development Permit, conditions of approval required certain improvements to the duplex lot located north of the site (408 Flora Vista Avenue) which was part of the originally approved subdivision. The applicant notes that such improvements planned include painting of the entire exterior of the building along with new rain gutters to be installed. An additional improvement includes buffer landscaping along the entire southern boundary of the property, which lies adjacent the proposed single family property (Lot 7).

No fences are proposed to be built in front of the homes. The applicant has indicated that 6 ft. tall neighbor to neighbor fences would be built. The side property line fences are proposed to be located outside the 20 ft. front setback area. Staff has included a condition of approval requiring that the applicant shall submit plans and elevations showing the location, appearance and height of fences, prior to applying for building permits.

Landscape: The applicant submitted a preliminary landscape plan that indicates conformance to the recently adopted landscaping ordinance. A final plan will be subject to review during the Building Permits.

An arborist report indicates seven trees within the boundaries of the two single family lots. Two of the seven trees are considered to be significant size (greater than 38" circumference measured at 4'6" above ground). The significant Yucca tree is in fair condition and a Mexican Palm is moderate good condition. The palm tree is planned to be removed due to its location within the planned driveway area on Lot 7. The Yucca tree that is in fair condition is also planned to be removed. An arborist report notes a low suitability for preservation of this tree at this site. The remaining smaller trees are either in poor or fair condition. Each of these trees are planned to be removed due to their location. The preliminary landscape plan indicates seven 24" box trees to be located on the subject properties and approximately 18 more of the same size on the neighboring five lots.

Parking/Circulation: The project complies with the parking requirements by providing two covered and two uncovered parking spaces per unit. As noted previously, a two car garage is located behind the homes at the rear of the lot. The uncovered parking spaces are located directly in front of the detached two-car garages. Separate driveways for each home are located adjacent to each other.

The duplex lot is currently deficient in parking requirements by providing only two covered parking stalls where the minimum of four covered spaces are needed. This deficiency was approved as part of the original Special Development Permit provided that two additional uncovered spaces are provided (as had been proposed) over the minimum four spaces.

Fiscal Impact: Consistent with the originally approved subdivision, a traffic impact fee is assessed for the net gain of five units (for the entire development) resulting in an estimated fee of \$11,037.17. This would be re-calculated at the time of actual payment of fees based on current fee schedules at that time.

The Park Dedication in-lieu fees are required for the five additional units proposed to be added for an approximate fee of \$46,963.17. Park Dedication fees must be paid prior to recordation of the final map.

Public Contact: A total of 91 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received. An outreach meeting was held by the developer on July 28th. Two residents that reside in the neighborhood came to review the plans. No specific concerns were noted.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Special Development 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 project meets the City's General Plan objectives by allowing for two single family homes consistent with the Zoning of the site. The scale of the homes is consistent with previously approved homes within the neighborhood. The architecture introduces high quality materials and design that should have a beneficial impact to the surrounding neighborhood. Landscaping will significantly enhance the overall appearance of the streetscape as well as partially buffer impacts to neighboring properties.

Staff was able to make the findings as the design meets the guidelines 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. (*Finding Met*)

The proposed redevelopment improves the visual aesthetics of the property and will not impair surrounding development. The project is consistent with the previously approved subdivision and redevelopment project. The single family homes have been designed to address concerns related to overall a scale and privacy to the adjacent neighborhood. The parking non-

conformity of the duplex facing Flora Vista will be improved by the proposal to add two additional uncovered parking stalls on site.

ALTERNATIVES:

1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:



Shaunn Mendrin
Senior Planner

Prepared By: Ryan Kuchenig, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
August 10, 2011**

Planning Application 2011-7421

408 & 420 Flora Vista Avenue & 421 S. Bayview Avenue
Special Development Permit for two single family homes and site improvements
to the duplex property

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. PERMIT EXPIRATION:
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not

exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

- GC-3. CONFORMANCE WITH PREVIOUS PLANNING PERMIT:
The subject site shall comply with all conditions of approval and requirements of planning application 2007-0463 (Rezone, Tentative Map & Special Development Permit). [PLANNING] [COA]
- GC-4. 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. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

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. 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. REVISIONS TO THE PLANS:

- a. The building permit plans shall include horizontal wood siding for the entire second floor of the single family home located on Lot #6, as shown on the provided plans.
- b. Address the privacy issues for the second story windows of each home (facing the south for Lot #6 and facing north for Lot #7). Designs are subject to review and approval of the Director of Community Development. [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. DEVIATIONS:

Specific deviations allowed with this Special Development Permit are as follows:

- a. Front yard setbacks for unit 6 (as specified on plans).
- b. Rear and side yard setbacks for detached garages
- c. 2 covered parking and 4 uncovered parking spaces for the duplex unit
- d. Side yard setbacks for stairwells.

BP-6. FEES AND BONDS:

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

- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at **\$11,037.17**, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]
- b) PARK IN-LIEU - Pay Park In-lieu fees estimated at **\$46,963.17**, prior to approval of the Final Map or Parcel Map. (SMC 18.10). [SDR] [PLANNING]

BP-7. 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-8. 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) The landscape plan shall include details of the total amount of landscaping and open space provided on the duplex lot. The total landscaping on the lot must be equal to or more than 3200 sq. ft. with 1600 sq. ft. of usable open space as originally proposed.
- b) Decorative paving as required by the Director of Community Development to distinguish entry driveways, pedestrian paths and common areas. The uncovered parking area in front of the detached garages shall incorporate pervious paving to allow for water percolation.
- c) Per the original approval (2007-0463), 24-inch box size trees shall be planted along the left side property line on Lot 9 to provide additional privacy to the neighbors.
- d) The tree protection plan shall remain in place for the duration of construction.
- e) 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 approval.

- f) Provide separate meter for domestic and irrigation water systems.
- g) The landscape plan shall include street trees and shall be submitted and approved per the City Arborist.
- h) All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- i) 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.
- j) 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.
- k) At the expense of the subdivider, 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 19.38.070) prior to issuance of a Building Permit.
- l) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- m) All areas not required for parking, driveways or structures shall be landscaped.
- n) New trees added shall be native species and as large as appropriate for placement on the lot.

BP-9. 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 through the submittal of a Miscellaneous Plan Permit (MPP). [COA] [PLANNING]

BP-10. 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-11. 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-12. 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] [PLANNING/PUBLIC WORKS]

BP-13. 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-14. 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-15. 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-16. CITY STREET TREES (SUBDIVISION):

At the expense of the subdivider, 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-16: TENTATIVE MAP AND RIGHT-OF-WAY REQUIREMENTS:

The following requirements and upgrades were required per Conditions of Approval of Planning Permit 2007-0463 and subject to review and approval by the Department of Public Works:

- a. All proposed utilities shall be undergrounded.

- b. If any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plan to Public Works Department for review. City Council shall make the decision if any additional poles are acceptable or not. Under no circumstances shall additional poles be permitted along the frontage of this development.
- c. Install conduits along frontage for Cable TV, electrical and telephone lines in accordance with standards required by utility companies, prior to occupancy. Submit conduit plan to Planning Division prior to issuance of a Building Permit.
- d. Conduit sizing and locations shall be included on street improvement plans. Submit one copy to the Planning Division.
- e. A copy of an agreement with affected utilities companies for undergrounding all existing and proposed overhead service drops to the building shall be provided to the Director of Community Development prior to issuance of a Building Permit.
- f. Full development fees shall be paid for each project parcel or lot shown on Vesting Tentative Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- g. Demolish existing buildings prior to recording the final map in each phase.
- h. Approval of detailed street improvements plan shall be obtained from Public Works and bonds posted prior to issuance of a Building Permit.
- i. Provide cross-easements for all utilities and access crossing property lines.
- j. Construct new curb, gutter, sidewalk and driveways along Bayview project frontage.
- k. Remove all juniper bushes from park strip along Bayview and replace with planting material with a height of no taller than 2.5'.
- l. Remove and replace sidewalk, driveways, and water meters along Flora Vista.
- m. Remove and replace depressed curb and gutter along Flora Vista.
- n. Remove AC in park strip area along Flora Vista. Replace with planting material with a height of no taller than 2.5'.
- o. Slurry seal street to half street upon completion of all trench work in public right of way on Bayview.
- p. New driveways to be constructed shall be per City standard detail 5C-5. Driveway width shall be per width of driveway pavement area.

- q. A traffic control plan will be required as part of the improvement plan set. Traffic control plan needs to be prepared by a person certified/trained in the MUTCD.
- r. Streetlights, conduits, and conductors may be required to be installed and/or upgraded at the street improvement plan stage.
- s. Applicant to pay all fees, complete improvement plans, and execute subdivision agreement and bonds prior to recordation of final map and Public Works release of building permits. [COA] [PUBLIC WORKS]

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

EP-1. RIGHT-OF-WAY IMPROVMENTS:

Obtain a Development Permit from the Department of Public Works for improvements.

- a. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works. [COA] [PUBLIC WORKS]

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]

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.

