



**CITY OF SUNNYVALE
REPORT
Planning Commission**

February 9, 2009

SUBJECT: **2008-1245 - Mid-Peninsula Housing Coalition [Applicant], County of Santa Clara [Owner], City of Sunnyvale [Lessee]:** Applications for 2.6 acre site located at **660 S. Fair Oaks Avenue** (Santa Clara County Clinic) in an R-4 (High Density Residential) Zoning District (APN: 211-02-021, 022 and 023):

Introduction of an Ordinance **Rezone** from R-4 (High Density Residential) to R-4/PD (High Density Residential /Planned Development);

Motion **Special Development Permit** to allow the development of 124 senior housing units with underground parking.

REPORT IN BRIEF

Existing Site Conditions County Clinic (parking lot under construction)

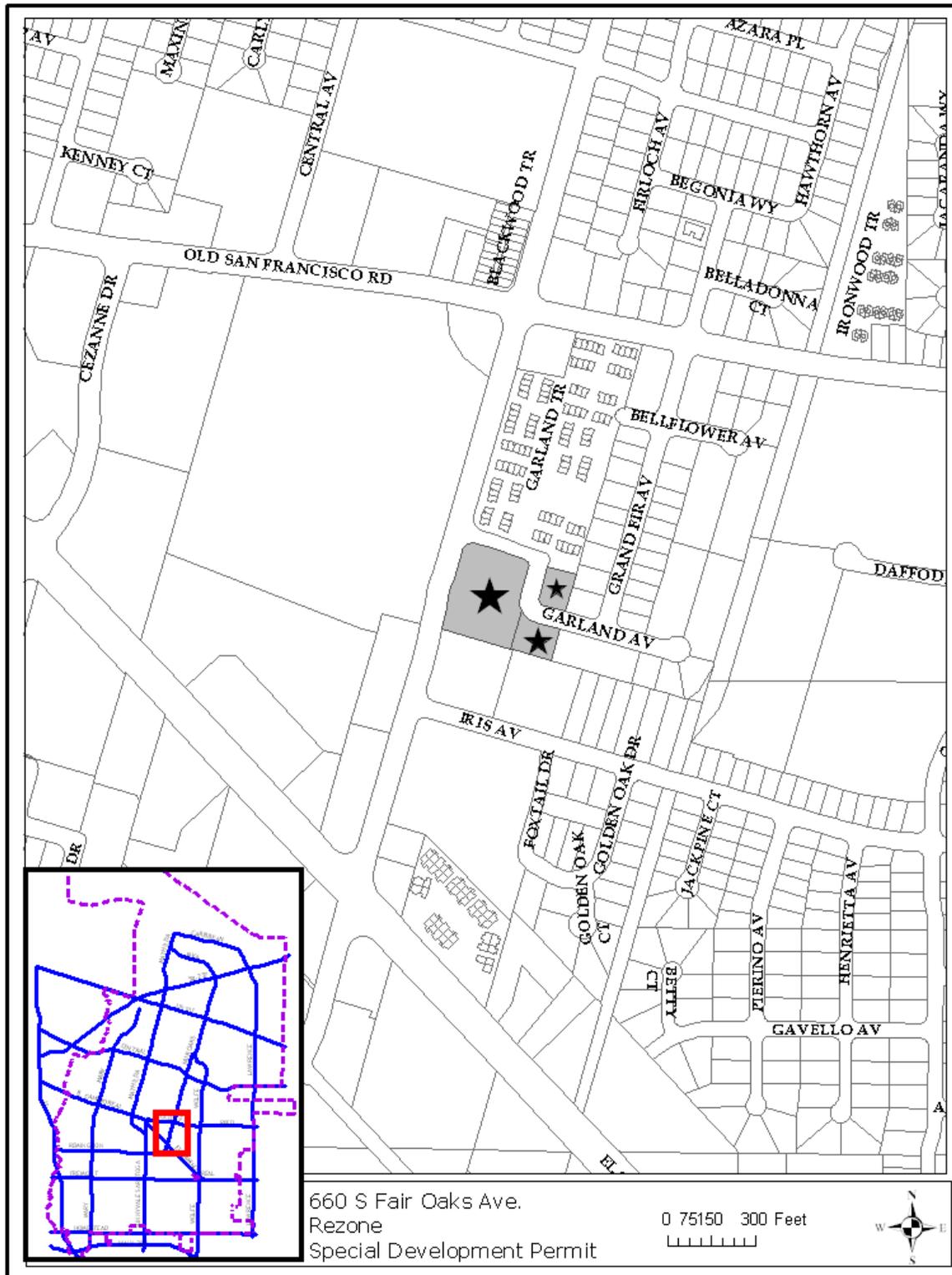
Surrounding Land Uses

North	High Density Residential
South	Electric Transmission line easement, High Density Residential
East	High Density Residential
West	High Density Residential (across Fair Oaks Avenue)

Issues Site plan and architecture, compatibility with surrounding land uses

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

Staff Recommendation Adopt Mitigated Negative Declaration and Approve SDP with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	High Density Residential	Same	High Density Residential
Zoning District	R-4	R-4/PD	R-4/PD with City Council Approval
Lot Size (s.f.)	120,079	same	8,000 min.
Gross Floor Area (s.f.)	New clinic building approximately 45,000	Res. 94,302 Garage 72,000*	N/A
Lot Coverage (%)	28%	64.83% (includes residential, clinic and garage)	40% max.
Floor Area Ratio (FAR)	N/A	N/A	N/A
No. of Units	0	124	140 max.
