



**CITY OF SUNNYVALE
REPORT
Planning Commission**

September 8, 2008

SUBJECT: **2006-0492** – Application for related proposals located at **199 N. Sunnyvale Avenue** (at E. California Ave.) in an R-2/PD (Low-Medium Density/Planned Development) Zoning District.

Motion **Special Development Permit** to allow three new two-story single family homes with a shared driveway;

Motion **Parcel Map** to subdivide one lot into three lots.

REPORT IN BRIEF

Existing Site Conditions Single-family home and detached garage

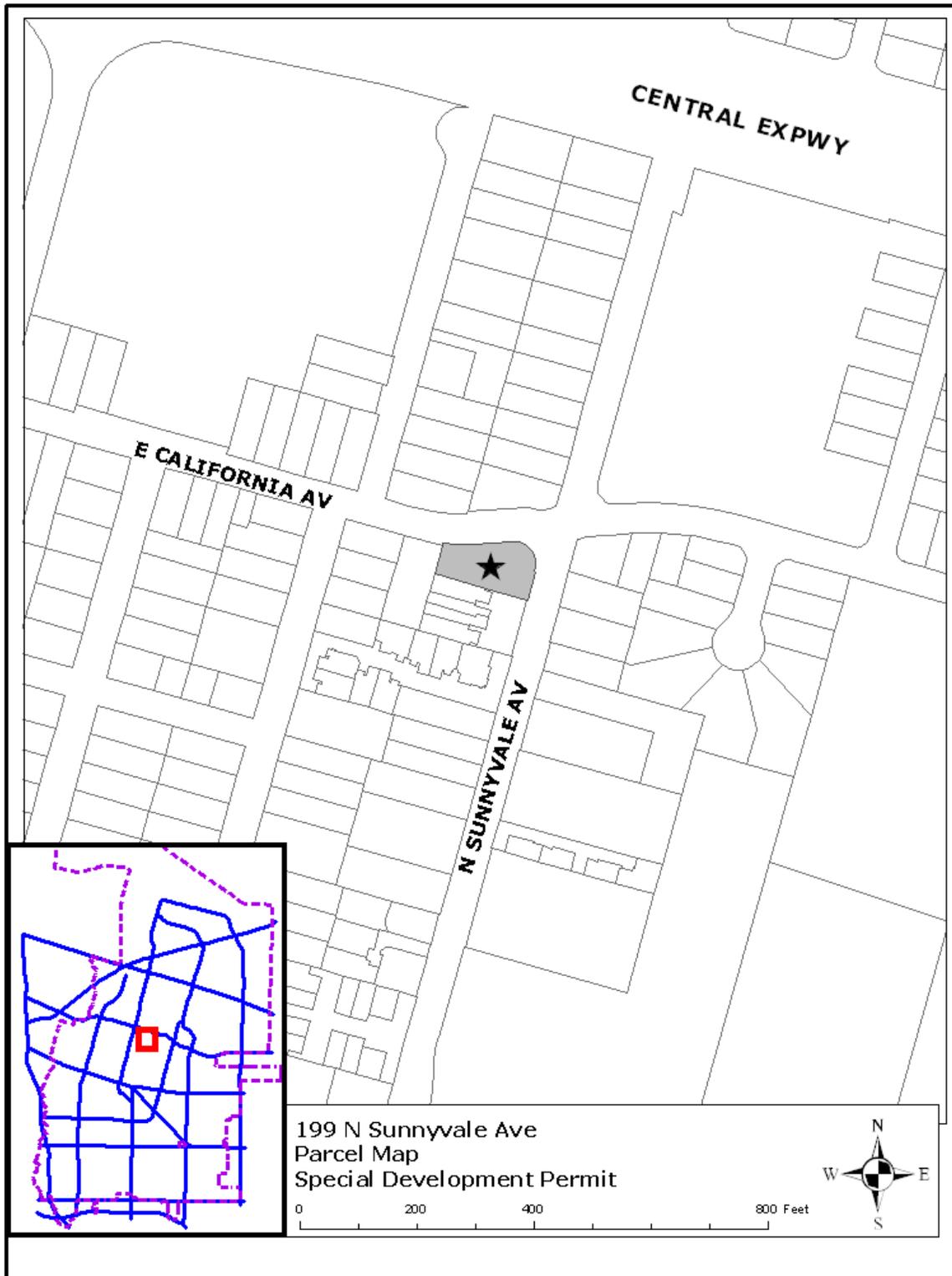
Surrounding Land Uses

North	Single-family homes and Murphy Park
South	Townhomes
East	Single-family homes
West	Single-family homes

Issues Usable open space, setbacks and compatibility with existing neighborhood

Environmental Status A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approval with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Medium Density
Zoning District	R-2/PD	Same	R-2/PD
Lot Size (s.f.)	11,785	Lot 1: 4,432 Lot 2: 3,713 Lot 3: 3,640	8,000 min. or by UP or SDP
Lot Width (ft.)	86'	Lot 1: 52' Lot 2: 47' Lot 3: 39'	Lot 1: 76' min. Lot 2: 76' min. Lot 3: 82' min. or by UP or SDP
Gross Floor Area (s.f.)	1,911 (1587 home, 324 garage)	5,803	5,892 max.
Lot Coverage (%)	16.2%	Lot 1: 32.1% Lot 2: 26.7% Lot 3: 26.5% <i>Overall: 28.7%</i>	40% max.
Floor Area Ratio (FAR)	16.2%	Lot 1: 48.8% Lot 2: 47.9% Lot 3: 48% <i>Overall: 48.3%</i>	45% max. or by UP or SDP
No. of Units	1	3	3 max.
Density (units/acre)	4	11	12 max.
Meets 75% min?	No	Yes	---
Bedrooms/Unit	3	Lot 1: 4 Lot 2: 3 Lot 3: 3	---
Unit Sizes (s.f.)	1,911	Lot 1: 2,215 Lot 2: 1,785 Lot 3: 1,803	---
No. of Buildings On- Site	2 (home and garage)	3	---
Building Height (ft.)	15'	Lot 1: 27'-3" Lot 2: 24'-11" Lot 3: 25'-3"	30' max.
No. of Stories	1	2	2 max.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Overall Setbacks (First/Second Facing Property)			
★ Front (N. Sunnyvale)	18'	14'-6"/ 19'	20'/25' min.
Left Side	5'	7'/8'	4'/7' min.
Reducible Front (California Ave.)	28'	10'-6" (17'-6" combined)/ 10'-6" (22'-6" combined)	9' (12' combined)/ 9' min. (18' combined)
★ Rear	88'	12' (21%)/ 14'	10' (25%)/ 20'
Landscaping (sq. ft.)			
Total Landscaping	Unknown	6,220	2,550 min.
Landscaping/Unit	Unknown	Lot 1: 2,066 Lot 2: 2,289 Lot 3: 1,865	850 min.
★ Usable Open Space/Unit	Unknown	Lot 1: 503 Lot 2: 0* Lot 3: 613	500 min.
Parking			
Total Spaces	3	12	12 min.
Covered Spaces	1	6	6 min.
Stormwater			
Impervious Surface Area (s.f.)	4,300	6,621	---
Impervious Surface (%)	36.5%	56.2%	---

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

* Lot 2 is located on a corner lot, in which there are two front yards – the required front yard along N. Sunnyvale Avenue and reducible front yard along California Avenue. By definition, front yard areas are not counted towards usable open space; therefore, the fenced-in area within the reducible front yard is by definition not counted towards usable open space. However, this area functions as the private yard area for Lot 2 and is approximately 531 square feet in area, which is adequate area to meet the Code requirement. Therefore, the applicant requests that this private yard area be interpreted as the usable open space for Lot 2.

ANALYSIS

Description of Proposed Project

The proposed project involves the demolition of an existing single-family home for the purpose of developing three new two-story homes on individual lots. Two homes will face N. Sunnyvale Avenue, and one home will be located towards the back of the lot and will face California Avenue. Each home consists of three to four bedrooms, and each lot includes two-car garages and private yards. Access will be provided by a common driveway facing California Avenue through a shared easement.

A Parcel Map is required to subdivide the existing lot into three individual lots. A Special Development Permit is required to consider the development of the three homes, which includes the following deviations from the R-2 development requirements:

- Location of usable open space for Lot 2
- Overall first and second floor front setback
- Overall second floor rear setback

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2007-1183	Unauthorized Tree Removal Permit	Staff/Pending	Pending
2005-0845	Heritage Preservation Commission determination that the home does not have local historic significance.	Heritage Preservation Commission/ Approved for de-listing	10/05/2005
1982-0003	General Plan Amendment from Residential Low Density to Residential Low-Medium Density.	City Council/ Approved	2/02/1982
1982-0002	Rezone from R-0 to R-2/PD.	Cit Council/ Approved	2/09/1982

File Number 2005-0845: On October 5, 2008, the Heritage Preservation Commission (HPC) reviewed a Resource Allocation Permit to consider the potential historic significant of this home, which was listed as part of the Sunnyvale Heritage Resources Inventory. A historic evaluation was prepared

as part of the application, which found that the home did not meet any requirements for being listed on the National or California Register of Historical Resources. In addition, the report found that the home does not have the necessary historical and architectural importance or condition required to meet the City's criteria for Heritage Resource, which is found in Sunnyvale Municipal Code (SMC) Section 19.96. Therefore, the HPC determined that the home does not have local historic significance.

The HPC's decision to remove the home from the Heritage Resources Inventory implies that the existing home may be demolished with an approved Building permit, without requiring additional Planning review.

Environmental Review

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study).

Special Development Permit

Detailed Description of Use: The proposed project will create three individual ownership lots (net gain of two). The recent changes to the zoning code as a result of the Study Issue for Zoning Tools for Homeownership were made to assist in the development of new for-sale housing units, which was approved by City Council in 2006. Among the changes is to allow a Special Development Permits with PD Combining Districts to consider the following small lot residential development standards (Attachment H, Council Policy 1.1.12):

- Projects with lots of 4,200 square feet or smaller should maintain an overall project floor area ratio (FAR) of 50% or less.
- Usable open space should total 500 square feet or greater with dimensions of 15 feet or greater in every direction.
- The exterior boundaries of a proposed project adjacent to the existing residential development should maintain a maximum required second story side yard setback along the side adjacent to the existing homes.

The following sections of the report discuss how this project addresses these adopted policies, as well as the development requirements for the R-2 Zoning District.

Site Layout: The existing home is oriented towards N. Sunnyvale Avenue with a driveway access along California Avenue. The existing lot will be subdivided into three individual lots, with three detached single-family homes. Street access will be provided by a shared driveway along California Avenue, with

portions of the driveway and circulation area on all three lots. Two of the homes will face N. Sunnyvale Avenue, and one home will be located towards the back of the lot and will face California Avenue (Attachment E, Streetscape Drawings).

All three homes will be two-story, ranging in height from 24'-11" to 27'-3" as measured from the top of the nearest curb. The two homes on Lots 2 and 3 (facing N. Sunnyvale Avenue) will have three bedrooms and two and a half baths, while the home on Lot 1 (facing California Avenue) will have four bedrooms and three and a half baths.