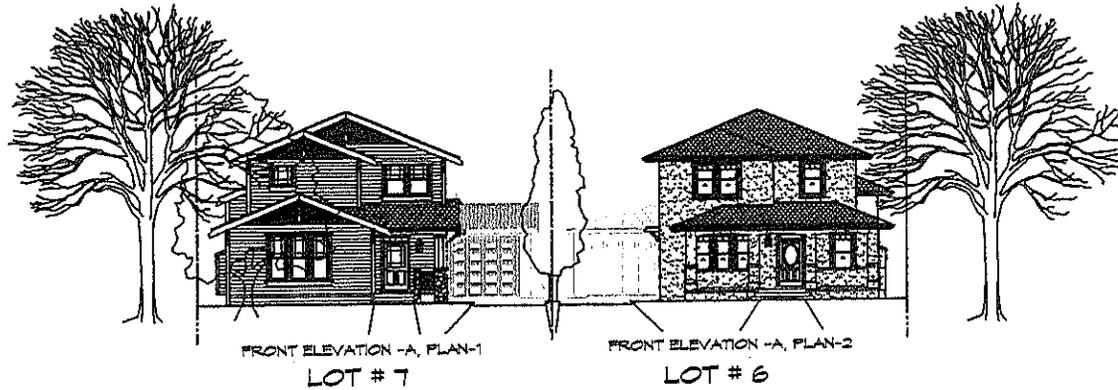
AT-1 PARKING:

- a. No parking space shall be offered for rent by the property owners.
- b. Garage spaces shall be maintained at all times so as to allow for parking of two automobiles.
- c. Unenclosed 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-2 UNENCLOSED STORAGE

- a. For the duplex property, all unenclosed materials, equipment and/or supplies of any kind shall be maintained within an approved enclosed area. Any stacked or stored items shall not exceed the height of the enclosure.
- b. For the duplex property, unenclosed storage of any vehicle shall be prohibited.
- c. For the duplex property, all exterior trash shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

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Street View from Flora Vista Avenue
 2 Single Family Residences

ARCHITECT

RON DICK

1726 EVER DRIVE

SAN JOSE, CALIFORNIA 95124

(408) 264-1541

PROJECT DATA

DEVELOPER : Peninsula Communities, LLC
 Flora Vista Drive
 Sunnyvale, California

CONSULTANTS :
CIVIL ENGINEER : TS/ CIVIL ENGINEERING INC.
 1775 TECHNOLOGY DR.
 SAN JOSE, CALIFORNIA 95110
 PH: 408.432.9300
 FAX: 408.432.9301

STRUCTURAL ENGINEER : N/A

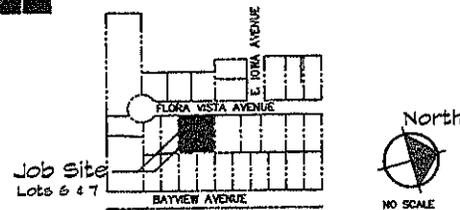
LANDSCAPE ARCHITECT : Reed and Assoc.
 477 Tzaffe Street
 Sunnyvale, California

SITE DATA

JOB LOCATION : Flora Vista Ave.
JURISDICTION : Sunnyvale, California
ASSESSORS PARCEL NUMBER : 209-24-014, 015, 016
LOT SIZE : 3,347 S.F. each
NET DENSITY : 8.14 Units / Acre

APPLICABLE CODES 2001 EDITIONS OF THE CBC, CMC, CPC,
 CALIF. TITLE 24, 2005 CEC & ALL APPLICABLE LOCAL CODES

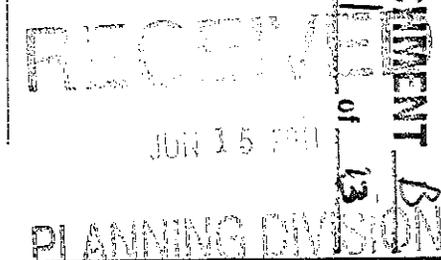
LOCATION MAP



DRAWING OUTLINE

Sheet	Revision	Sheet Title
C1		COVER SHEET
P.1		ARCHITECTURAL PLOT PLAN
A.1		PLAN #2 FLOOR PLANS
A.2		PLAN #2 ELEVATIONS 'A' AND ROOF PLAN
A.3		PLAN #1 FLOOR PLANS
A.4		PLAN #1 ELEVATIONS 'A' AND ROOF PLAN
A.5		SHADOW STUDY Dec. 21st at 9:00am
A.6		SHADOW STUDY Dec. 21st at 3:00pm
A.7		STREETSCAPE PROPOSED PROJECT
A.8		GAUGE PLANS
1		CIVIL DRAWINGS
L		LANDSCAPING DRAWINGS
MISC DRAWINGS		0.5"x11" DRAWINGS COLOR BOARDS BUILD IT GREEN

ATTACHMENT B
 Page 11 of 13



RON DICK ARCHITECT

Peninsula Communities, LLC
 Flora Vista Ave.
 Sunnyvale, California

Cover Sheet
 Lots 6 & 7



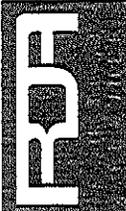
Revitadona

Scale	Date
N/A	6/2011
Sq. Ft.	sq. ft./rd
N/A	sq. ft./rd
Job No.	11-07
Sheet	

C.1

S:\100_jobs\2000_through_Current_jobs\06-19 Kirkish\Common Sheets

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 RON DICK ARCHITECT
 Reproduction of any portion of these drawings for any purpose is strictly
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 building only, any further use of this design without the express permission of
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RON DICK
 ARCHITECT

Peninsula Communities, LLC
 Flora Vista Ave.
 Sunnyvale, California

Architectural site Plan



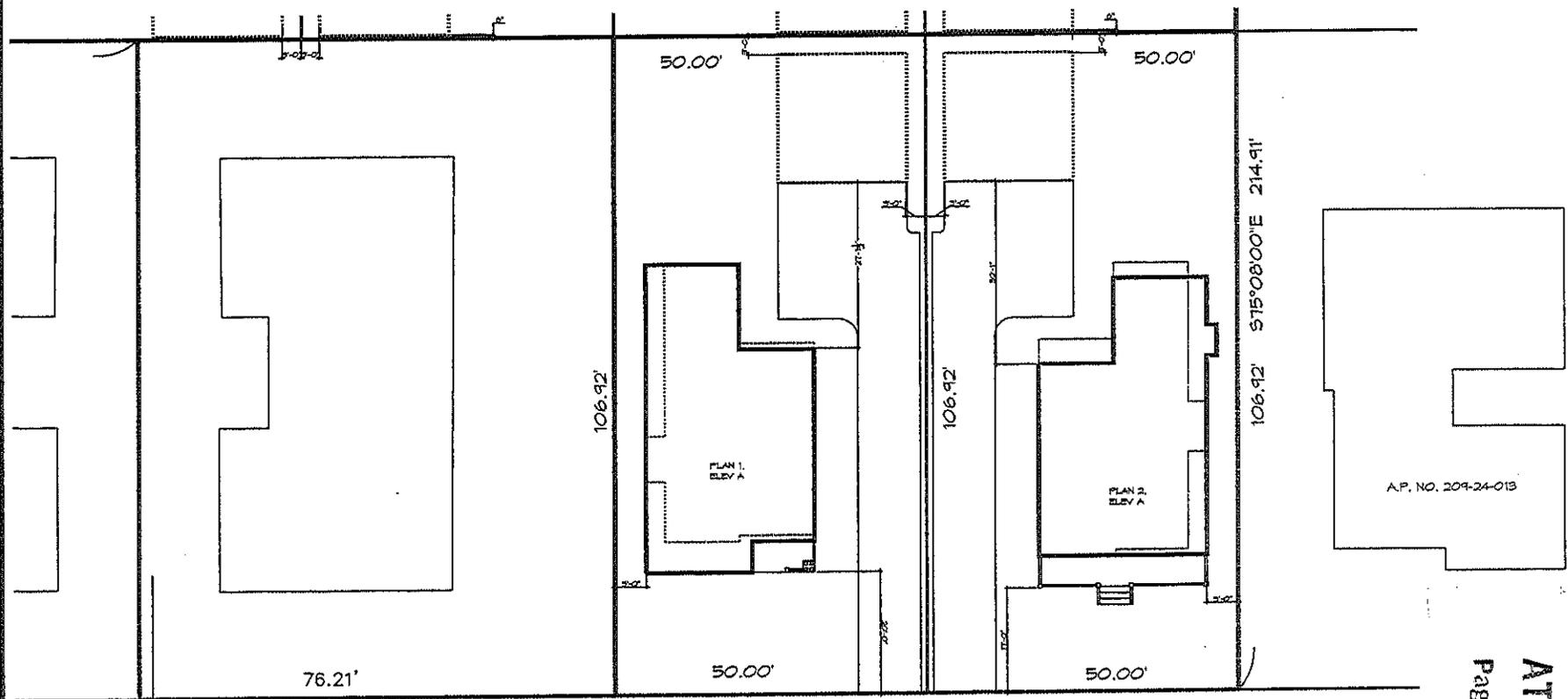
REVISIONS

SCALE 1/8"=1'
 DATE 5/2008

SQ. FT. 13
 CHECKED BY

JOB NO. 06-20

P.1

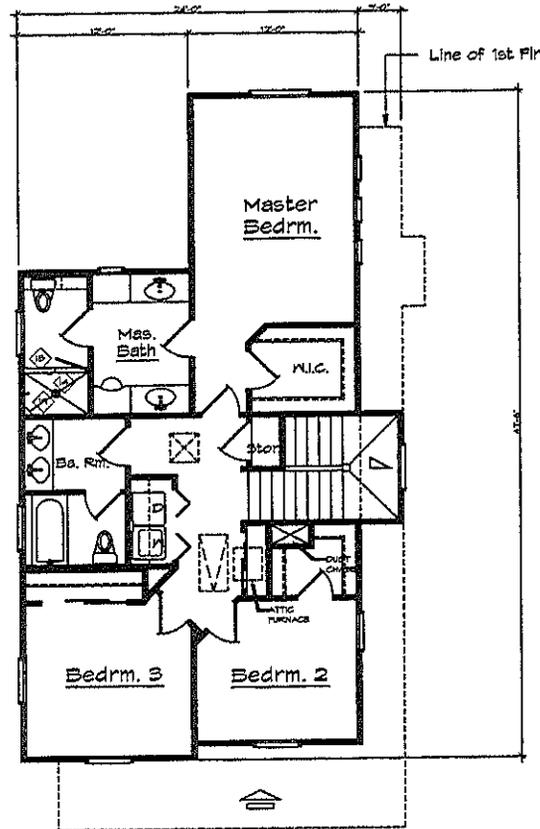


SITE PLAN
 SCALE: 1/8"=1'