Density (units/acre)	N/A	45 per acre	36 per acre max.
Meets 75% min?	N/A	Yes	75 min.
Bedrooms/Unit	N/A	110 one bdrm. 14 two bdrm.	N/A
Unit Sizes (s.f.)	N/A	600-800 s.f.	N/A
★ Lockable Storage/Unit	N/A	0	300 cu. ft. min.
No. of Buildings On-Site	1	3	By SDP
Distance Between Buildings	N/A	70 ft. between clinic and garage Between garage and residential – 31 ft. at stairwell projection, 42 ft. at main walls.	32 ft.
Building Height (ft.)	Clinic approx. 65 ft.	Res. 52 ft. to top of mechanical Garage 38 ft.*	55 ft. max.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
No. of Stories	5	Res. 4 over ½ parking Garage 4*	4 max.
Setbacks (First/Second Facing Property)			
★ Front (west side on Fair Oaks)	New clinic 20 ft.	Res. ____ Garage N/A*	20 ft. min.
★ Left Side (north side on Garland Ave.)	New clinic 15 ft.	Res. N/A Garage 1 ft. - 10 ft.*	20 ft. min. Garage 18 ft min.*
★ Right Side (south side along utility easement)	New clinic bldg. approx 190 ft.	Podium 0 ft Res. 20 ft Garage N/A*	20 ft min.
★ Rear (east side opposite Fair Oaks)	New clinic 125 ft.	Res. 20 ft. Garage 5 ft.*	20 ft. min.
Landscaping (sq. ft.)			
★ Total Landscaping	17,870 s.f. 15%	17,807 s.f. 15%	24,016 s.f. 20% min.
★ Landscaping/Unit	N/A	183 s.f.	375 s.f. min.
★ Usable Open Space/Unit	N/A	170 s.f. (59 s.f. private)	380 s.f. min. (80 s.f. private)
Frontage Width (ft.)	New clinic 20 ft.	Res. 19 ft. Garage N/A*	15 ft. min.
★ Landscaping Buffer (ft.) adj. to residential	N/A	Res. 20 ft. Garage 5 ft.*	10 ft. min.
Parking Lot Area Shading (%)	Unknown	100% all in structures.	50% min. in 15 years
Water Conserving Plants (%)	Unknown	Unknown	70% min.