Density, Lot Size and Lot Width: The R-2 Zoning District allows one unit per 3,600 square feet of lot area. The existing lot is 11,785 square feet in area, which allows a maximum of three units. The proposed project is consistent with the density allowed by the Zoning District, as three units are proposed.

Sunnyvale Municipal Code (SMC) section 19.30.020 allows the consideration of reduced lot sizes and lot widths through the Special Development Permit, so long as the overall density is consistent with the Zoning District. The standard R-2 Zoning District requires a minimum lot size of 8,000 square feet for newly created lots, where 3,640 square feet to 4,432 square feet is proposed. Additionally, the standard lot width requirement for interior lots is 76 feet minimum and corner lots is 82 feet minimum. As proposed, the interior lot widths are 52 feet and 39 feet (Lots 1 and 3) and the corner lot width is 47 feet (Lot 2). The proposed density is consistent with the R-2 Zoning District; therefore, the reduced lot sizes and lot widths are not considered deviations and are consistent with SMC 19.30.020.

Lot Coverage and FAR: The maximum lot coverage for the R-2 Zoning District is 40%. The proposed project includes an overall lot coverage for the entire lot of 28.7%, with individual lots that range from 26.5% to 32.1%. With regards to FARs, Council Policy 1.1.12 recommends that projects with lots of 4,200 square feet or smaller should maintain an overall project floor area ratio (FAR) of 50% or less. The overall FAR is 48.3%, with individual FARs that range from 47.9% to 48.8%. Therefore, staff finds that the proposed project meets the lot coverage and FAR requirements for the R-2 Zoning District, and is consistent with Council Policy 1.1.12.

Setbacks: Setback requirements are assessed for the overall lot. Deviations are requested for the first and second floor front yard setbacks (along N. Sunnyvale Avenue), and the second floor rear yard setback. The minimum required first floor front yard setback is 20' and the minimum second floor front yard setback is 25'. The existing lot line is not continuous along the front of the property (facing N. Sunnyvale Avenue), as the lot line is recessed back 5' in the middle of the lot (see sheet A.1 in Attachment C, Site and Architectural Plans). In other

words, the front property line starts approximately 1' from the back of the sidewalk along the left side of the lot, and 6' along the right side of the lot. Therefore, the first floor front yard setback ranges from 14'-6" to 20'. Additionally, the second floor front yard setback ranges from 19' to 20'. Although front yard setbacks along this stretch of N. Sunnyvale Avenue typically range from 20' (for single-family homes) to 55' (for the adjacent townhome development to the south), staff feels that the reduced front yard setback is reasonable due to the odd configuration of the front property line (Attachment D, Site and Architectural Plans)

The proposed project also includes a deviation from the second floor rear yard setback requirement for the west property line of Lot 1. The minimum requirement is 25', where 14' is proposed. The rear yard abuts an adjoining one-story single-family home that is located approximately 12' away from the property line.

If the Planning Commission is unable to support these requested deviations from the setback requirements, options can be considered to reduce the size of the units in order to meet the front and rear yard setback requirements. Modifications would include the following:

- Lot 1 – Modify first floor front entry and wall to be 20' from the front property line (remove approximately 60 square feet of front entry and porch area and remove approximately 2 square feet of habitable living). Modify second floor wall to be 25' from the front property line (remove approximately 80 square feet of habitable living area). This would result in a reduction of square footage and significant reconfiguration of the front entry and floor plans.
- Lot 2 – Modify second floor wall to be 25' from front property line (remove approximately 80s square feet of habitable living area). This would result in a reduction of square footage and significant reconfiguration of the floor plan.
- Lot 3 – Modify the second floor wall to be 20' from the rear property line (remove approximately 200 square feet of habitable living area on the second floor). This would result in significant reconfiguration of the floor plan.

On-Site Relationship: Each home will function on individual lots, with individual private yards and parking spaces. The habitable living areas of Lots 2 and 3 will be separated by 8' of private side yards, with a common fence that separates the two lots. The garage on Lot 3 will be located up to the side property line adjoining Lot 2. The intent of the zero lot line is to provide adequate circulation of the driveway areas in the back. The only second-story windows that face each other of Lots 2 and 3 are staircase and laundry room windows. Staff finds the proposed configuration of these two homes is

reasonable, and protects the privacy of future tenants, while also accommodating adequate circulation of the driveways.

Lot 1 is significantly further away from the other two homes and is separated by more than 40' of driveway and parking areas. Staff finds that the layout of this home will not adversely impact the other homes in the proposed development.

Relationship with the Adjacent Properties: The most impacted neighbors are the townhomes along the left side (south) and single-family home along the rear (west). The proposed homes exceed the minimum side yard setback requirements along the left property line, and will be located approximately 7' to 12' along the first floor and 8' to 12' along the second floor. Additionally, the applicants have designed the second floor windows to minimize the impact to the adjacent neighbors. The second-story windows on Lot 1 facing the townhome development will be high sill and made of obscured glass. The second-story windows on Lot 3 include a full-sized bedroom window (needed for egress) and a bathroom window, which are located 12' and 17' away from the side property line, respectively. Staff finds that the impact to the adjacent townhome development will be minimal, as the two windows will face the driveway areas and will not adversely impact the privacy of the adjacent residents.

The rear property line adjoins the private yard of Lot 1 and an existing side yard of a one-story single-family home facing California Avenue. The proposed home on Lot 1 meets the rear yard setback for the first floor, but the proposed second floor rear yard setback is deficient. The second floor will be located 14' from the rear property line, where 20' is the minimum required. Two windows are proposed along the second floor rear elevation, which include one full-sized bedroom window and one bathroom window. As previously discussed, the Planning Commission can condition the second floor rear yard setback to meet the 20' minimum requirement with consequences to the floor plan.

Stormwater Management: This project has less than 10,000 square feet of impervious surface; therefore, it is not subject to Stormwater Management Best Management Practices (BMP) requirements for either Group I or Group II projects. A recommended condition of approval directs that roof drains be directed to landscape areas rather than directly to the storm drain and include BMP to the extent practicable for other impervious surfaces on site.

Easements and Undergrounding: There is an existing public utility easement (PUE) along the California Avenue frontage that runs almost parallel to the street. The applicant proposes to abandon the existing easement, and create new easements as deemed necessary by the Director of Public Works.

Additionally, there is an existing overhead utility pole located within the public right-of-way on the corner of N. Sunnyvale Avenue and California Avenue. All utilities, service drops and above ground transformers or other “boxes” will be required to be placed underground (Attachment B, Recommended Conditions of Approval).

Architecture: The neighborhood, which was once a local historic streetscape, is in transition. Many of the original homes have been demolished and the sites have been redeveloped with new single-family homes and townhome developments. The homes found in the neighborhood are a mix of Spanish and contemporary architectural styles.

The three proposed homes have been designed to mimic the Spanish-style architecture of the existing home (to be demolished) and some of the surrounding properties. Primary exterior materials include stucco wall siding and barrel tile roofing. Elements of interest and articulation include wood trim, decorative pipe ends, wrought iron false balconies, and variations in roof peaks and planes. The homes will be oriented towards the two street frontages, with front entries and walkways leading from N. Sunnyvale Avenue and California Avenue. Staff finds that the proposed architectural design is in keeping with the existing neighborhood and contributes positively to the street frontages.

In order to reduce the amount of impervious surface area, staff recommends that all driveway areas, back-up areas and pedestrian pathways along the front yards be made of pervious pavers or concrete. The design and materials shall be subject to review and approval by the Director of Community Development (Attachment B, Recommended Conditions of Approval).

Solar Access: The applicant has submitted a solar access and shadow analysis which demonstrates that the proposed two-story homes will shade no more than 3.4% of the adjacent one-story home along the rear property line, where 10% is the maximum allowed.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques (Architecture)	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	All three proposed homes will be oriented towards the street frontages, which is in keeping with the orientation of the other homes found in the neighborhood.

Single Family Home Design Techniques (Architecture)	Comments
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	The neighborhood is a mix of one and two-story homes, with Spanish and contemporary architectural styles. The proposed project is consistent with the scale and bulk of the other homes, and is in keeping with the architectural styles found in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project has been designed to minimize the privacy impacts of the adjacent neighbors as much as possible. A majority of the windows facing adjacent properties are high sill or obscured glass, and new homes do not shade more than 10% of the adjacent one-story home to the rear.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The primary exterior materials include stucco wall siding and barrel tile roofing, with varied architectural elements that utilize high quality materials.

Landscaping: The site currently has six protected heritage trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. One of the protected trees is a Coast Live Oak along the California Avenue frontage. This was excessively pruned and has been considered as an Unauthorized Tree Removal (2007-1183) due to the fact that the pruning has left the tree in an unstable condition. As conditioned by staff, a 36-inch box tree shall be planted on-site in order to replace this tree. The replacement tree will be included in the landscaping plan, prior to issuance of building permits (Attachment B, Recommended Conditions of Approval). In addition to the instability of the tree, the tree removal is required in order to accommodate the new location of the driveway along California Avenue. If the project is not approved, staff will follow up with the Unauthorized Tree Removal Permit 2007-1183 to ensure that a replacement tree is provided on-site.

The other five protected trees are Pine and Coast Live Oak trees located towards the rear property line. An arborist report was prepared and reviewed by the City’s Arborist, which found that three of these trees are in decline and should be removed. Two of the protected trees are in good condition, and will be retained. As recommended by the arborist report, protective fencing will be

installed during construction (Attachment B, Recommended Conditions of Approval).

A conceptual landscaping plan has been submitted by the applicant, which shows additional ground cover and new trees to be planted on-site. The preliminary landscaping plan appears to be sufficient. The final landscaping plan will be reviewed by the City's Arborist to determine the appropriate tree species and ensure that the all vision triangles are maintained (Attachment B, Recommended Conditions of Approval).

Required Landscaping and Usable Open Space: The three lots exceed the minimum landscaping requirement for each unit, by providing 1,865 square feet to 2,289 square feet of total landscaping, where 850 square feet minimum is required.

Council Policy 1.1.12 also states that usable open space should total 500 square feet or greater with dimensions of 15' or greater in every direction, while the Code requires a dimension of 12'. Lots 1 and 3 are consistent with this policy by providing 503 square feet and 613 square feet of usable open space, which are enclosed and used as private yard area for the two lots. However, a deviation is requested for Lot 2 to allow use of the reducible front yard to meet this requirement. By definition, required front yards are not counted towards usable open space. Lot 2 is located on the corner, with a required front yard along N. Sunnyvale Avenue and a reducible front yard along California Avenue. Therefore, most of the yard area for Lot 2 does not meet the code definition of usable open space. Staff is supportive of this requested deviation as the reducible front yard area will be fenced in and will provide 531 square feet of private yard area of the lot.

Exterior Noise and On-Site Fencing: The Noise Sub-Element of the General Plan states that acceptable noise exposure for residential uses shall be no greater than 60 dB "for common recreation areas, backyards, patios and medium and large-size balconies..." An acoustical analysis was conducted by Edward L. Pack Associates, Inc., dated May 28, 2008, and concludes that the noise environment at this site is primarily due to traffic sources on N. Sunnyvale Avenue and California Avenue. The acoustical analysis includes noise measurements taken at four different locations on-site, consisting of two measurements taken facing California Avenue and two measurements taken facing N. Sunnyvale Avenue. Accounting for future traffic conditions along the two public streets, the analysis concludes that exterior noise levels will range from 63 to 64 dB in the most impacted yard areas.