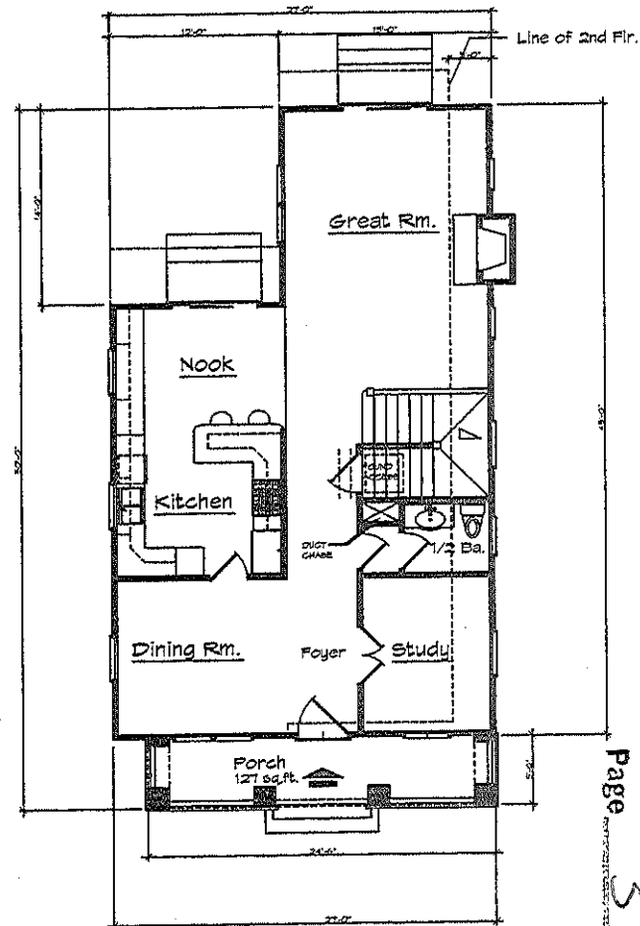


ATTACHMENT B
 Page 2 of 13

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Second Floor Plan
 1002 Sq. Ft. Scale 1/4" = 1'-0"

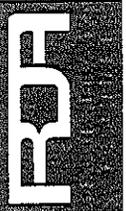


First Floor Plan
 1047 Sq. Ft. Scale 1/4" = 1'-0"
 FIRST FLOOR.....1047 SQ.FT.
 SECOND FLOOR.....1002 SQ.FT.
 TOTAL.....2049 SQ.FT.
 SECOND FLOOR CANTILEVERS OVER FIRST FLOOR.....78 SQ.FT.

FOR FRONT PORCH CONFIGURATION SEE SHEET A?.....LOT #4, ELEV. SHEET A?.....LOT #4, ELEV. SHEET A?.....LOT #6, ELEV.

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ATTACHMENT
 Page 3
 Plan 13



RON DICK ARCHITECT

Peninsula Communities, LLC
 Flora Vista Ave.
 Sunnyvale, California

Plan # 2
 First And Second
 Floor Plan
 Lot-6



REVISIONS

SCALE	DATE
1/4"=1'	05/11
SQ.FT.	OWNER
2049	DATE

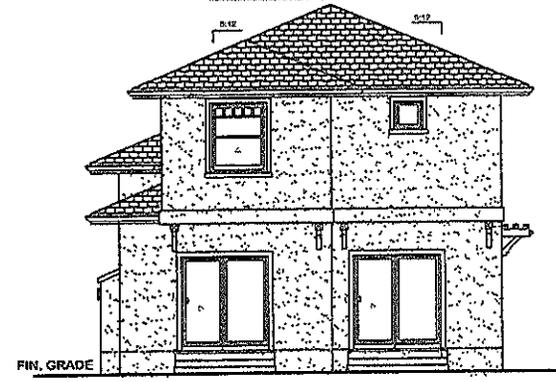
JOB NO. 11-08

A.1

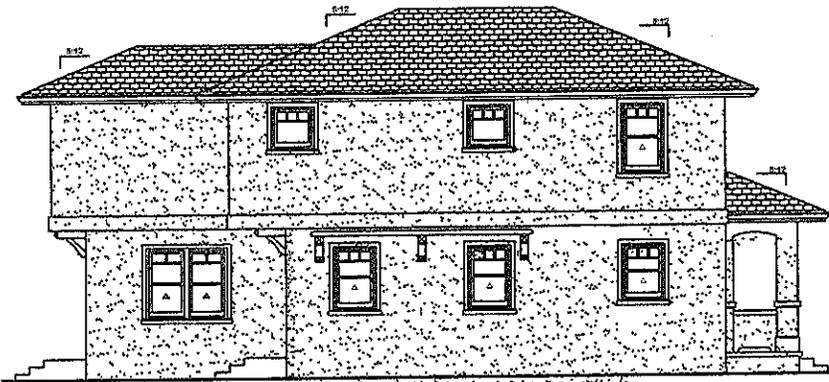
MONARCH ASSOCIATED INC. dba ALL RIGHTS RESERVED
 RON DIK ARCHITECT



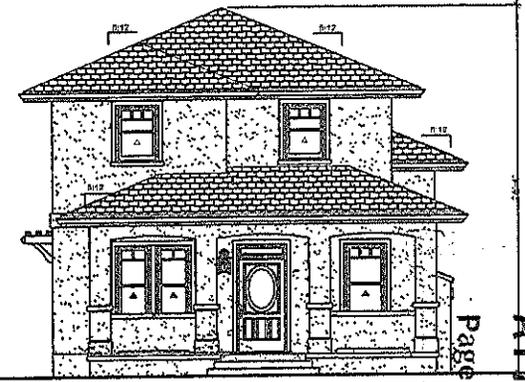
Right Side Elevation
 Scale 1/4" = 1'-0"



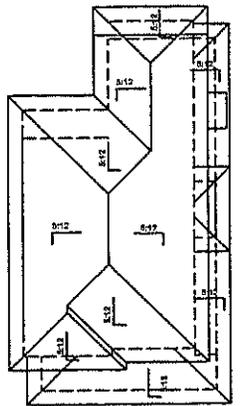
Rear Elevation
 Scale 1/4" = 1'-0"



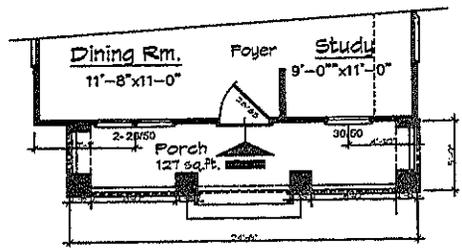
Left Side Elevation
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Front Elevation
 Scale 1/4" = 1'-0"

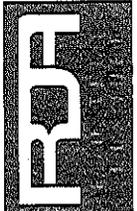


Roof Plan
 Scale 1/8" = 1'-0"



Plan #2 Elev. A

ANY AND ALL DISCREPANCIES OF THE DRAWINGS IN THESE PLANS SHALL BE REFERRED TO THE ARCHITECT AND/OR ENGINEER FOR CLARIFICATION BEFORE STARTING CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES TO THESE CONSTRUCTION DOCUMENTS THAT WERE NOT APPROVED IN WRITING BY THE ARCHITECT AND/OR THE ENGINEER.