Parking			
★ Total Spaces	Unknown – per County requirements	Res. 107 Garage 210*	Res. 124 min. Garage per County requirements*
Standard Spaces	Unknown	70	97 min.
★ Compact Spaces/ % of Total	Unknown	37/34.5%	10/10% max.
Accessible Spaces	Unknown	4	Per Building Code
Aisle Width (ft.)	Unknown	24	24 min.
Bicycle Parking	Unknown	0	4 Class I 4 Class II
Stormwater			
Impervious Surface Area (s.f.)	102,209	84,795	Will meet treatment requirement of City's stormwater management permit.
Impervious Surface (%)	85.12%	70.6%	Will meet treatment requirement of City's stormwater management permit.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

* Although the freestanding garage is not part of the Special Development Permit review, information has been provided to assist the Planning Commission in providing input to the Development Agreement.

ANALYSIS

Description of Proposed Project

Mid-Peninsula Housing Coalition (MPHC) is proposing to build 124 units of senior affordable housing for residents aged 62 or older. The project would provide four stories of housing over a partially underground podium parking structure on the Santa Clara County medical clinic site. The senior housing would occupy the area currently used for clinic parking.

A separate four-level above-ground parking structure would be built on the site to provide replacement parking for the clinic. The garage is a County facility that will be built by MPHC with City funds and is not subject to review under the Special Development Permit because it is for use by the County on County property. The City of Sunnyvale and Santa Clara County have executed a lease agreement for the portion of the site that the City will sub-lease (or assign) to the senior housing developer. The lease agreement specifies that a parking structure comprised of at least 210 parking spaces, utility installations, driveways, landscaping and other improvements appurtenant and necessary to the parking structure to be constructed on the County's clinic portion of the site (the northeast corner). The lease further states that the parking garage improvements are subject to the County's review. The County will then assume all responsibility for the parking garage operation and maintenance.

In the lease the County has retained final authority for the appearance and operation of the garage. The City can influence the design of the garage through the development agreement with the senior housing developer, but cannot insist on site planning or architectural features that the County does not want. Staff suggests that the Planning Commission include recommendations on site planning and architecture for the City Council to include in the development agreement.

The applicant has applied for a density bonus in order to build 124 senior housing units. The Municipal Code allows a 40% density bonus for 100% senior projects that agree to rent 20% of the units at an affordable rate for very low income seniors and 10% for low income seniors as defined by the HUD Section 8 program income limits. The project would be 100% affordable.

Background

Previous Actions on the Site: The County clinic was constructed on the site in 2008. The City did not have review authority over the clinic since it was a County use on County property. The City did comment on the plans for the clinic, and the County had its own review process.

An existing emergency vehicle access easement (EVAE) runs through the site which connects the east and west portions of Garland Avenue in an “elbow” configuration. The easement was formerly a planned street right-of-way, but it was abandoned and modified to an easement in order to facilitate development of the site at a future date. The EVAE is required on this site since the single point of access to the east portion of Garland Avenue via Grand Fir Avenue exceeds City standards. There are also utilities under the EVAE. The EVAE provides a significant constraint to design flexibility on the site.

In November 2008, the Sunnyvale City Council entered into a ground lease agreement for the site with the County of Santa Clara, in order lease the site to MPHCC so that it may develop and operate senior housing. The City has conditionally agreed to provide financing through a one-time upfront payment in Housing Mitigation and Home Funds in the amount of \$5.667 million to cover the ground lease, development of the clinic parking structure and demolition costs of the old County clinic. These funds are specifically targeted for the production and preservation of affordable housing.

Environmental Review

A Mitigated 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 with implementation of the recommended mitigation measures (see Attachment C, Initial Study).

The project will have mitigations regarding construction noise, operational noise, air quality and will incorporate standard best management practices for water and soil runoff during construction. Standard mitigations regarding the discovery of cultural resources during excavation are also included in the Mitigated Negative Declaration.

Rezoning

The applicant is requesting a zoning change from R-4 (High Density Residential) to R-4/PD (High Density Residential/Planned Development). The use of the PD combining district would allow the applicant to request deviations from some zoning standards in order to facilitate the development. The allowable density would comply with the R-4 district. A Draft Rezoning Ordinance is located in Attachment E.