The applicant proposes to construct a wood fence that incorporates high-quality and air-tight materials, with a minimum surface weight of 2.5 lbs. per square feet. The wood fence will enclose the private exterior recreation areas,

and will not impede upon the visibility of pedestrians and vehicles in the public right-of-way. The proposed fence specifications are consistent with the recommendations contained in the acoustical analysis in order to ensure that the noise regulations will be met (Attachment B, Recommended Conditions of Approval).

Parking/Circulation: The proposed project meets the minimum parking requirement for single-family homes. Each lot provides two covered garage spaces and two uncovered driveway spaces. The proposed project provides a total of six covered parking spaces and six uncovered spaces, for a total of 12 on-site spaces. No street parking is permitted along both street frontages.

As previously noted, street access will be provided by a shared driveway along California Avenue. The City's Traffic Division has reviewed this configuration and noted that having only one entrance/exit onto the street would be preferable to minimize the number of access routes onto California Avenue. The proposed on-site access and circulation was also reviewed by the Traffic Division, who deemed that all driveway spaces and back-up areas are adequate to ensure access and adequate room for vehicles to maneuver on-site.

Compliance with Development Standards/Guidelines: The proposed project meets most of the development standards required for the R-2 Zoning District, including density, parking, height, lot coverage, FAR and landscaping per unit. The proposed project includes deviations from the usable open space requirement for Lot 2, as well as the overall first and second floor front yard setback and second floor rear yard setback. Additionally, the project meets the design guidelines established by the Single Family Home Design Techniques.

The proposed project is consistent with Council Policy 1.1.12, by providing less than 50% overall FAR and meeting the side yard setback requirements adjacent to the townhome development on the left side. Lots 1 and 3 provide more than 500 square feet of usable open space. Although Lot 2 does not meet this policy, by definition, staff finds that this lot meets the intent of the Policy, by providing more than 500 square feet of privately enclosed yard area.

Expected Impact on the Surroundings: Staff believes that the project is in keeping with the character of the existing neighborhood and contributes positively to the overall streetscape. The most impacted by the development are the adjacent neighbors in the townhome development to the left, as well as the neighbor to the rear of the property. Staff finds that the applicant attempted to reduce the visual and privacy impacts to these neighbors as much as possible, in the overall site design and building elevations.

Parcel Map

Description of Parcel Map: The project includes the subdivision of one parcel into three. There is no common lot as a part of the project, but there is a driveway easement to allow each resident to cross the property of their neighbors for ingress, egress and back-up space. Maintenance agreements will be required to ensure its maintenance by all parties in the development (Attachment B, Recommended Conditions of Approval).

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected. A traffic impact fee is assessed for the net gain of two units, resulting in an estimated fee of \$4,098.36, which is assessed at the time of payment. The park dedication in-lieu fees are also required for the net gain of two units, resulting in an approximate fee of \$36,386.22. Park dedication fees must be paid prior to approval of the final map.

Public Contact

Planning Commission Study Session: On February 25, 2008, the Planning Commission reviewed the project at a Study Session. The applicants were present for the meeting. The general comments at the study sessions included:

- Consider retaining the existing home.
- Two lots may be more appropriate for this site.
- Design fences to meet vision triangle requirements.
- The home on Lot 1 should be re-oriented to face California Avenue.
- Ensure adequate back-up areas for vehicles on-site.
- Preserve existing protected trees as much as possible.
- Houses are boxy.
- Be sensitive to privacy impacts on adjacent properties.
- Architectural style and materials are consistent with the neighborhood.
- Ensure adequate landscaping and usable open space.

The applicant attempted to address these concerns as much as possible by re-designing the home on Lot 1 to face California Avenue, reducing the size of the units to be below 50% FAR, incorporating variations of roof and wall planes, and designing the home and fence to maintain the vision triangles.

Letter from Neighbor: A letter was received by staff on August 20th, 2008 from a neighbor on the other side of N. Sunnyvale Avenue on Oak Court. The letter acknowledges the previous historic designation of the home, and urges the

Planning Commission to retain the existing home on this site (Attachment G, Letter from Neighbor).

Meeting with Neighbor: Staff has also met with a neighbor from the adjacent townhome development along the left side on two separate occasions. The neighbor reviewed the previous site and architectural plans, and stated concerns regarding the second-story windows along the left side elevations of Lot 1 and proposed balconies on Lots 1 and 3. The applicant revised the plans to include high sill and obscured glass windows along the left side elevations and has removed the balcony features. Subsequently, staff met with the neighbor to review the most current site and architectural plans. The neighbor indicated that the revised plans addressed his privacy concerns.

Letter from the Applicant: The applicant’s letter states that the project meets the Special Development Permit justifications with the following (Attachment F, Letter from the Applicant):

- The project provides additional housing units.
- The project will help support the adjacent commercial areas (i.e. Downtown), and is consistent with the existing neighborhood pattern of development.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 327 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit and Parcel Map. Findings and General Plan Goals are located in Attachment A.

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

Alternatives

1. Adopt the Negative Declaration and approve the Special Development Permit and Parcel Map with attached conditions.
2. Adopt the Negative Declaration and approve the Special Development Permit and Parcel Map with modified conditions.
3. Adopt the Negative Declaration and deny the Special Development Permit and Parcel Map.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

Recommendation

Alternative 1.

Prepared by:

Noren Caliva
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negation Declaration
- D. Site and Architectural Plans
- E. Streetscape Drawings
- F. Letter from the Applicant
- G. Letter from Neighbor
- H. Council Policy 1.1.12
- I. Aerial Photo

Recommended Findings – Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

C2.2 – *Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice*

N1.4.1 – *Require infill development to compliment the character of the residential neighborhood*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project provides for compatible infill development while attaining the zoning standards and guidelines designed to meet community standards for livability, character and quality. Additionally, it provides additional ownership housing opportunities and reinvestment in an existing neighborhood.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because the proposed project meets the character of the neighborhood by providing single-family homes adjacent to other single-family homes at a density consistent with the other R-2 zoned properties adjacent to the site.

Recommended Findings - Parcel Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

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

Recommended Conditions of Approval - Special Development Permit and Parcel Map

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 of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- D. The Special Development 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.
- E. To address storm water runoff pollution prevention requirements, an updated Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits including a Development Permit from the Department of Public Works for all proposed off-site improvements.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.

4. EASEMENTS AND DEDICATIONS

- A. Abandon existing public utility easement (PUE) and create a new PUE, traffic signal easement and sidewalk easement as deemed appropriate by the Director of Public Works.

- B. The proposed project shall not conflict with the existing utility pole along the corner of N. Sunnyvale Avenue and California Avenue.
- C. Maintenance agreements shall be required to ensure the maintenance of the driveway and back-up areas by all parties in the development agreement. The Agreement is subject to review and approval by the Director of Community Development and Director of Public Works.

5. EXTERIOR EQUIPMENT

- A. Location of individual air conditioning units is subject to approval by the Director of Community Development and shall be screened with architecture or landscaping features, and shall not be located between the face of a building and the street.

6. FEES

- A. Pay Traffic Impact fee estimated at \$4,098.36, prior to issuance of a Building Permit (SMC 3.50).
- B. Pay Park Dedication in-lieu fee estimated at \$36,386.22, prior to the approval of the final map.

7. FENCES

- A. Install and maintain a 6-foot tall wood fence, as shown on the site plan, that incorporates high-quality and air-tight materials, with a minimum surface weight of 2.5 lbs. per square feet
- B. Landscaping areas located in front of fenced areas shall be properly maintained by the individual property owners.
- C. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle" (For definition, refer to Vision Triangle brochure or SMC 19.12.040(16), SMC 19.12.050 (12))

8. LANDSCAPING

- A. Landscape and irrigation plans are subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy.
 - 1. The landscaping plan shall include a 36-inch box replacement tree to address Unauthorized Tree Removal Permit File Number 2007-1183. The tree specie shall be subject to review and approval by the Director of Community Development.
- B. A tree protection plan shall be submitted for the two protected Coast Live Oak trees that are to be retained, showing protective fencing as

recommended by the arborist report prepared by Joe Bathurst, dated August 8, 2008.

- C. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.
- D. All driveway areas, back-up areas and pedestrian pathways along the front yards shall be made of pervious pavers or concrete. The design and materials shall be subject to review and approval by the Director of Community Development.
- E. Provide separate meter for domestic and irrigation water systems.
- F. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- G. Prepare a landscape maintenance plan subject for review and approval by the Director of Community Development to ensure the long term viability of the trees planted along the north property line.
- H. 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.
- I. 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.
- J. All roof drains shall be directed to landscape areas rather than directly to storm drain.

9. TREE PRESERVATION

- A. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

10. LIGHTING

- A. Lights shall have shields to prevent glare onto adjacent residential properties.

11. PARKING

- A. Each unit shall have two covered and two uncovered parking spaces.
- B. Garage spaces shall be maintained at all times so as to allow parking of two automobiles.

12. UNDERGROUND UTILITIES

- A. All utilities, service drops and above ground transformers or other “boxes” will be required to be placed underground

13. PARCEL MAP CONDITIONS

- A. Prior to map recordation, coordinate with utilities and provide confirmation that proposed abandonment of PUE is acceptable.
- B. Existing building(s) on site shall be removed prior to Map recordation.
- C. The clearance requirements around the utility and traffic signal poles may necessitate sidewalk easements. If so, indicate on map and improvement plans.
- D. Submit a preliminary utility and drainage plan. The plan should show existing and proposed sewer, storm drain and water mains and laterals that serve or will serve the new development. The plans should also show existing and proposed demolition and construction of public improvements (water meters for domestic and irrigation with backflow device, overhead utilities, etc.). Any exiting deficient public improvement shall be upgraded to current City standards.
- E. Curb inlet drains to the street are not allowed. Redesign on-site drainage.
- F. Construct new 5' (minimum) sidewalk, curb, and gutter along entire frontage of project. Provide minimum 4' clearance around items such as utility and traffic signal poles on Sunnyvale and California Avenues.
- G. Construct new curb returns (total 2) along project frontage at corner of N. Sunnyvale and California Avenues.
- H. At a minimum, slurry street surface along entire frontage to street centerline. This will necessitate a striping plan on the public improvement plan submittal.
- I. Provide individual water meters for each home.
- J. Install 1" (minimum) read-read water meters.
- K. New/upgraded/relocated streetlight, boxes and/or conduit/conductors may be required, and will be determined at the street improvement plan stage.
- L. A traffic control plan for construction shall be prepared by someone trained/certified in the MUTCD is required to be a part of the improvement plan submittal.

- M. Pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to map recordation.
- N. Post bonds and execute a subdivision agreement prior to map recordation.