RON DIK ARCHITECT

Peninsula Communities, LLC
 Flora Vista Ave.
 Sunnyvale, California

Plan # 2
 Exterior Elevations
 Elev. A
 Lot-6



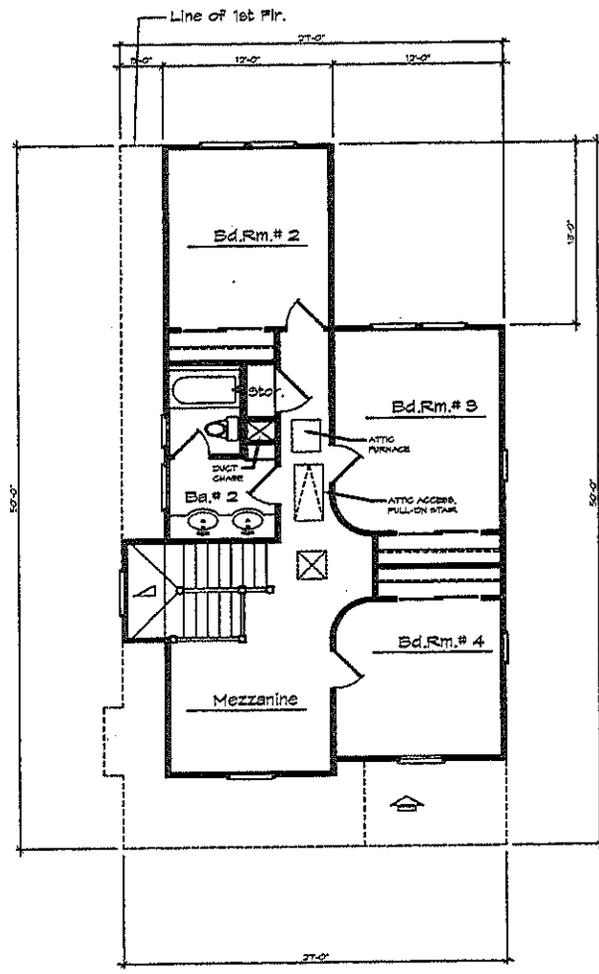
REVISIONS	

SCALE	DATE
1/4"=1'	05/11
SQ. FT.	

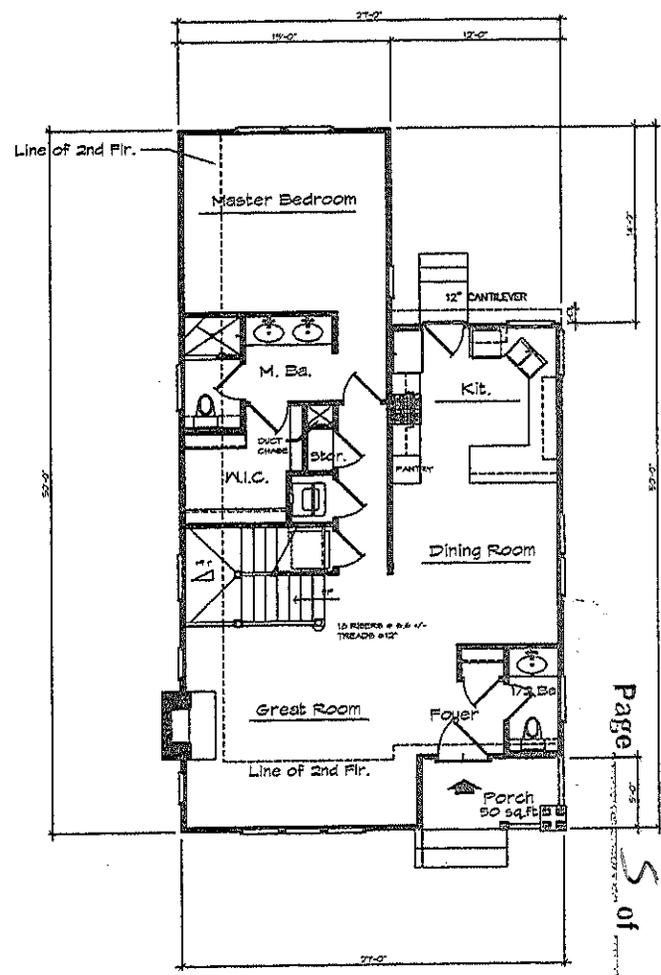
JOB NO.
11-08

A.2

ATTACHMENT
 Page 4 of 13



Second Floor Plan
 935 Sq. Ft. Scale 1/4" = 1'-0"



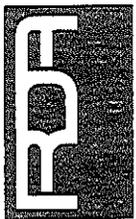
First Floor Plan
 1132 Sq. Ft. Scale 1/4" = 1'-0"

FIRST FLOOR.....1132 SQ.FT.
 SECOND FLOOR.....935 SQ.FT.
 TOTAL.....2067 SQ.FT.

SECOND FLOOR CANTILEVERS
 OVER FIRST FLOOR.....12 SQ.FT.

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ATTACHMENT
 Page 5 of 13
 Plan #1
 Lot-7



RON DICK ARCHITECT

Peninsula Communities, LLC
 Flora Vista Ave.
 Sunnyvale, California

Plan #1
 First And Second
 Floor Plan
 Lot-7

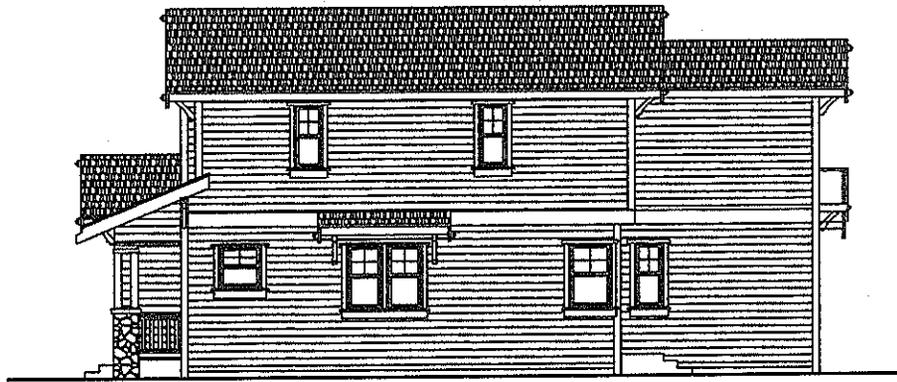


Revisions

Scale	1/4"	Date	05/11
Sq.Ft.	2067	Job No.	11-07
Sheet			

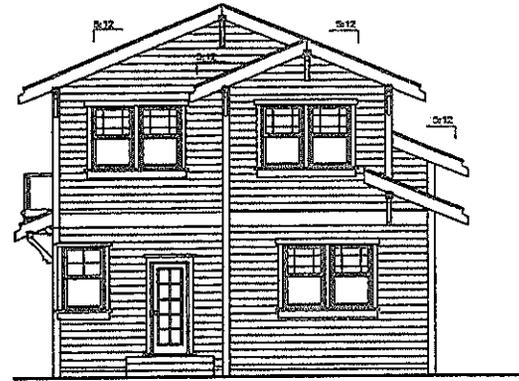
A.3

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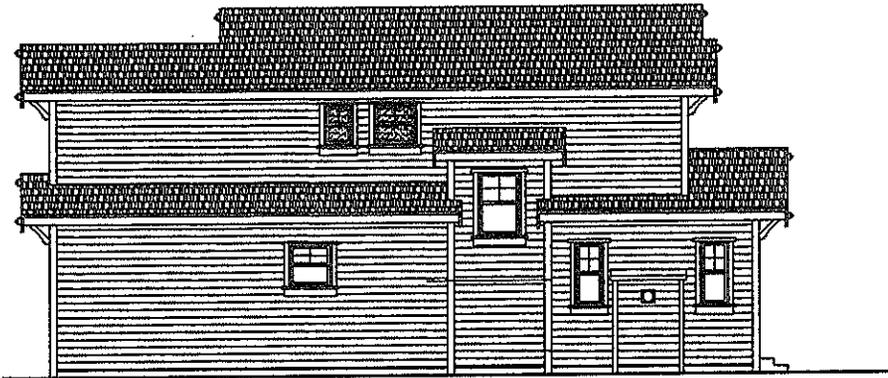
Right Side Elevation

Scale 1/4" = 1'-0"



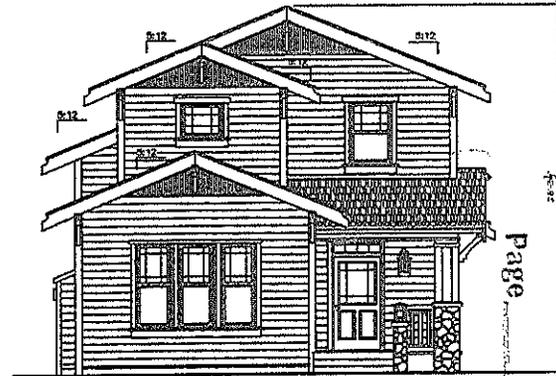
Rear Elevation

Scale 1/4" = 1'-0"



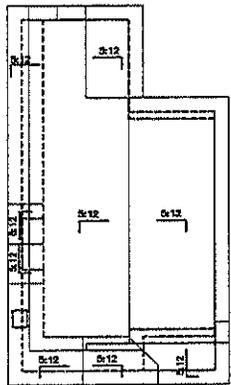
Left Side Elevation

Scale 1/4" = 1'-0"



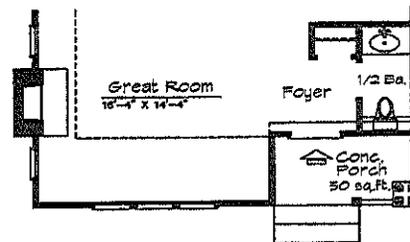
Front Elevation

Scale 1/4" = 1'-0"



Roof Plan

Scale 1/8" = 1'-0"



Plan #1, Elev. A
Lot-7

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ATTACHMENT B
 page 8 of 13



RON DICK
ARCHITECT

Peninsula Communities, LLC
Flora Vista Ave.
Sunnyvale, California

Plan #1
Exterior Elevations
Elev. A
Lot-7



Rovatlona

Scale 1/4" = 1'-0"
Date 05/11

Sq. Ft. 97 sq. ft.