Special Development Permit

Setting: The site is located on Fair Oaks Avenue at Garland Avenue. The proposed senior housing building would be approximately 48 feet in height to the roof of the senior housing and 56 feet in height to the housing parapet. The proposed garage would be approximately 38 feet in height to the top of the fourth level railing wall.

Condominium residences to the north are approximately 36 feet in height to the peak of the roof. Apartment residences to the east are approximately the same. Across Fair Oaks Avenue is the Fair Oaks West apartment complex that is 3 and a half stories high. The Iris Park apartment building to the south is 3 stories high.

Site Layout: The site will have three functions. On the northwest quadrant of the site, the newly built County clinic will operate. Behind it, on the northeast quadrant of the site the applicants will construct a four-level parking structure for sole use by the clinic. In the southwest and southeast quadrants, the proposed senior housing project will be constructed with four stories of housing over a podium parking structure that is half underground.

Access to the site will be via two driveways – one from Fair Oaks Avenue and one from Garland Avenue. The easement to the east side of the project is not open for regular access and is restricted to emergency access. Access to the garage and senior housing parking is from the site's internal driveway.

Stormwater Management: A draft stormwater management plan was submitted by the applicant and has been reviewed by City staff. The applicants will meet the requirements of the County's C-3 permit for stormwater management. Third-party certification by a qualified engineering firm will be required prior to submittal for building permits.

Easements and Undergrounding: A City-required emergency vehicle access easement (EVA) is located through the center of the site and connects the east and west portions of Garland Avenue. Utility lines on Fair Oaks Avenue are already underground.

The following Guidelines were considered in analysis of the project site design.

Citywide Design Guidelines)	Comments
<p><i>I. Site Design: - New development shall adhere to the character of the existing neighborhood and be integrated into the surrounding development. New development shall not dominate or interfere with the established character of its neighborhood. Site design of projects shall be cohesive both functionally and visually.</i></p>	<p>The project is located in an R-4 Zoning District with a 55 foot height limit. The proposed housing and parking structure are in scale with the County clinic building on site. Although proposed senior housing setbacks are minimal, there is a 120 foot wide utility easement on the south side of the project that buffers it from residential development to the south. The proposed parking structure would also have minimal setbacks. Staff recommends that the Development Agreement require improved architectural features and landscaping to enhance and buffer the structure.</p>
<p><i>A3 - Develop transition between projects with different uses and intensities to provide a cohesive visual and functional shift. Create transition by using appropriate setbacks, gradual building height, bulk, and landscaping.</i></p>	<p>Transition between the uses on site is provided by an internal driveway that separates the uses. The senior housing is separated from uses to the south by a 120 foot wide utility easement. A transition between the condominiums to the north and the proposed parking structure is provided by a greenbelt located on the condo site. There is minimal setback provided on the east side of the project. Recommendations for the Development Agreement are included for consideration to improve the visual character of the parking garage on the east side (Attachment G).</p>
<p><i>B4 - Orientation of non-residential buildings on a site shall relate to each other and to buildings on adjacent sites for aesthetic organization. The front of one building shall not face the back of another.</i></p>	<p>The backs of the proposed buildings do not back up to the fronts of adjacent buildings.</p>

Citywide Design Guidelines)	Comments
<i>B9 -Residential projects may have a primarily internal orientation for privacy, providing that the site is visually linked with its surroundings by appropriate use of landscaping and building siting.</i>	The senior housing building is oriented into itself and its usable open space podium. It relates to the street with landscaping, a secondary entrance area and the location of the bus shelter.

Architecture: Architecture is being reviewed for two structures – the senior housing project and the freestanding County clinic garage.

The architectural style of the senior housing is contemporary with a flat roof punctuated by elevator towers and corner features near the main central entry area. The materials are smooth finished stucco and horizontal siding. Windows feature 6-inch trim. Tops of the vertical balcony sections feature an eyebrow extension with a stucco face. Balconies are enhanced with a perforated steel screen/railing. The proposed color scheme consists of deep beiges and deeper gray/browns. Conditions of Approval have been included to address architectural design.