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

ATTACHMENT C
Page 1 of 17

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a **Parcel Map** and **Special Development Permit** by **D&Z Design Associates, Inc.**

PROJECT DESCRIPTION AND LOCATION (APN):

2006-0492 – Application for related proposals located at **199 N. Sunnyvale Avenue** (at E. California Ave.) in an R-2/PD (Low-Medium Density/Planned Development) Zoning District. (APN: 204-49-001) NC;

- **Special Development Permit** to allow three new two-story single family homes with a shared driveway;
- **Parcel Map** to subdivide one lot into three lots.

WHERE TO VIEW THIS DOCUMENT:

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

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on Monday, August 25, 2008. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

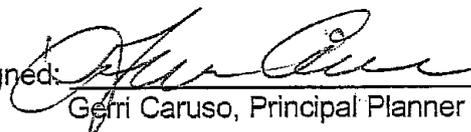
A public hearing on the project is scheduled for:

Monday, August 25, 2008 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

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

Circulated On August 1, 2008

Signed: 
Gerri Caruso, Principal Planner

Project Title	Application for a Special Development Permit and Parcel Map.
Lead Agency Name and Address	City of Sunnyvale PO Box 3707 Sunnyvale, CA 94088-3707
Contact Person	Noren Caliva
Phone Number	408 730-7637
Project Location	199 N. Sunnyvale Avenue
Project Sponsor's Name	Scott Zazueta, D&Z Design Associates, Inc.
Address	17705 Hale Avenue, Suite H4 Morgan Hill, CA 95037
Zoning	R-2/PD (Low-Medium Density Residential/Planned Development)
General Plan	Residential Low Medium Density
Other Public Agencies whose approval is required	None

Description of the Project: The project site consists of an 11,807 square-foot lot. The property is currently developed with one single-family home with a driveway access along California Avenue. The applicant proposes a Special Development Permit and Parcel Map for the creation of three lots, for a net gain of two lots. The proposal includes the demolition of the existing home and construction of three new homes, for a net gain of two units. Two of the units will have front entries facing N. Sunnyvale Avenue, and one unit will face the project interior and will be visible from California Avenue. The three proposed homes will be two-story and will have a shared driveway access to California Avenue. Each home will be two stories and will contain three to four bedrooms.

Surrounding Uses and Setting: The property is on the southwest corner of N. Sunnyvale Avenue and California Avenue and is located within an existing suburban neighborhood. The existing home is located in a neighborhood consisting of primarily single-family and multi-family homes. An existing park is also located across the street, on the northeast corner of N. Sunnyvale Avenue and California Avenue.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	July 30, 2008
Signature	Date
Noren Caliva	City of Sunnyvale
Printed Name	For (Lead Agency)

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
1. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Disc.
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
2. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 96, 97, 100, 111
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	62, 63, 111, 112
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112
3. BIOLOGICAL RESOURCES:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41,94, 111, 112
4. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Disc.
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
5. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 12, 21, 28

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 12, 28
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 41, 94, 111
6. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
7. NOISE. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Disc.
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Disc.
8. POPULATION AND HOUSING. Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112
9. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
c. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Disc.
e. Other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
10. MANDATORY FINDINGS OF SIGNIFICANCE					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 10, 26, 42, 59, 60, 61, 111, 112

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 111, 112
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112
11. GEOLOGY AND SOILS. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
b. Result in substantial soil erosion or the loss of topsoil?					"
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 87, 88, 89, 90, 111, 112
b. Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
e. Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112
g. Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
13. TRANSPORTATION/TRAFFIC. Would the project:					
a. Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Disc.
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112, 113
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	76
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	37
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 81, 111, 112
14. HAZARDS AND HAZARDOUS MATERIALS. Would the project?					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an exiting or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
g. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
15. RECREATION:					
a. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
16. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
17. HYDROLOGY AND WATER QUALITY. Would the project:					
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
b. Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT:

1.c. AESTHETICS: The proposed project of removing an existing home and adding three new homes will affect the character of the site. The existing home is one-story, which will be replaced with three new two-story homes. The architectural style of the new homes is similar to the other homes in the area, and is compatible with the neighborhood. This change will not significantly degrade the lot or neighborhood because the proposed homes are consistent with the zoning for the property, and will be reviewed with the City's adopted architectural guidelines.

4.a. CULTURAL: The existing home was previously listed as a part of the Sunnyvale Heritage Resources Inventory. However, the Heritage Preservation Commission removed the structure from the Inventory on October 5, 2005 (Resource Allocation Permit 2005-0845). At that time, a historical and architectural evaluation was conducted by Archaeological Resource Management dated July 28, 2005, which concluded that the structure is not eligible to be listed on the National and State registries of historic resources. The report also concluded that the structure is a resource of limited local historic importance. Therefore, the existing structure is not considered to be a cultural resource and would not result in a significant impact on cultural resources.

7.a & d. NOISE: The Noise Sub-element for the City of Sunnyvale states that acceptable noise exposure for residential uses is 45 dB for interior noise. Interior noise levels are also required by Title 24 of the California Code of regulations. Additionally, the Noise Sub-element states that acceptable noise exposure for residential uses shall be no greater than 60 dB "for common recreation areas, backyards, patios and medium and large-size balconies..." The proposed project involves the construction of three new single-family homes, which will contain individual yard and patio areas.

Interior Noise: All residential projects will need to comply with Title 24 of the California Code, stating that each project must provide adequate sound insulation to ensure interior noise levels not to exceed 45 dB. As this is a code requirement, no additional mitigation measures are necessary.

Exterior Noise: An acoustical analysis was conducted by Edward L. Pack Associates, Inc., dated May 28, 2008, and concludes that the noise environment at this site is primarily due to traffic sources on N. Sunnyvale Avenue and California Avenue. The acoustical analysis includes noise measurements taken at four different locations on-site, consisting of two measurements taken facing California Avenue and two measurements taken facing N. Sunnyvale Avenue. Accounting for future traffic conditions along the two public streets, the analysis concludes that exterior noise levels will range from 63 to 64 dB in the most impacted yard areas.

The applicant proposes to construct a wood fence that incorporates high-quality and air-tight materials, with a minimum surface weight of 2.5 lbs. per square feet. The wood fence will enclose the private exterior recreation areas, and will not impede upon the visibility of pedestrians and vehicles in the public right-of-way. The proposed fence specifications are consistent with the recommendations contained in the acoustical analysis. Therefore, no additional mitigation measures are necessary.

Construction Noise: The construction activity associated with development of new residential units has noise impacts on surrounding properties. Title 16 of the Sunnyvale Municipals Code limits hours of construction for all projects to between the hours of 7 a.m. and 6 p.m. daily Monday through Friday. Saturday hours of construction shall be between 8 a.m. and 5 p.m.; and construction is prohibited on Sundays and holidays. These limitations will ensure there are no significant noise impacts for surrounding residential properties; therefore no additional mitigation measures are necessary.

9.d. PUBLIC SERVICES: The proposed project will result in a slight increase in the use of existing park facilities. The project will comply with the City's Park Dedication Fee requirement. The proposed project will generate funds for the citywide acquisition and improvement of park facilities to offset the increase of park facilities usage. Thus, this can be considered a less than significant impact.

13.a. TRANSPORTATION AND TRAFFIC: The Traffic Division of the Public Works Department has determined the project does not warrant the preparation of a Traffic Study. The project is subject to the City's transportation impact fees for the net gain of two units, which is a code requirement. Therefore, no additional mitigation measures are necessary.

Noren Caliva
Completed By

7/30/2008
Date

City of Sunnyvale General Plan:

- 2. Map
- 3. Air Quality Sub-Element
- 4. Community Design Sub-Element
- 5. Community Participation Sub-Element
- 6. Cultural Arts Sub-Element
- 7. Executive Summary
- 8. Fire Services Sub-Element
- 9. Fiscal Sub-Element
- 10. Heritage Preservation Sub-Element
- 11. Housing & Community Revitalization Sub-Element
- 12. Land Use & Transportation Sub-Element
- 13. Law Enforcement Sub-Element
- 14. Legislative Management Sub-Element
- 15. Library Sub-Element
- 16. Noise Sub-Element
- 17. Open Space Sub-Element
- 18. Recreation Sub-Element
- 19. Safety & Seismic Safety Sub-Element
- 20. Sanitary Sewer System Sub-Element
- 21. Socio-Economic Sub-Element
- 22. Solid Waste Management Sub-Element
- 23. Support Services Sub-Element
- 24. Surface Run-off Sub-Element
- 25. Water Resources Sub-Element

- 26. **City of Sunnyvale Municipal Code:**
- 27. Chapter 10
- 28. Zoning Map
- 29. Chapter 19.42. Operating Standards
- 30. Chapter 19.28. Downtown Specific Plan District
- 31. Chapter 19.18. Residential Zoning Districts
- 32. Chapter 19.20. Commercial Zoning Districts
- 33. Chapter 19.22. Industrial Zoning Districts
- 34. Chapter 19.24. Office Zoning Districts
- 35. Chapter 19.26. Combining Zoning Districts
- 36. Chapter 19.28. Downtown Specific Plan
- 37. Chapter 19.46. Off-Street Parking & Loading
- 38. Chapter 19.56. Solar Access
- 39. Chapter 19.66. Affordable Housing
- 40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
- 41. Chapter 19.94. Tree Preservation
- 42. Chapter 19.96. Heritage Preservation
- Specific Plans**
- 43. El Camino Real Precise Plan
- 44. Lockheed Site Master Use Permit
- 45. Moffett Field Comprehensive Use Plan
- 46. 101 & Lawrence Site Specific Plan
- 47. Southern Pacific Corridor Plan

- Environmental Impact Reports**
- 48. Futures Study Environmental Impact Report
- 49. Lockheed Site Master Use Permit Environmental Impact Report
- 50. Tasman Corridor LRT Environmental Impact Study (supplemental)
- 51. Kaiser Permanente Medical Center Replacement

- Center Environmental Impact Report (City of Santa Clara)
- 52. Downtown Development Program Environmental Impact Report
- 53. Caribbean-Moffett Park Environmental Impact Report
- 54. Southern Pacific Corridor Plan Environmental Impact Report

Maps

- 55. City of Sunnyvale Aerial Maps
- 56. Flood Insurance Rate Maps (FEMA)
- 57. Santa Clara County Assessors Parcel
- 58. Utility Maps (50 scale)

Lists/Inventories

- 59. Sunnyvale Cultural Resources Inventory List
- 60. Heritage Landmark Designation List
- 61. Santa Clara County Heritage Resource Inventory
- 62. Hazardous Waste & Substances Sites List (State of California)
- 63. List of Known Contaminants in Sunnyvale

Legislation/Acts/Bills/Codes

- 64. Subdivision Map Act
- 65. Uniform Fire Code, including amendments per SMC adoption
- 66. National Fire Code (National Fire Protection Association)
- 67. Title 19 California Administrative Code
- 68. California Assembly Bill 2185/2187 (Waters Bill)
- 69. California Assembly Bill 3777 (La Follette Bill)
- 70. Superfund Amendments & Reauthorization Act (SARA) Title III

Transportation

- 71. California Department of Transportation Highway Design Manual
- 72. California Department of Transportation Traffic Manual
- 73. California Department of Transportation Standard Plan
- 74. California Department of Transportation Standard Specification
- 75. Institute of Transportation Engineers - Trip Generation
- 76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
- 77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
- 78. California Vehicle Code
- 79. Traffic Engineering Theory & Practice by L. J. Pegnataro
- 80. Santa Clara County Congestion Management Program and Technical Guidelines
- 81. Santa Clara County Transportation Agency Short Range Transit Plan

- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

Public Works

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

Miscellaneous

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA Interim Document in 1985?)