Job No. 11-07

Sheet

A.4

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 Ron Dick, ARCHITECT or Planner.



RON DICK
 ARCHITECT

Peninsula Communities, LLC
 Bayview Ave./Floravista Ave.
 Sunnyvale, California

Shadow Study
 Dec. 21st
 9:00 am

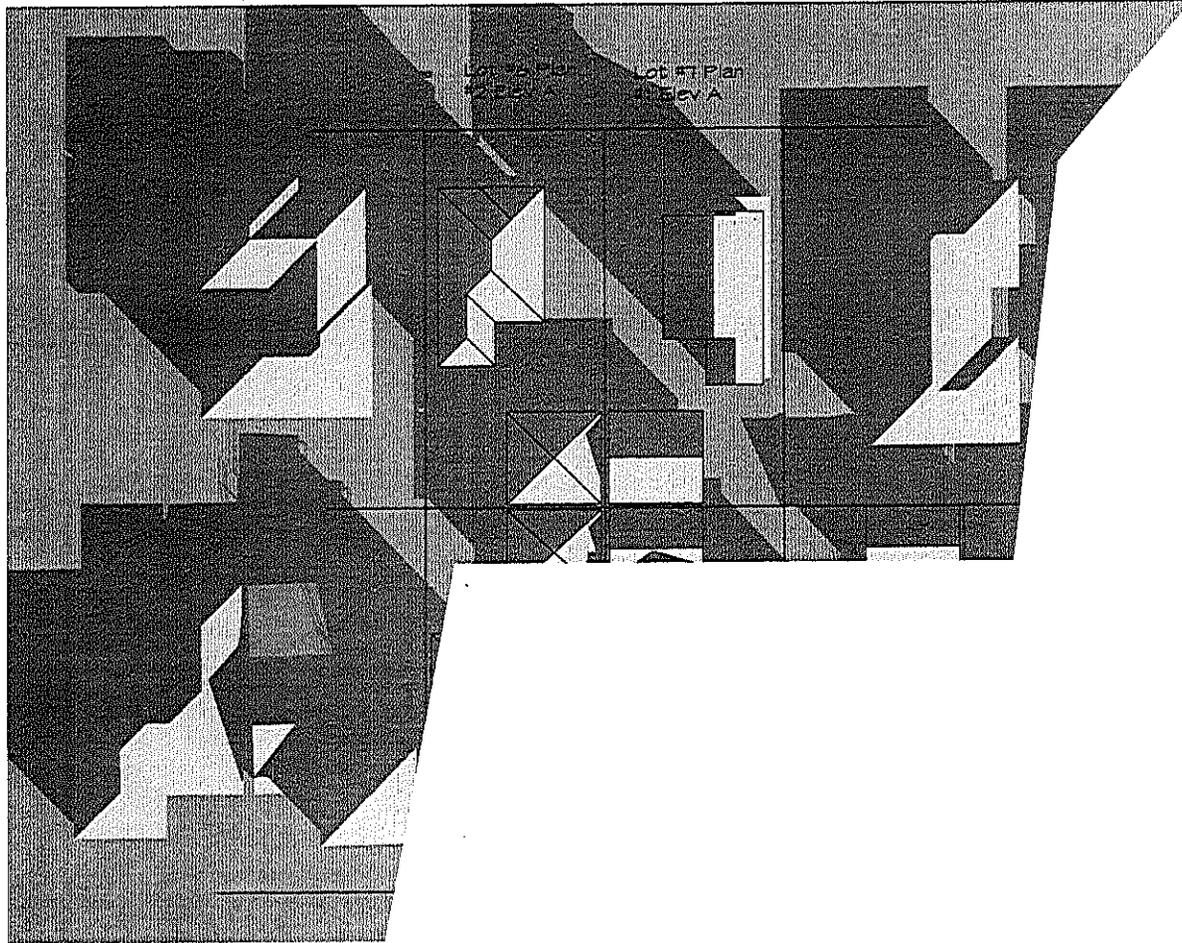


REVISIONS

SCALE	DATE
1/4"=1'	05/11
SQ. FT.	DRAWN BY rd
	CHECKED BY
JOB NO.	11-08

A5

Flora Vista Ave.



Lot 2010
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 Lot 3000

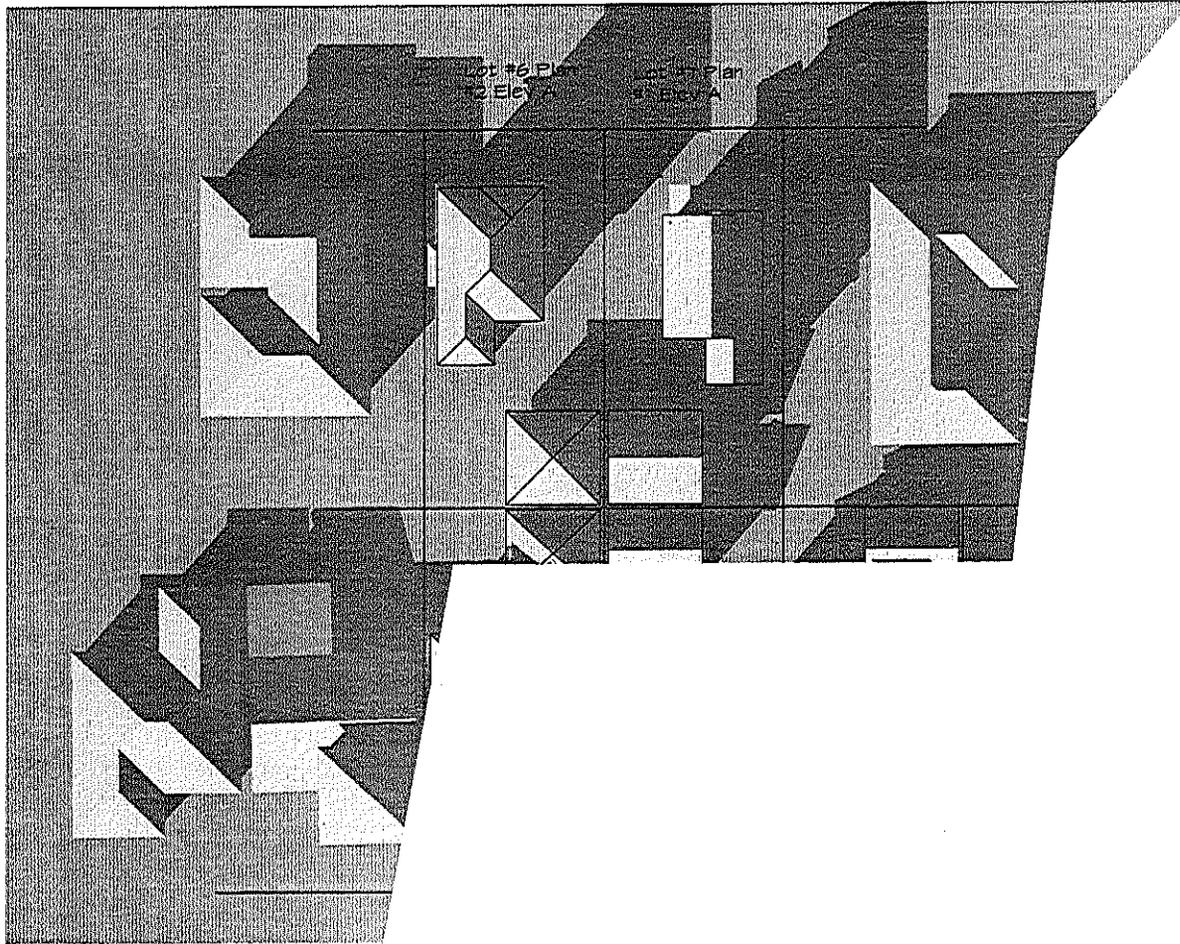
SHADOW STUDY NOT TO SCALE
 Dec. 21st 9:00 am
 Bayview Ave.



ANY AND ALL DISCREPANCIES OF THE DRAWINGS IN THESE PLANS SHALL BE REFERRED TO THE ARCHITECT AND/OR ENGINEER FOR CLARIFICATION BEFORE STARTING CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES TO THESE CONSTRUCTION DOCUMENTS THAT ARE NOT APPROVED IN WRITING BY THE ARCHITECT AND/OR THE ENGINEER.

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Flora Vista Ave.



SHADOW STUDY NOT TO SCALE
 Dec. 21st 3:00 pm
 Bayview Ave.