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

Citywide Design Guidelines	Comments
<i>II. Building Design – Buildings shall enhance the neighborhood and be harmonious in character, style, scale, color and materials with existing buildings in the neighborhood.</i>	The dominate feature in this block is the County clinic building that is a modern rectangular office structure with horizontal window bands. The proposed parking structure and the rectangular residential building are in keeping with this style.
<i>B2- Break up large buildings into groups of smaller segments whenever possible to appear smaller in mass and bulk.</i>	The senior housing building is visually broken up with changes in materials and with building projections.
<i>B9 – Interrupt front facades on large structures by various architectural elements such as trellises, balconies, steps, openings, etc., about every 30 ft. to appear smaller in scale.</i>	The front façade features corner window blocks emphasized by varied materials. The bay windows and balcony features are separated by horizontal siding. A trellis feature is proposed to emphasize a side entrance.

Citywide Design Guidelines	Comments
<i>E4 – Vary roof levels and forms on a large building to create diversity and to decrease the apparent scale of the building.</i>	The roof of the senior housing building is flat for the most part. Narrow vertical elements for stairwells and elevators break up the roof plane in some areas.

The parking garage is to be constructed of poured in place concrete panels with a “board” texture. This texture is shown in Attachment D. It resembles vertical panels approximately the width of fence boards and provides a vertical texture to the concrete panels on the side of the garage.

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

Citywide Design Guidelines	Comments
<i>III. Parking and Circulation: B2 – Incorporate both horizontal and vertical articulations in visible facades of parking structures to reduce bulk and mass problems.</i>	The parking structure as proposed is a simple, massive, rectangular shape. The proposed siding is “board” texture which provides vertical texture to the concrete panels.
<i>B3 – Elevation designs shall maintain similar proportions and rhythm of architectural elements with those on adjacent buildings for architectural harmony.</i>	The horizontal concrete bands and the garage opening are meant to mimic the look of the adjacent clinic. The natural concrete color scheme is also meant to relate to the clinic.

Landscaping and Open Space:

The site currently has no protected heritage trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The site has been redeveloped with a new County clinic. The former clinic area and parking areas have been regraded and have no new landscaping. Directly behind the new clinic building there is a new parking area with eight new trees that appear to be 48-inch box trees in between parking spaces. These will be removed when the parking garage is constructed.

Proposed new landscaping would exist around the proposed parking structure and around the senior housing as well as on the housing podium usable garden terrace area (see Conceptual Landscape Plan, Attachment D) Areas of particular concern are the Fair Oaks frontage of the residential project and the east and north side yards of the garage.

On the senior housing portion of the project, 50% of the site will have landscaping due to the large podium-top courtyard. The usable open space per unit is lower than required in R-4. The code requires 380 s.f. of usable open space per unit (minimum dimension 12 ft.) with 80 s.f. to be located in a private open space such as a deck or patio. The project provides 170 s.f. of usable open space per unit and the private balconies are 59 s.f. It should be noted that the proposed senior housing units are primarily one bedroom with limited occupancy compared to typical multi-family projects. The project would not be open to families.

The following is a comparison of other senior housing projects in Sunnyvale and three projects in the region that Mid- Peninsula has built.

Project (units)	Location	Lot Size s.f.	Total Landscaping s.f.	Percent of Site Landscaped	Per unit s.f.
Project (124)	Sunnyvale	120,225	18,000	15%	145
Plaza de las Flores (124)	Sunnyvale	97,313	unknown	unknown	Unknown
Life's Garden (225)	Sunnyvale	230,432	106,000	46%	471
Devries Place (100)	Milpitas	55,989	11,704	20%	110
Rotary Floritas (50)	San Mateo	35,454	18,058	51%	361
Runnymede (78)	East Palo Alto	58,544	8,880	15%	114

The applicant has also proposed two indoor community space area totaling approximately 2,200 s.f. The Municipal Code requires for all new multiple-family residential developments that contains one hundred or more housing units, a community room or club house with a minimum meeting space size of four hundred fifty square feet shall be provided on-site for use by all members of the residential community.