- 99. Association of Bay Area Governments (ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

Building Safety

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

Additional References

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration

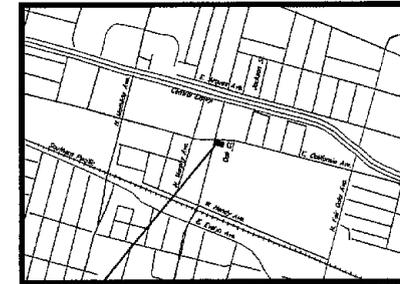
ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BFL	BACK FLOW WATER PREVENTOR VALVE
BOW	BOTTOM OF WALL
BS	BACK OF WALL
CBG	CURB AND GUTTER
CF	GARAGE FINISH FLOOR (BACK)
CL	CONTOUR
CLM	CENTERLINE SWALE
CM	CLEARCUT
CP	CONTROL POINT
DMV	DRIVEWAY
D	DOWN-SPOUT
DIL	DRIP INLET
ELECT	ELECTRIC
EP	EDGE OF PAVEMENT ELEVATION
EM	EMERALD FUS TREE
ES	EXISTING
FF	FINISHED FLOOR
FG	FRESH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FSD	FENCE
FLG	FUG LINE
GB	GRADE BREAK
GF	GARAGE FINISHED FLOOR (FRONT)
GW	GUY WIRE
HCP	HIGH POINT
IP	IRON PIPE
INV	INVERT
JF	JOINT FOLE
JB	JUNCTION BOX (UTILITY)
LS	TOP OF CURB
LP	LOW POINT MONUMENT
OC	ORIGINAL GROUND
PO	POWER POLE
POB	PULL BOX
POW	POSSIBLE WALL
PP	PROPERTY LINE
PPA	POWER POLE
PPF	PLASTIC PERFORATED PIPE
PPG	PUBLIC SERVICE EASEMENT
PPW	POSTHOLE, CULVERT
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDM	STORM DRAIN MANHOLE
STD	STANDARD
SS	SEWERY SENSE
SSM	SEWERY SENSE MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOUNDATION
TGS	TOP OF SLAB
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TR	TYPICAL
US	UNDERGROUND SANITARY SEWER
UST	UNDERGROUND STORM DRAIN
UT	UNDERGROUND TELEPHONE
OW	UNDERGROUND WATER
WCP	WETTED CLAY PIPE
WL	WASTE LINE STRIPE
WV	WALKWAY
WM	WATER METER
WV	WATER VALVE

TENTATIVE MAP THREE LOT SUBDIVISION FOR THREE NEW SINGLE FAMILY HOMES 199 N. SUNNYVALE AVENUE, SUNNYVALE, CA 94086

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF LOT 14, BLOCK 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE DIANA PARK TRACT", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 19, 1906, IN VOLUME "L" OF MAPS, AT PAGE 50.

SUNNYVALE CALIFORNIA AUGUST 2008
**SMP ENGINEERS
CIVIL ENGINEERS**
1534 CAROL LANE LOS ALTOS, CA 94024



PROJECT SITE LOCATION MAP
N.T.S.



OWNER:

COPYRIGHT © 2008
SMP ENGINEERS
CIVIL ENGINEERS

STATEMENTS & TABLES

EXISTING ZONING: R2
APN: 204-49-001
SITE AREA: 0.27 ACRES (11,785 SQUARE FEET)

SHEET INDEX:

TM-1 COVER SHEET/ NOTES/ STATEMENTS
TM-2 TENTATIVE MAP

GENERAL NOTES

1. OWNERS AND DEVELOPERS: MEHRDAD RAHBAR, 13787 SKYLINE BLVD., LOS GATOS CA 95033-9514 R002
2. APPLICANT: SAME AS ABOVE.
3. EXISTING ZONING: R2
4. EXISTING APN: 204-49-001
5. EXISTING USE: RESIDENTIAL
6. PROPOSED USE: RESIDENTIAL
7. EXISTING WELLS: NONE
8. FLOOD ZONE: X
9. STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DEDICATED AND IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
10. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
11. WATER: CALIFORNIA WATER COMPANY
12. FIRE PROTECTION: CITY OF SUNNYVALE
13. STORM/ SANITARY SEWER: SUNNYVALE SANITARY DISTRICT
14. POWER AND GAS: PACIFIC GAS AND ELECTRIC
15. TELEPHONE/ CABLE: SBC/ COMCAST
16. STREET TREES: NONE
17. SITE AREA: 0.27 ACRES (11,785 SQUARE FEET)
18. NEW EASEMENT: AS SHOWN
19. CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
20. ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
21. ALL EXISTING STRUCTURES ON THE SITE ARE TEMPORARY AND WILL BE REMOVED AS THE PROJECT IS DEVELOPED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.
22. NO NEW STREET NAME.

AREA TABLE

LOT	AREA SQ.F.	AREA ACERS
LOT# 1	4,432	0.10
LOT# 2	3,713	0.09
LOT# 3	3,640	0.08
TOTAL	11,785	0.27

BENCHMARK

- REFERENCED CITY OF SUNNYVALE B.M. BM # 86 BRASS DISK IN TOP OF CURB AT THE SW COR. INTERSECTION OF N. SUNNYVALE AVE. AND E. ARCADES AVE. ALSO BEING THE N. END OF THE 1/2" REDWALL AT THE N. SUNNYVALE OVERPASS CROSSING CENTRAL EXPWY. EL: 64.198 (NGVD 26 DATUM)

BASIS OF BEARINGS

- THE BEARING N 14°52' 50" E OF THE CENTERLINE OF N. SUNNYVALE AVE. AS SHOWN UPON CERTAIN PLAT NO. 2034, RECORDED IN BOOK 528, AT PAGE 10, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
- - -	- - -	FILL AREA LIMIT
- - -	- - -	CUT AREA LIMIT
~ ~ ~	~ ~ ~	CONTOUR
---	---	WATER LINE
---	---	STORM DRAIN PIPE (SOLID)
---	---	SANITARY SEWER PIPE
---	---	SUBURBAN PIPE (PERFORATED)
---	---	OVERHEAD UTILITIES WITH POLE
---	---	GAS LINE
---	---	ELECTRIC LINE (UNDERGROUND)
---	---	JOINT TRENCH
---	---	STREET LIGHT VAULT
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	ELECTROUW
---	---	WATER METER
---	---	TREE WITH TRUNK
---	---	6" WOODEN FENCE
---	---	SPOT ELEVATION
---	---	TREE PROTECTION FENCE 5' TALL CHAIN LINK
---	---	SWALE
---	---	DIRECTION OF FLOW IN PIPE
---	---	AREA DRAIN/ INLET
---	---	OVERLAND RELEASE PATH
---	---	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE 1% MIN. FROM PROPERTY LINE TO SWALE
---	---	(E) TREE TO BE REMOVE
---	---	DOWN-SPOUT
---	---	POP-UP EMITTER

COVER SHEET
THREE LOT SUBDIVISION
199 N. SUNNYVALE AVENUE, SUNNYVALE, CA 94086
APN# 249-49-001

REVISION:

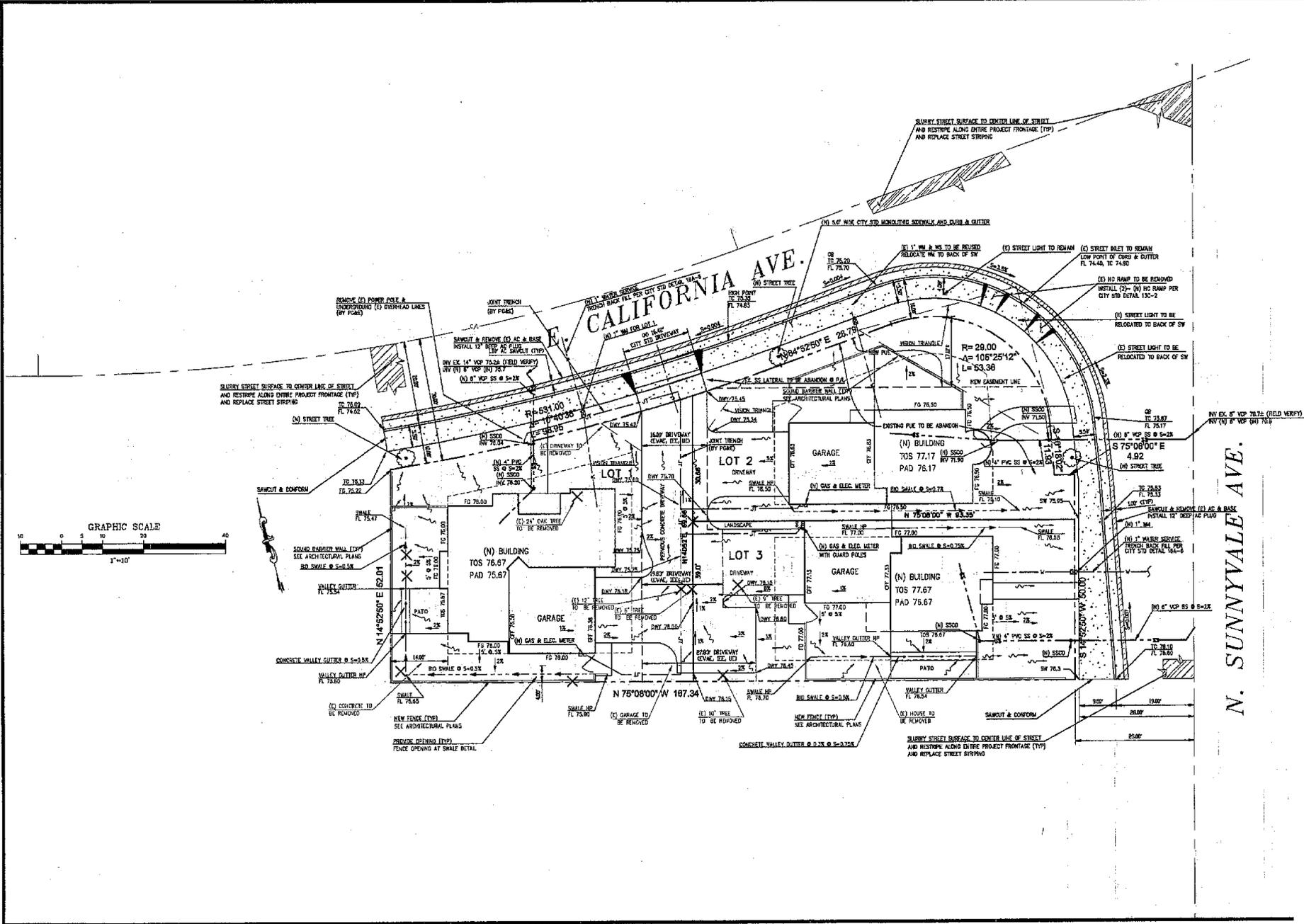
ATTACHMENT
Page 2 of 16



GRADING AND UTILITY PLAN
THREE NEW SINGLE FAMILY HOMES
199 N. SUNNYVALE AVENUE, SUNNYVALE, CA 94086
GRADING AND DRAINAGE PLANS