ANY AND ALL DISCREPANCIES OF THE DRAWINGS IN THESE PLANS
 SHALL BE REFERRED TO THE ARCHITECT AND/OR ENGINEER FOR
 CLARIFICATION BEFORE STARTING CONSTRUCTION.
 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES
 TO THESE CONSTRUCTION DOCUMENTS THAT ARE NOT APPROVED
 IN WRITING BY THE ARCHITECT AND/OR THE ENGINEER

ATTACHMENT B
 Page 6 of 13



RON DICK ARCHITECT

Peninsula Communities, LLC
 Bayview Ave./Floravista Ave.
 Sunnyvale, California

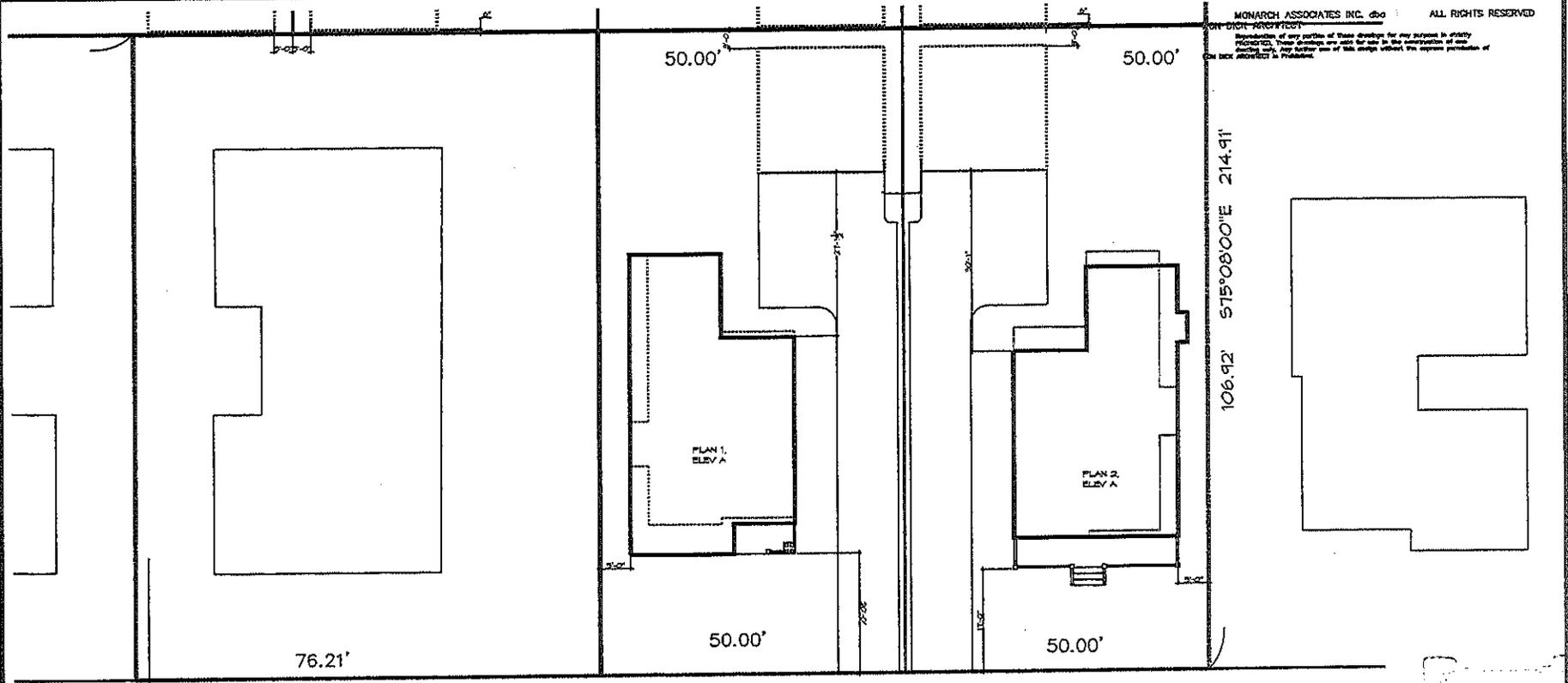
Shadow Study
 Dec. 21st
 3:00 pm



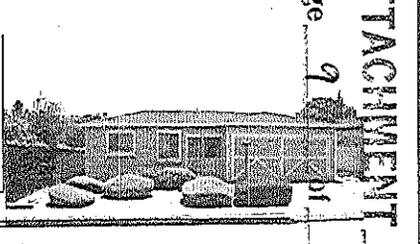
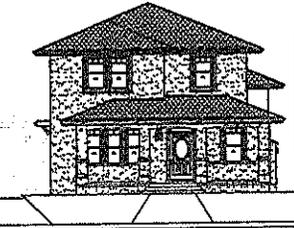
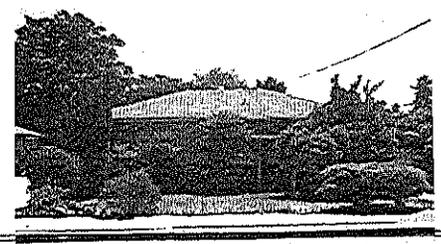
REVISIONS

SCALE 1/4"=1'	DATE 06/11
SQ.FT.	DRAWN BY Fd
	CHECKED BY
JOB NO. 11-08	

A.6



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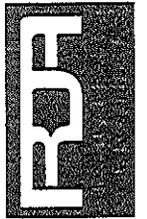
FRONT ELEVATION -A-, PLAN-1
 LOT # 7

FRONT ELEVATION -A-, PLAN-2
 LOT # 6

Flora Vista Ave.

STREETSCAPE
 SCALE = 1/8" = 1'-0"

ATTACHMENT B
 Page 9 of 13



RON-DICK
 ARCHITECT

3-Lot Subdivision For
 Lands Of Kirkish
 Bay View Drive
 Sunnyvale, California

PLOT PLAN
 STREETSCAPE

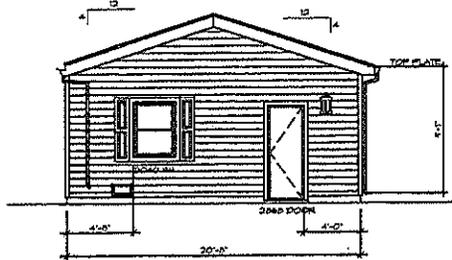


REVISIONS

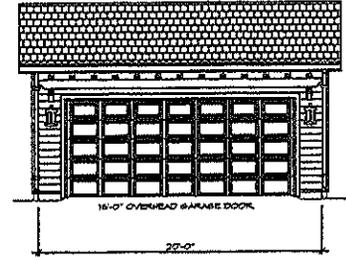
SCALE 1/8" = 1'	DATE 5/2008
SQ. FT.	CREATED BY rd
JOB NO. 06-20	DATE 5/2008

A.7

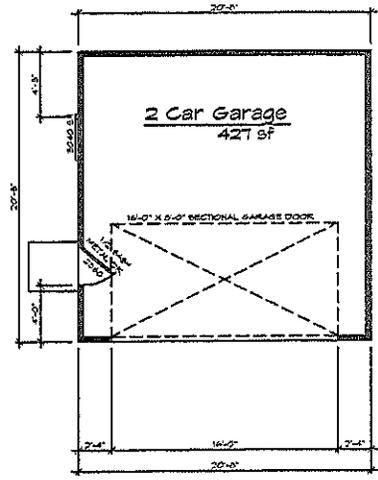
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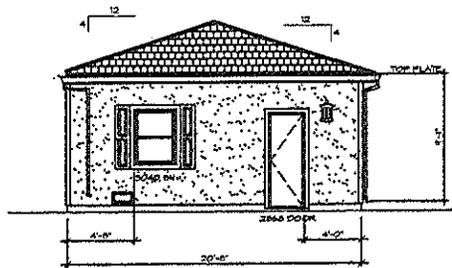
Left Elevation
 Sc. 1/4" = 1'-0"



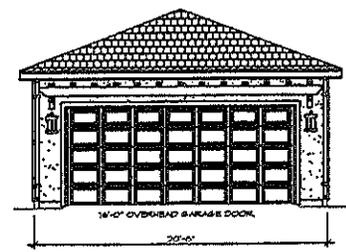
Front Elevation
 Sc. 1/4" = 1'-0"
 Garage For
 Plan #1, Elev. A
 Lot #7



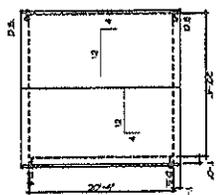
Floor Plan
 427 SF
 Sc. 1/4" = 1'-0"
 Lot #7
 Lot #6 Reverse Plan



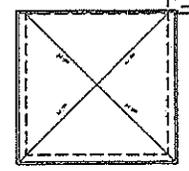
Right Elevation
 Sc. 1/4" = 1'-0"