The front elevation of the senior housing sits on top of the concrete base of the podium parking. Appropriate landscaping is needed to soften the feeling of the structure from the pedestrian level of the street and sidewalk. The applicant proposes a row of evergreen trees to soften the four-story structure and to utilize shrubs along the base of the structure to screen the concrete podium.

The north and east elevations of the garage face adjacent residential uses. On the north side the applicant proposes to plant a mixed evergreen and deciduous screen with tall-growing cedars, willows, large podocarpus shrubs

and beech. The east side has a very limited 5-foot wide planting area with which to provide a screen for the 38-foot high structure. The applicant proposes to plant a landscape screen with tall evergreen screening shrubs and trees (20-40 feet high) mixed with shorter boxwood shrubs.

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

Citywide Design Guidelines	Comments
<i>IV. - Landscaping shall be used to enhance sites and buildings, control climate and noise, create transition between adjacent uses, unify various site components, and define and separate functions and activities.</i>	The applicants have utilized a consistent plant palette throughout the site to unify the development. Screening landscaping has been placed to provide transition from adjacent uses.
<i>B3 - Provide a minimum 10 ft. wide landscape strip, plus a decorative masonry wall at least 6 ft. high, between all non residential development and abutting residential uses. (MCS 19.46.50e)</i>	The applicant does not meet this guideline/requirement. On the north side of the proposed parking structure the setback is only 5 feet wide. This is due to the site constraint of the EVA combined with the requirement to meet the County's requirements for clinic parking.

Based on project comparisons, the restricted occupancy of this project and provisions of a large indoor community space, staff considers the proposed landscaping and open space levels to be adequate.

Perimeter Fencing: In order to meet noise standards on the north property line, a mitigation measure and condition of approval requires that the applicant construct an 8-foot high sound barrier on the property line between the proposed parking garage and the residences to the north. The east elevation of the parking garage is planned to be solid to meet fire code requirements and will function as a sound barrier. In order to prevent the east property line from becoming visually imposing when juxtaposed with the parking structure, staff recommends that a standard six-foot high wooden fence be constructed. Along the south property line the senior housing parking podium is solid and provides a visual barrier. Staff recommends that the railing on top of the podium, that provides the edge to the patio terrace, be a four foot solid design.

Parking/Circulation: Parking for both uses on site will be provided in parking structures. Parking for the senior housing will be provided with 107 spaces under the podium that supports four levels of housing. Clinic parking will be

provided in a four-level, free-standing parking structure with 210 parking spaces.

The Sunnyvale Municipal Code requires 1 space per unit for low income senior housing. The project would require 124 spaces per code. The applicant proposes to provide 107 (15 spaces short) and has provided a parking analysis of senior parking requirements based on published research. Based on a survey of 6 projects the parking rates varied from 0.23 to 0.74. Based on the highest of these the project would require 92 spaces. The published rate from the Institute of Transportation Engineering is 0.5 which would require 62 spaces in the project. Senior projects in Sunnyvale have been built with 0.33 and 0.44 spaces per unit (see Attachment F).

Staff believes that adequate parking is being provided and that some parking can be modified to provide on-site lockable storage. A parking ratio of .5 would be within the range of the analysis provided and would result in the need for 64 space (two for managers and .5 per unit). The additional area could be converted to provide some lockable storage where the applicant has proposed none.

The following Guidelines were considered in analysis of the project parking and circulation design:

Citywide Design Guidelines	Comments
<i>III A1 – Maximize the use of surface parking in large office complexes and multi-family developments to preserve open space and reduce visual effects. Below grade parking facilities are encouraged.</i>	The Senior Housing building utilizes below grade parking under the building.
<i>A9 Large developments shall provide sufficient bicycle parking and covered lockable racks close to building entrances.</i>	The Senior Housing building will provide bicycle parking per VTA standards. (4 Class I lockers, and 4 Class II racks)
<i>B1 – Large commercial parking structures are not recommended in, or adjacent to, detached single family residential areas.</i>	The project site is located in a high-density residential zoning district and surrounded by the high-density and medium-density zoning and uses.