Revisions:

ATTACHMENT *D*
Page *5* of *16*



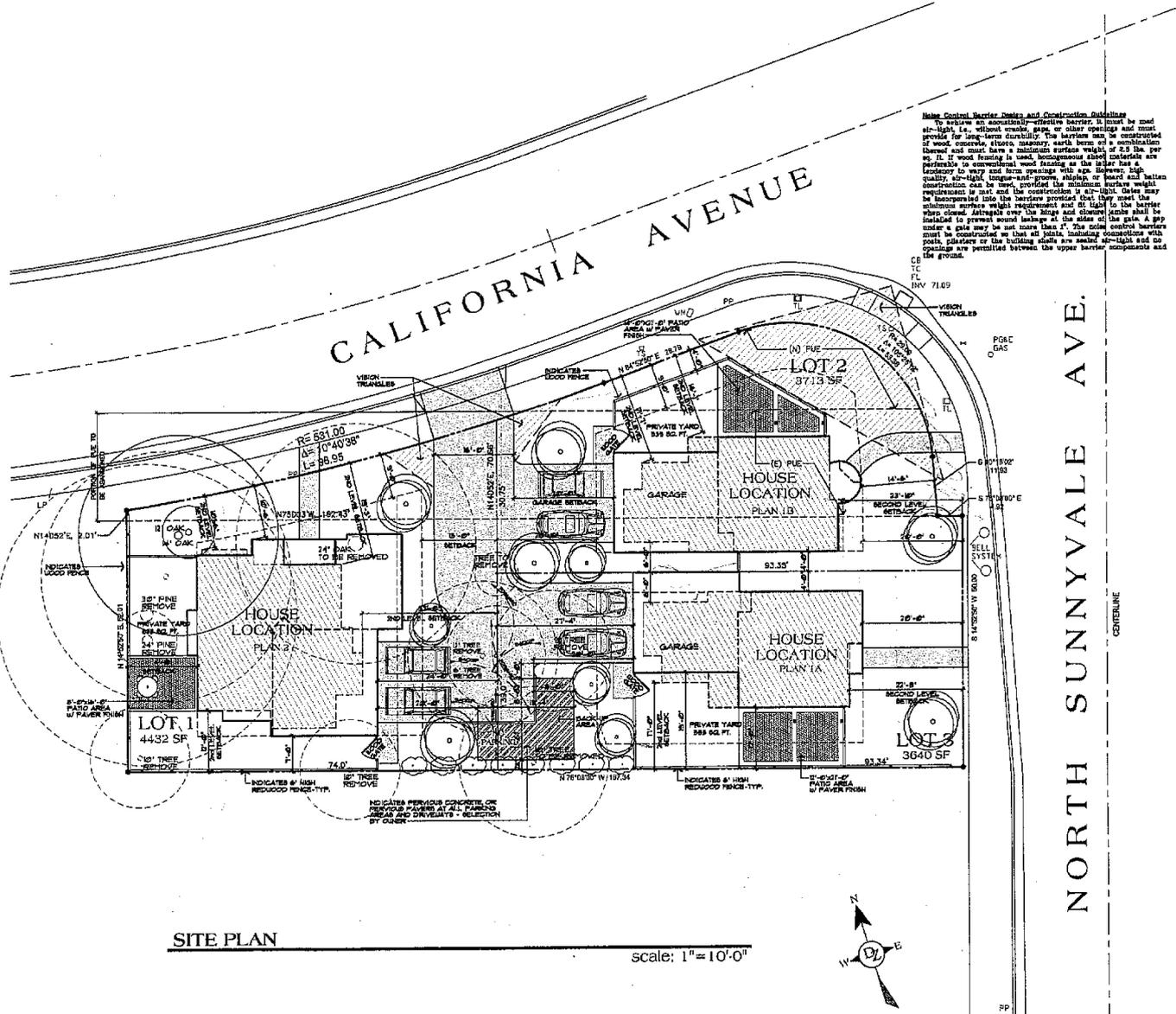
NO.	DATE / REVISION
1	1-1-2007 PLANNING
2	1-10-2009 PLANNING
3	5-5-2009 PLANNING REVISION

NOT TO SCALE. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Design Associates, Inc.
 A California Corporation
 17705 Harte Avenue, Suite 114
 Morgan Hill, California 95037
 Phone: (408) 760-0000 Fax: (408) 760-0001
 www.designassociates.com

Project

ATTACHMENT
 Page 7 of 16



Project Data:

LOT 1:	PROPOSED	ALLOWED
Plan 2		
LOT AREA	4432 S.F.	
LOT COVERAGE	1425 S.F. (32.1%)	1773 S.F. (40%)
FLOOR AREA RATIO	2215 S.F. (49.0%)	2216 S.F. (50%)
MAIN LEVEL	907 S.F.	
UPPER LEVEL	780 S.F.	
GARAGE	460 S.F.	
COVERED PORCH	52 S.F.	
GROSS FLOOR AREA	2215 S.F.	
LANDSCAPE AREA	1563 S.F.	(850 S.F. REQUIRED)
USABLE OPEN SPACE	503 S.F.	(500 S.F. REQUIRED)

LOT 2:	PROPOSED	ALLOWED
Plan 1B		
LOT AREA	3713 S.F.	
LOT COVERAGE	985 S.F. (26.5%)	1485 S.F. (40%)
FLOOR AREA RATIO	1785 S.F. (48%)	1856 S.F. (50%)
MAIN LEVEL	553 S.F.	
UPPER LEVEL	705 S.F.	
GARAGE	432 S.F.	
COVERED PORCH	5 S.F.	
GROSS FLOOR AREA	1785 S.F.	
LANDSCAPE AREA	2289 S.F.	(850 S.F. REQUIRED)
USABLE OPEN SPACE	0 S.F.	(500 S.F. REQUIRED)

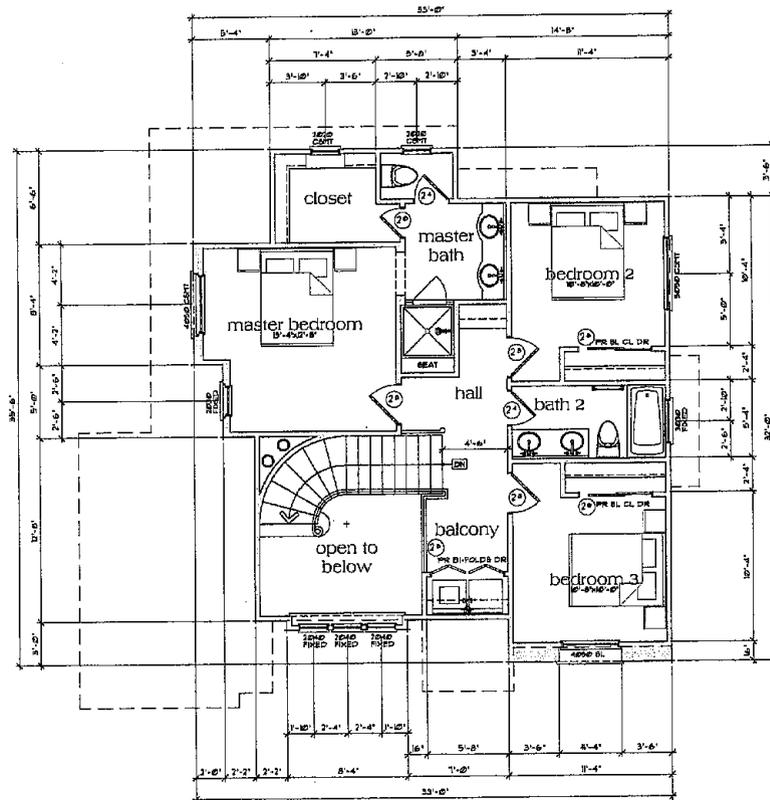
LOT 3:	PROPOSED	ALLOWED
Plan 1A		
LOT AREA	3640 S.F.	
LOT COVERAGE	1008 S.F. (27.7%)	1458 S.F. (40%)
FLOOR AREA RATIO	1803 S.F. (49.5%)	1820 S.F. (50%)
MAIN LEVEL	522 S.F.	
UPPER LEVEL	705 S.F.	
GARAGE	432 S.F.	
COVERED PORCH	52 S.F.	
GROSS FLOOR AREA	1803 S.F.	
LANDSCAPE AREA	1252 S.F.	(850 S.F. REQUIRED)
USABLE OPEN SPACE	613 S.F.	(500 S.F. REQUIRED)

SITE PLAN

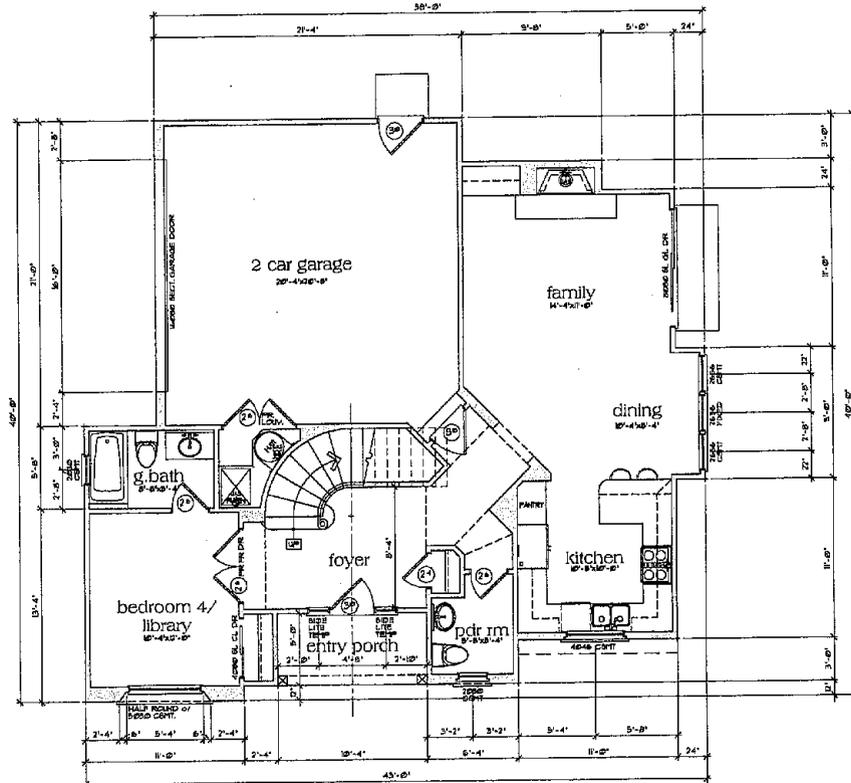
scale: 1" = 10'-0"