Front Elevation
 Sc. 1/4" = 1'-0"
 Garage For
 Plan #2, Elev. A
 Lot #6

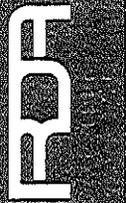


Roof Plan
 Sc. 1/8" = 1'-0"
 Lot #7



Roof Plan
 Sc. 1/8" = 1'-0"
 Lot #6 Reverse Plan

ATTACHMENT B
 Page 10 of 13



RON DICK ARCHITECT

Peninsula Communities, LLC
 Flora Vista Ave.
 Sunnyvale, California

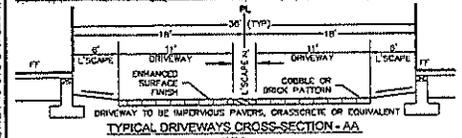
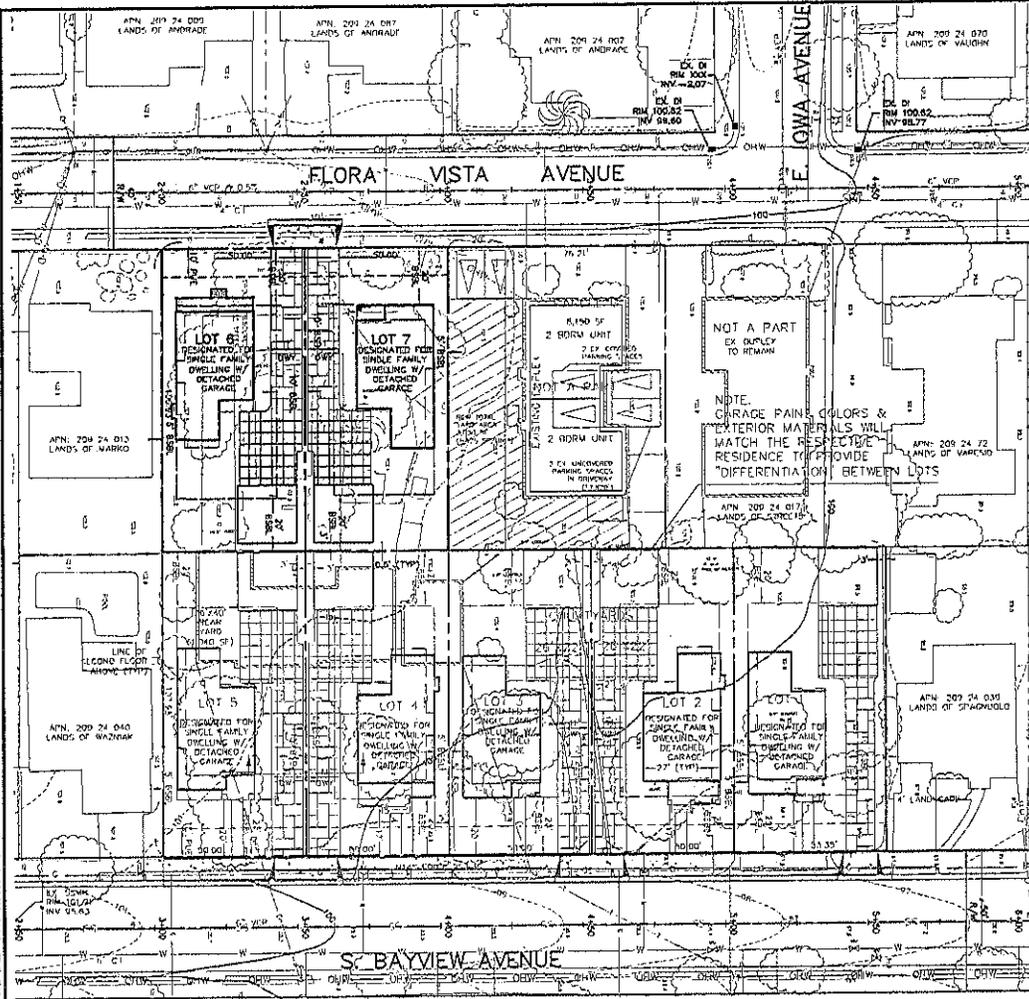
Detached Garage Plans
 Floor Plan
 Exterior Elevations
 Roof Plan



Revisions	
Scale noted	Date 5/11
sq. ft. n/a	Drawn by [initials]
	Job No. 11-07
sheet	

A.B

DESIGNER: IS CIVIL ENGINEERING, INC. ONLY KNOWLEDGE ORIGINAL, SIGNED AND SEALED PLANS AND DRAWINGS. NO RESPONSIBILITY OF LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS.

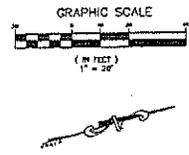


LOT	UNIT TYPE	1ST FLOOR AREA (SQ FT)	DETACHED GARAGE AREA (SQ FT)	FOOTPRINT AREA (SQ FT)	LOT AREA (SQ FT)	LOT COVERAGE (%)	2ND FLOOR AREA (SQ FT)	1ST FLOOR AND 2ND FLOOR AREA (SQ FT)	TOTAL LIVING AREA (SQ FT)	2ND FLOOR PERCENTAGE (%)	TOTAL PERCENTAGE (%)
6	2A	1,047	427	1,474	5,347	28%	1,100	2,574	2,254	42%	42%
7	1A	1,132	427	1,559	5,347	29%	936	2,495	2,129	39%	39%

PROJECT NARRATIVE DESCRIPTION - PHASE II
 The subject project was approved by City Council on June 30, 2008 by ordinance 2872-08. The Planning Commission had deleted one unit of S. Bayview and required the duplex lot at 406 Flora Vista Ave to be increased to a conforming lot size of 8,150 SF.
 The purpose of this application is to:
 Obtain approval for the site and architecture of lots 6 & 7.
 No architectural design was approved for these lots with the initial SDP.



SHEET INDEX
 SPECIAL DEVELOPMENT PERMIT AMENDMENT LOTS 6 & 7



ABBREVIATIONS

- CL (3) CENTER
- FF FISH FLOOR
- CSHSH SHOWER BENCH MARKER
- EXH EXISTING WATER BENCH MARKER
- WC WETTED CLAY PIPE
- DAY DAY BENCH MARKER
- INRT INVERT
- WATER WATER
- JOINT JOINT
- CAUTION CAUTION
- WATER WATER
- PIPE PIPE
- PROPOSED PROPOSED
- AREA AREA
- CONCRETE CONCRETE
- GRADE GRADE
- FRESH FRESH
- FLOW FLOW
- MOOR MOOR
- BACK BACK

LEGEND

- EX. CONTOUR MARKER
- EX. CONTOUR MARKER
- EX. BUILDING FOOTPRINT/ROAD
- EX. SANITARY SEWER LINE
- EX. WATER MAIN LINE
- EX. FIRE MAIN LINE
- EX. GAS LINE
- EX. TOP OF BLANK
- EX. CURB & GUTTER
- EX. FENCE
- PROPOSED SANITARY SEWER
- PROPOSED TORM DRAIN
- PROPOSED GAS
- PROPOSED WATER
- PROPOSED SHADING
- PROPOSED JOINT UTILITIES
- PROPOSED POND/PAVEMENT/DOVE
- PROPOSED BUILDING FOOTPRINT
- EX. PROPERTY LINE
- NEW LOT LINES
- STREET CENTER LINE
- ADJACENT PROPERTY LINE
- PROPOSED CASING/PIES
- PROPOSED FLOW LINE
- NEW CONCRETE WALKWAY
- NEW DRIVEWAY APPROACH
- NEW GRANITE/STEP
- NEW RUPP

RESIDENTIAL PROJECT DATA TABLE

SUBMITTING CONDITIONS	421 S. BAYVIEW			406 FLORA VISTA			406 FLORA VISTA			PHASE II	REQUIRED ALL COVERED RULES	ZONING
	APN	208-24-019	208-24-019	208-24-019	208-24-019	208-24-019	208-24-019	208-24-019	208-24-019			
GENERAL PLAN CATEGORY	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD
ZONING DISTRICT	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD
LOT SIZE (SQ FT)	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
UNIT SIZES (SQ FT)	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047
NO. OF UNITS	2	2	2	2	2	2	2	2	2	2	2	2
DENSITY (UNITS/ACR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MELTS 70% MIT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NO. OF BATHROOMS/UNIT	2	2	2	2	2	2	2	2	2	2	2	2
GROSS FLOOR AREA (SQ FT)	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
LOT COVERAGE (%)	28%	28%	28%	28%	28%	28%	28%	28%	28%	28%	28%	28%
FLOOR AREA RATIO (FAR)	1.132	1.132	1.132	1.132	1.132	1.132	1.132	1.132	1.132	1.132	1.132	1.132
NO. OF BUILDINGS ON-SITE	2	2	2	2	2	2	2	2	2	2	2	2
ORIENTATION BETWEEN BUILDINGS (°)	90	90	90	90	90	90	90	90	90	90	90	90
BUILDING HEIGHT (FT)	17	17	17	17	17	17	17	17	17	17	17	17
NO. OF STOREYS	2	2	2	2	2	2	2	2	2	2	2	2
SETBACKS												
FRONT YARD	0	0	0	0	0	0	0	0	0	0	0	0
LEFT SIDE (FACING PROPERTIES)	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7	11.7
RIGHT SIDE (FACING PROPERTIES)	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0
REAR	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
SECOND STORY												
FRONT												
LEFT SIDE (FACING PROPERTIES)												
RIGHT SIDE (FACING PROPERTIES)												
REAR												
LANDSCAPING (TOTAL SQ FT)												
LANDSCAPING (SQ FT/UNIT)												
UNUSABLE OPEN SPACE (SQ FT)												
(EXCLUDES FRONT YARD)												
USABLE OPEN SPACE (SQ FT/UNIT)												
FRONTAGE WIDTH (FT)												
TOTAL NO. OF PARKING SPACES	2	2	2	2	2	2	2	2	2	2	2	2
NO. OF STANDARDS	2	2	2	2	2	2	2	2	2	2	2	2
NO. OF COMPACTIVE % OF TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
NO. OF HANDICAPPED	0	0	0	0	0	0	0	0	0	0	0	0
NO. OF COVERED SPACES	2	2	2	2	2	2	2	2	2	2	2	2

Page 11 of 13 ATTACHMENT B

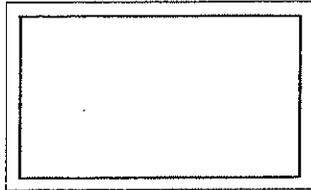
PREPARED UNDER THE SUPERVISION OF:

IS CIVIL ENGINEERING, INC.
 1775 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110

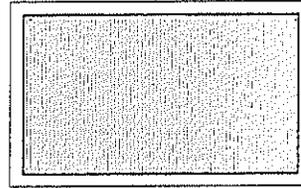
DATE: 06-09-11
 SCALE: 1"=20'
 DRAWN BY: J. QL
 SURVEYED BY: HB
 PROJ. ENGR. TBL
 CHECK BY: JLS

SPECIAL DEVELOPMENT PERMIT AMENDMENT
LOTS 6 & 7
 LANDS OF PENINSULA COMMUNITIES
 421 S. BAYVIEW AVENUE, SUNNYVALE, CALIFORNIA

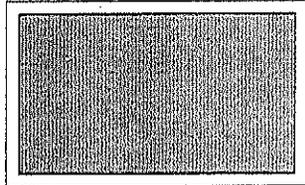
SHEET NO. 1
 OF 1 SHEETS
 JOB NO. 08-708



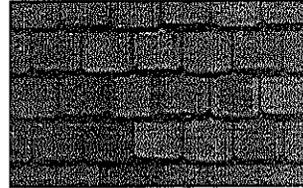
Trim Color; Wood Trim,
Fascia/Gutters
Cloud of Cream
KM3993-1



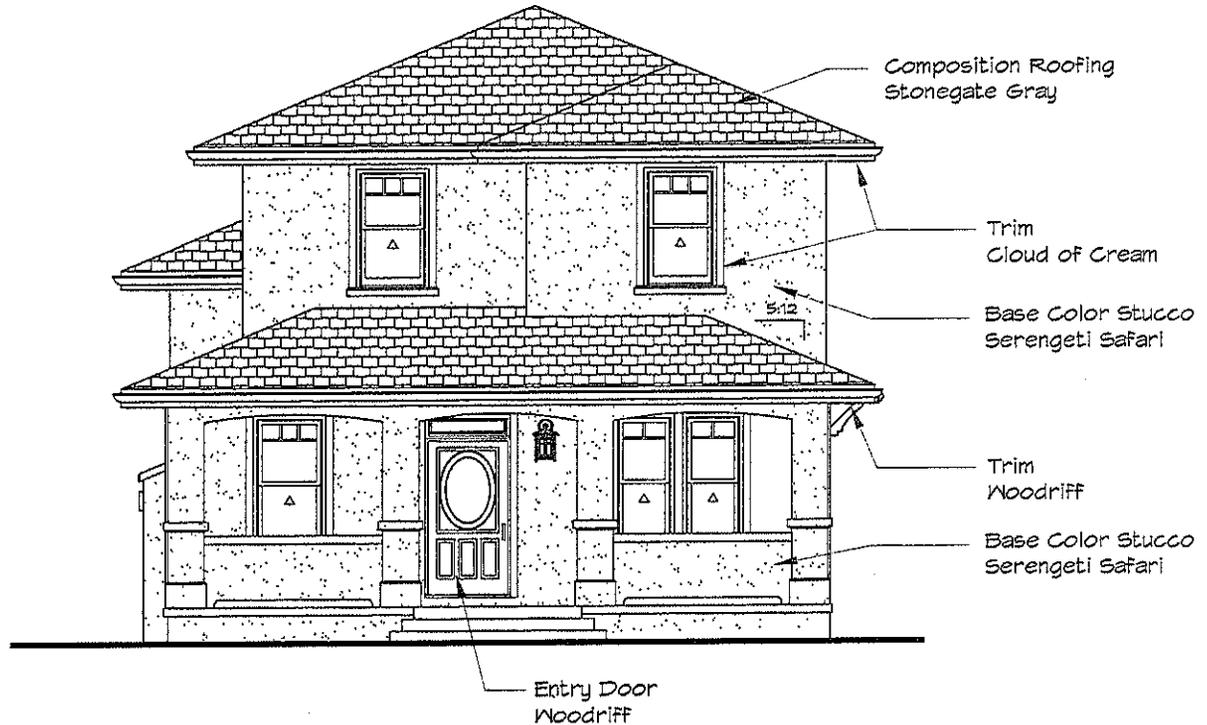
Stucco
Kelly-Moore
Serengeti Safari
KM3989-2



Trim Color; Entry Door
Kelly-Moore
Woodriff
KM3991-3



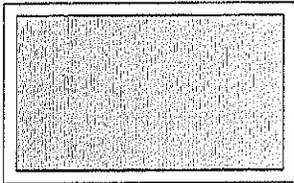
Composition Roofing
CertainTeed
Grand Manor Shingle
Stonegate Gray



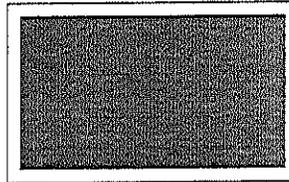
ATTACHMENT B
Page 12 of 13

A New Residence for PENINSULA COMMUNITIES LLC

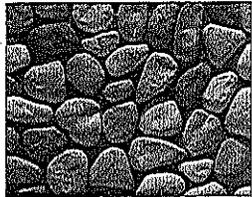
Lot #6, Plan #2, Elev. A
Bayview Avenue Sunnyvale, California



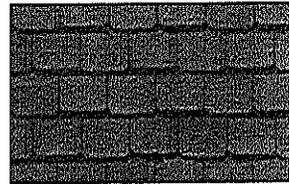
Trim Colors; Columns,
Barge Bd
Kelly-Moore
Pale Portabella
KM3988-2



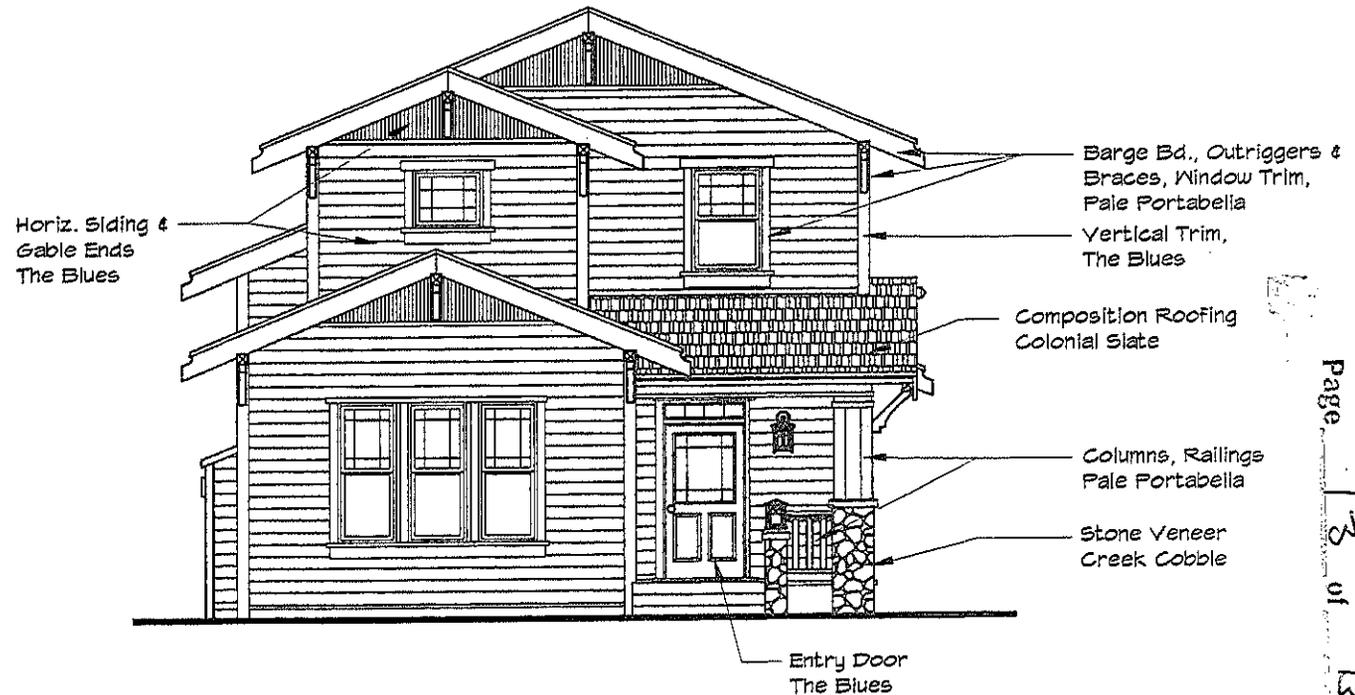
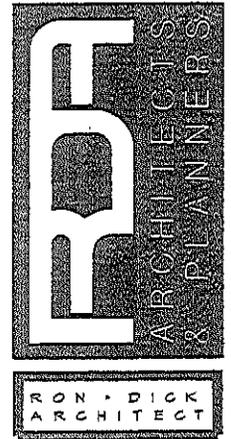
Horiz. Siding, Entry
Door, Vertical Trim,
Kelly-Moore
The Blues
KM3807-3



Stone Veneer
Eldorado Stone
American Blend
Creek Cobble



Composition Roofing
CertainTeed
Grand Manor Shingle
Colonial Slate



ATTACHMENT B
Page 13 of 13

A New Residence for PENINSULA COMMUNITIES LLC

Lots #7, Plan #1, Elev. A
Flora Vista Avenue Sunnyvale, California