Utilities: All boundary lines along Fair Oaks Avenue and property lines are required to be undergrounded per provisions of the Sunnyvale Municipal Code.

Compliance with Development Standards/Guidelines: As conditioned, the project would meet the city’s guidelines for site and architectural design. Staff recommends conditions of approval and Development Agreement clarifications

to enhance the architecture of both the housing and garage buildings. The proposed project is requesting deviations from the following zoning standards:

Requirement	SMC Standard	Proposed
Parking	124	107
Total Landscaping s.f. (% of site)	20% of lot	50% of housing project area including podium 15% of total site
Landscaping per Unit	375 s.f.	183 s.f.
Usable Open Space	380 s.f. per unit (80 s.f. private)	170 s.f. per unit (59 s.f. private)
Lockable Storage	300 c.f.	0 c.f.
Front Setback Residential (Fair Oaks)	20 ft.	19.75 (Building) < 0 (Trellis)
Right (South) Side Setback Residential	20 ft.	Podium 0 Residential 20
Left Side Setback Garage (Garland)	1-10 ft.	20 ft.
Rear (East) Setback Garage	5 ft.	20 ft.

Attachment F shows a comparison of the project with other low income senior rental housing projects in Sunnyvale.

Expected Impact on the Surroundings: After construction, the housing portion of the project is expected to have minimal impacts to surrounding uses. As discussed in the project Traffic Impact Analysis, there are no significant traffic impacts associated with the senior housing use. The residential site would provide a new location for a generator that is already on site and permitted for use by the clinic. The air quality analysis performed for the generator indicates no impacts. The generator will be tested regularly once a month for less than an hour. As indicated in the Mitigated Negative Declaration, the impact will mainly be to on-site residents and not to surrounding uses. Detailed noise studies on building construction techniques will be conducted prior to issuance of building permits and prior to occupancy to assure on-site units meet interior noise standards in relationship to Fair Oaks Avenue traffic and the emergency generator.

The proposed parking structure would create a visual change for adjacent residential uses to the north and east. Although the structure is designed to be within the height limit for the R-4 Zoning District, it is designed to be at minimal setbacks and may be considered imposing by neighbors. The proposed architecture and landscaping associated with the structure do not significantly minimize the appearance of the structure.

In the Development Agreement with MPHC, staff recommends that the City request a tree buffer on the north side of the garage and dense planting of tall columnar trees, shrubs and vines on the east elevation of the garage. Since the City is funding the garage, the City has the ability to affect design through plan review prior to issuance of building permits.

Tentative Map

A tentative map for this project was considered and approved separately at an Administrative Hearing on December 29, 2008. The purpose of the map was to join the three separate parcels on the site and relocate utility easements. The Planning Commission does not need to take action on the map.

Fiscal Impact

Park in-lieu fees are not required for low income rental housing. A Transportation Impact Fee of \$28,404.46 is required for this project. The project generates 14 p.m. peak hour trips on a week day.

No other fiscal impacts other than normal fees and taxes are expected.

Public Contact

A neighborhood meeting was held by the applicant on December 18, 2008. Only one person attended that meeting. Four neighbors attended the Administrative Hearing on the tentative parcel map. They had no comments about the map but expressed concerns about the proposed parking structure and its proximity to their residences to the north.

Planning Commission Study Session: A Study Session was held with the Planning Commission on January 12, 2009. The Commission had concerns about the project color scheme, lack of usable open space and landscaping for the future residents. The location of the generator and its impact on future residents was a concern. The minimal setbacks of the proposed garage and the lack of architectural details for the garage were also a concern.