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Upper Level



Main Level

Floor Plans

- Lot 1
- 907 sq. ft. Main Level
- 790 sq. ft. Upper Level
- 1897 sq. ft. Total Living Area
- 466 sq. ft. Garage
- 52 sq. ft. Covered Porch
- 2215 sq. ft. Gross Floor Area

Lot 1

scale: 1/4" = 1'-0"

NO. / DATE / REVISION

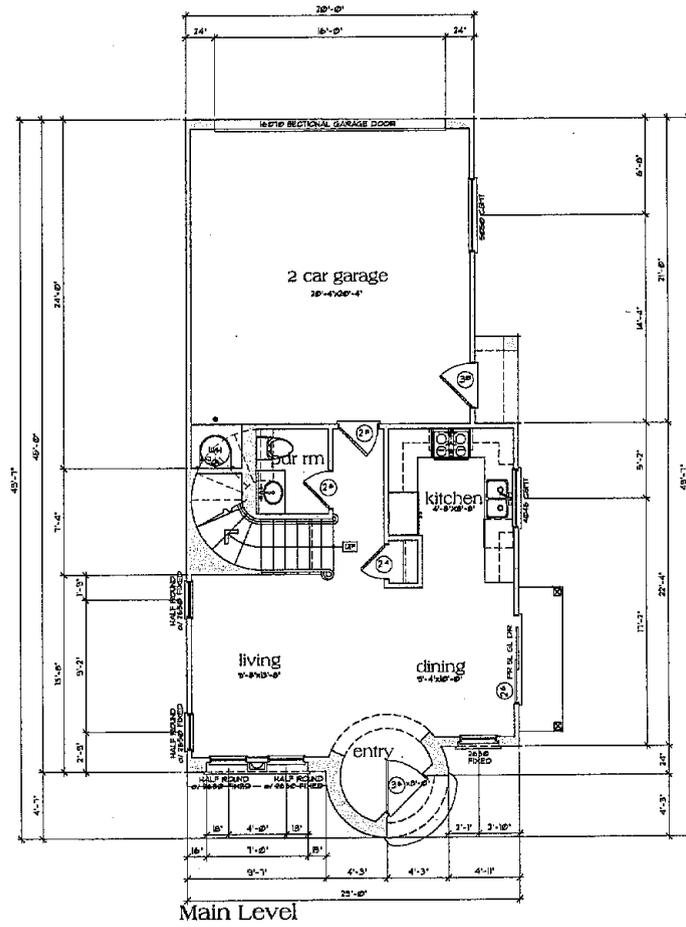
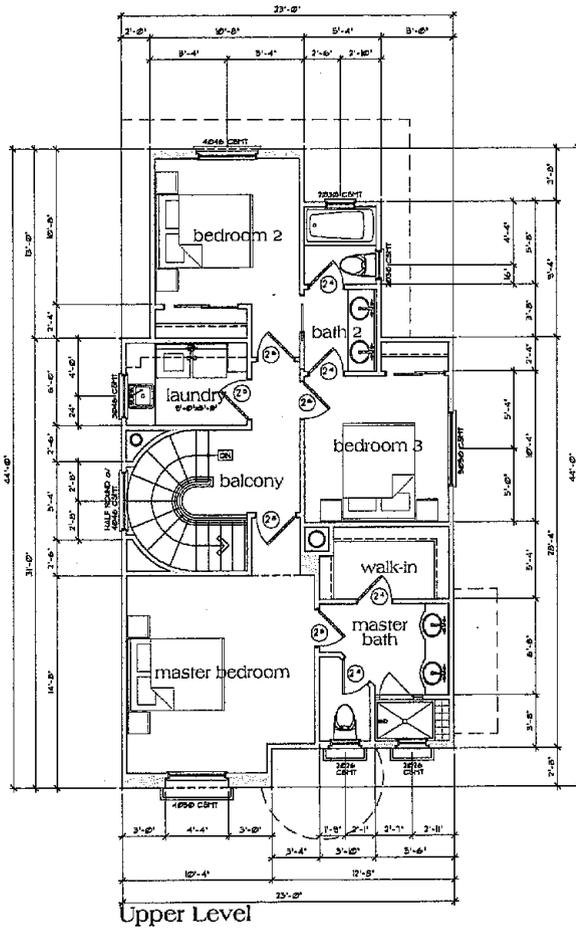
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Lot 1
 project

ATTACHMENT
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Floor Plan

Lot 2
 553 sq. ft. Main Level
 795 sq. ft. Upper Level
 1348 sq. ft. Total Living Area
 432 sq. ft. Garage
 5 sq. ft. Covered Porch
 1785 sq. ft. Gross Floor Area

scale: 1/4" = 1'-0"

NO. / DATE / REVISION

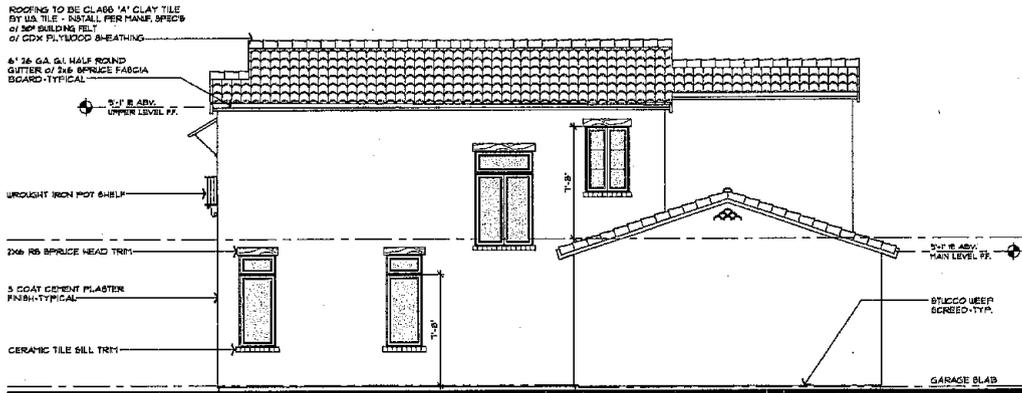
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Lot 2
 of 16

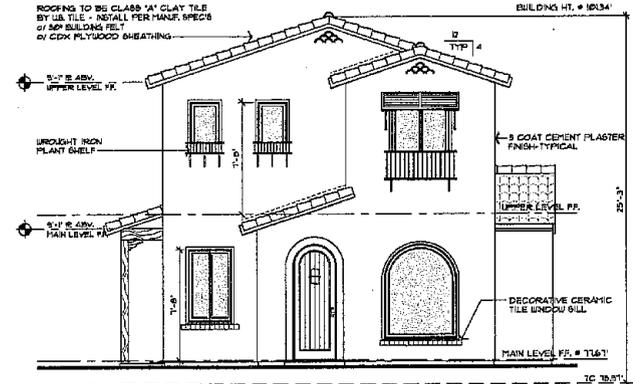
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30'-0" MAXIMUM BUILDING HT.



right elevation

30'-0" MAXIMUM BUILDING HT.



front elevation

30'-0" MAXIMUM BUILDING HT.



left elevation

30'-0" MAXIMUM BUILDING HEIGHT LINE



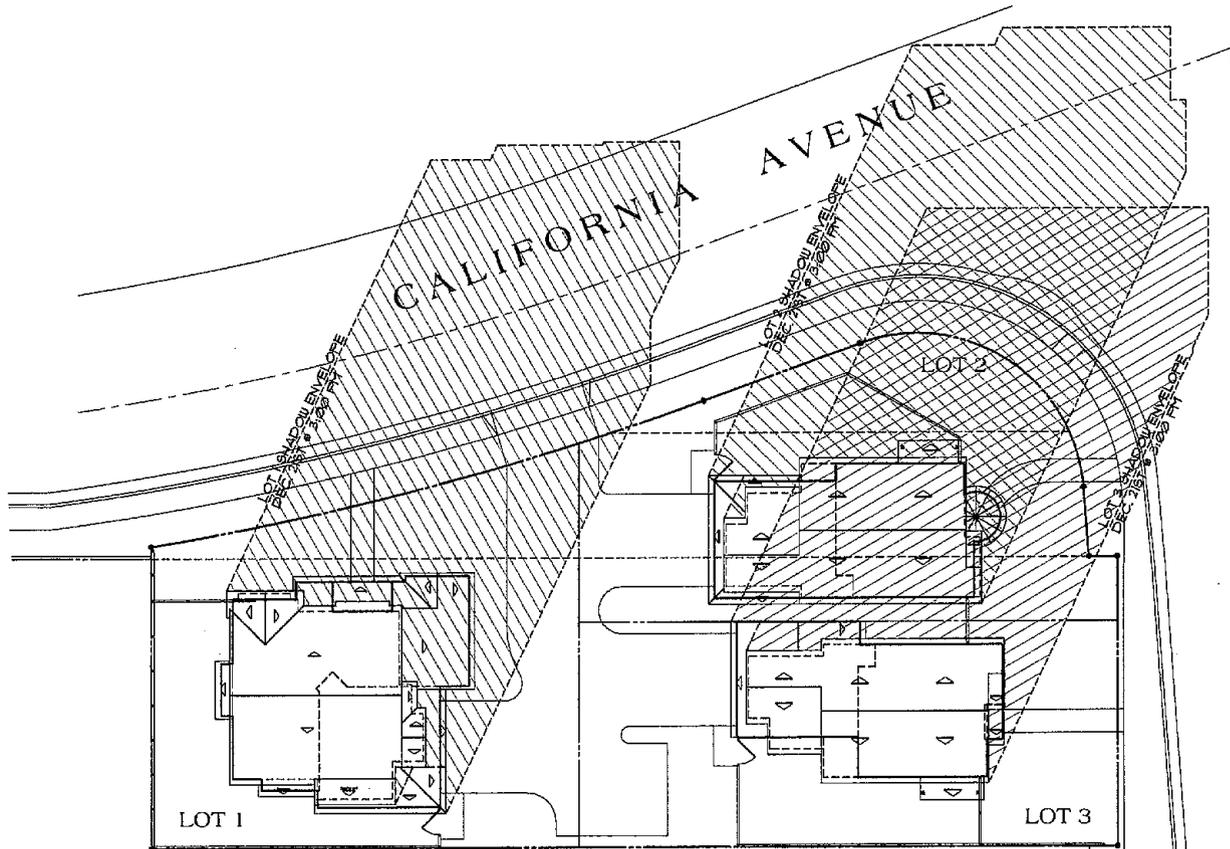
rear elevation

THESE PLANS ARE PREPARED FOR THE ORDINARY, BUT NOT SPECIAL, OCCASION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VEHICLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VEHICLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERSONNEL.

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013
 Project

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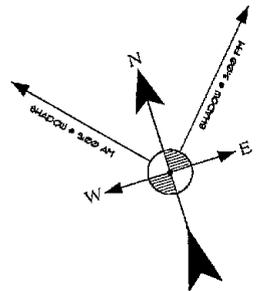


Solar Shadow Study

scale: 1"=10'-0"

Solar Data:

Azimuth Angle: Sunnyvale, California @ 9:00 am Dec. 21st is 137° East from North
 Altitude Angle: Sunnyvale, California @ 9:00 am Dec. 21st is 15°
 Azimuth Angle: Sunnyvale, California @ 3:00 am Dec. 21st is 137° East from North
 Altitude Angle: Sunnyvale, California @ 3:00 am Dec. 21st is 15°



NORTH SUNNYVALE AVE.

NO.	DATE/REVISION
1	11-16-2007 PLANNING
2	11-16-2008 PLANNING
3	05-20-2009 PLANNING REVISION

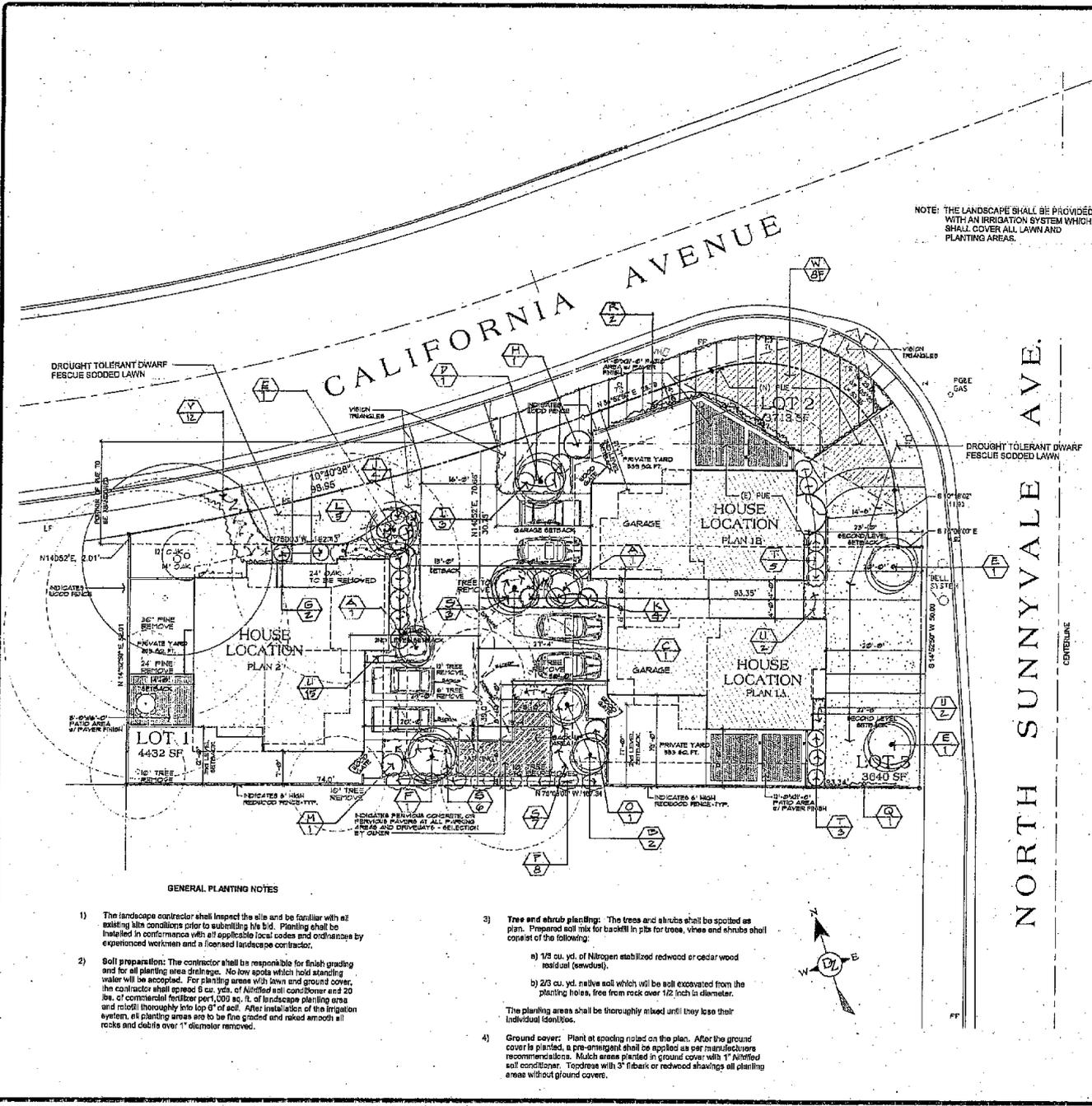
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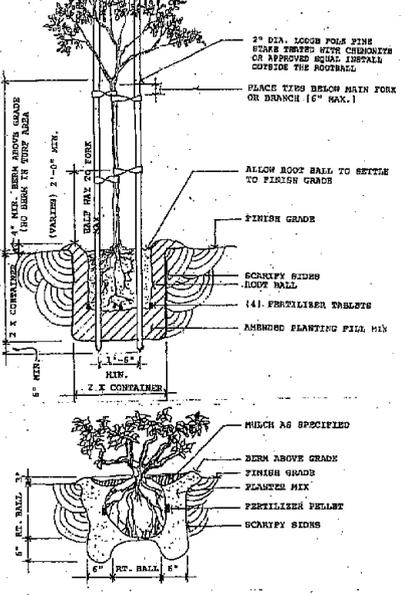
NOTE: THE LANDSCAPE SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM WHICH SHALL COVER ALL LAWN AND PLANTING AREAS.

CONSOLIDATED PLANT LIST:

BOTANICAL NAME	COMMON NAME	15G	5G	1G	FLAT
ORNAMENTAL TREES:					
A) ACER PALMATUM	JAPANESE MAPLE	2			
B) ACER PALMATUM	RED JAPANESE MAPLE	2			
C) CERCIIS CANADENSIS	EASTERN REDBUD	1			
D) MALUS INDICA	FLOWERING SUMMER CRABAPPLE	1			
E) PRUNUS SERRULATA	FLOWERING YAMAZAN CHERRY	3			
F) PYRUS KAWAKAMII	EVERGREEN PEAR	1			
ORNAMENTAL SHRUBS:					
G) ABUTILON X HYBRIDUM	FLOWERING BUTTERFLY MAPLE		2		
H) BUDDLEIA DAVIDII	BUTTERFLY BUSH	1			
I) DIOSMA DIOSMIDIS	PINK BREATH OF HEAVEN	3			
J) GUARA LINDHEIMERI	GUARA	1			
K) LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	1			
L) LAVANDULA STOECHAS	LAVENDER	5			
M) SALVIA GREGGII	AUTUMN SAGE	1			
N) SALVIA LEOCANTHA	MEXICAN SAGE	1			
O) SOLANUM ELAEAGNIFOLIUM	PARAGUAY NIGHTSHADE	1			
P) TECOMA CAPENSIS	CAPE HONEYSUCKLE	8			
VINES:					
Q) DISTICHLIS DENSIFLORA	RED TRUMPET VINE	1			
R) WISTERIA SINENSIS	CHINESE WISTERIA	2			
GROUND COVERS:					
S) LANTANA CANADENSIS	TRAILING LANTANA		16		
T) ROSA SP.	ROSA	8			
U) TRACHELOSPERMUM MEXICANUM	STAR JASMINE		13		
V) VERVA LUTEA	PERIWINKLE		12		
W) GAZANIA PENDENS	GAZANIA (MIXED COLORS)		8		

GENERAL PLANTING NOTES

- The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed landscape contractor.
- Soil preparation: The contractor shall be responsible for finish grading and for all planting area drainage. No low spots which hold standing water will be accepted. For planting areas with lawn and ground cover, the contractor shall spread 6 cu. yds. of Airtite soil conditioner and 20 lbs. of commercial fertilizer per 1,000 sq. ft. of landscape planting area and rototill thoroughly into top 6" of soil. After installation of the irrigation system, all planting areas are to be fine graded and raked smooth all rocks and debris over 1" diameter removed.
- Tree and shrub planting: The trees and shrubs shall be spotted as per plan. Prepared soil mix for backfill in pits for trees, vines and shrubs shall consist of the following:
 - 1/2 cu. yd. of Nitrogen stabilized redwood or cedar wood residual (sawdust).
 - 2/3 cu. yd. native soil which will be soil excavated from the planting holes, free from rock over 1/2 inch in diameter.
 The planting areas shall be thoroughly mixed until they lose their individual identities.
- Ground cover: Plant at spacing noted on the plan. After the ground cover is planted, a pre-emergent shall be applied as per manufacturer's recommendations. Mulch areas planted in ground cover with 1" Airtite soil conditioner. Topdress with 3" fibric or redwood shavings all planting areas without ground cover.



TREE AND SHRUB PLANTING DETAIL

NO.	DATE	REVISION
1	11-1-2007	PLANNING
2	1-14-2008	PLANNING
3	6-5-2008	PLANNING
4	6-5-2008	PLANNING

PLANTING PLAN

MIRACLE DESIGNS
CONSULTANCY
OSCAR C. LITAG
LANDSCAPE ARCHITECT
1000 W. SUNNYVALE AVENUE, SUITE 200, SUNNYVALE, CA 94086
TEL: (415) 351-1111 FAX: (415) 351-1112

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Page 16 of 16

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AUG 20 2008

PLANNING DIVISION

Sunnyvale Planning Commission
City Hall
456 W. Olive Ave.
Sunnyvale, CA. 94088

Dear Commissioners,

I am writing in opposition of the proposed project at 199 N. Sunnyvale Avenue. I have lived in Sunnyvale since 1966 and witnessed the destruction of the historic downtown area. I was happy to see a historic district be identified and policies adopted to protect it and eighteen months ago I was able to realize my dream of moving to the historic district and I've enjoyed it ever since. This area is a plus for Sunnyvale and with the new downtown will offer a distinct personality in the city.

Why have a designated historic district if it's integrity will be compromised? The city is either going to have a historic district or it's not. Why have rules and regulations if they are not going to be followed? I have seen a few modern homes and multiple family dwellings built on Sunnyvale Avenue and just because they were approved I don't believe the city should continue to approve those types of dwellings in the historic district in the future. The house that will be destroyed is a cornerstone of architecture for the historic area. The erosion of the historic district should not be allowed to continue.

Yours truly,



Laura Lorman
11 Oak Court
Sunnyvale, CA. 94086

COUNCIL POLICY MANUAL

Policy 1.1.12 Maximum Standards for Small Lot Single Family Residential Developments

PURPOSE:

This policy is to provide the City and developers a set of guidelines for development on small lots, regardless of the underlying zoning district, with suggested development standards that are definitive and that assist in project evaluation for small lot developments with a PD Combining District. Some of these standards are similar to the requirements of the R-1.5 and R-1.7/PD Zoning District.

POLICY STATEMENT:

Suggested minimum development standards for small lot residential developments:

1. Projects with lots of 4,200 square feet or smaller should maintain an overall project (including interior private drives and streets) floor area ratio (FAR) of 50% (a requirement of R-1.5 and R-1.7/PD) or less.
2. Usable open space should total 500 square feet or greater, with dimensions of 15 feet or greater in every direction.
3. The exterior boundaries of a proposed project adjacent to existing residential development should maintain a maximum required second story side yard setback along the side adjacent to the existing homes.

(Adopted: RTC 98-010 (10/20/1998))

Lead Department: Community Development