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 • 390 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

Discussion: The project is a unique collaboration in that it is a joint endeavor between the City of Sunnyvale, the County of Santa Clara, the Santa Clara County Housing Authority and Mid-Peninsula Housing Coalition. The site provides a unique opportunity to add a significant number of much needed low income senior housing living units in the City. With the adjacent County health clinic, convenient health services are also available. The site is also near convenient bus lines.

The site is constrained by the existing County clinic building and an emergency vehicle access easement that runs through the center of the site. As a result, the applicant has designed a project that maximizes the number of units that can fit on the site, but that requires consideration of a number of code deviations.

Staff believes that the applicant has provided supplemental analysis that supports decreased parking and usable open space for a senior housing project. Staff believes that the deviations for setbacks, coupled with conditions of approval to improve architecture on housing building are necessary to maximize the opportunity to meet other General Plan goals and policies for providing special housing in the City. Staff further believes that this project is a very appropriate use of targeted Housing Mitigation and Home funds.

The freestanding clinic garage is not part of this application. Although it will be constructed by Mid-Peninsula, the garage will actually be a County facility. County facilities on County owned land do not require City approval. The Planning Commission may, however, include recommendations for the City Council to include in the Development Agreement regarding the location and design of the garage and surrounding landscaping (Attachment G).

Findings and General Plan Goals: Staff was able to make the required Findings. Recommended Findings and General Plan Goals are located in Attachment A.

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

Alternatives

1. Adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 660 S. Fair Oaks Avenue from R-4 to R-4/PD and approve the Special Development Permit with attached conditions.
2. Adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 660 S. Fair Oaks Avenue from R-4 to R-4/PD and approve the Special Development Permit with modified conditions.
3. Adopt the Mitigated Negative Declaration and do not introduce an Ordinance to Rezone the site and deny the Special Development Permit.
4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

Recommendation

Recommend Alternative 1 to the City Council.

Prepared by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Reviewed by:

Hanson Hom
Director of Community Development

Approved by:

Gary Leubers
City Manager

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Mitigated Negative Declaration
- D. Site and Architectural Plans
- E. Draft Rezoning Ordinance
- F. Table of Senior Housing Project Comparisons
- G. Recommended clarifications for Development Agreement
- H. Solar Analysis

Recommended Finding - Rezoning

The City Council may approve an amendment to the general plan or precise zoning plan upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest.

The project provides and opportunity to meet General Plan goals to provide housing for residents from a variety of income and age levels.

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element:

Goal C2 – Ensure ownership and rental housing options in terms of style, size, and density that are appropriate and contribute positively to the surrounding area.

Policy C2.1 – Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in the community.

Housing and Community Revitalization Sub-Element:

Goal E – Maintain and increase housing units affordable to households of all income levels and ages.

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

The project provides and opportunity to meet General Plan goals to provide housing for residents from a variety of income and age levels.

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. *(Finding Met)*

The project, as conditioned, will meet the Citywide Design Guidelines. Surrounding properties are already developed with medium density and high density residential uses.

Recommended Conditions of Approval**Special Development Permit 2008-1245**

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. Execute a Special Development Permit) document prior to issuance of the building permit.
- B. 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.
- C. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- D. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- E. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- F. 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 and is approved by the Director of Community Development.
- G. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Commission or City Council) .

2. COMPLY WITH OR OBTAIN OTHER PERMITS

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

- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

3. ENVIRONMENTAL MITIGATION MEASURES

- A. In addition to complying with applicable City Codes, Ordinances, and Resolutions, the following mitigation measures are incorporated into the project to minimize the identified potential environmental impacts:

Air Quality 1: Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.

Air Quality 2: Cover all hauling trucks or maintain at least two feet of freeboard.

Air Quality 3: Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.

Air Quality 4: Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

Air Quality 5: Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).

Air Quality 6: Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.

Air Quality 7: Limit traffic speeds on the construction site to 15 mph.

Air Quality 8: Replant vegetation in disturbed areas as quickly as possible.

Air Quality 9: Suspend construction activities that cause visible dust plumes to extend beyond the construction site.

Air Quality 10: Install windbreaks or fences along adjacent residential properties.

Air Quality 11: During renovation and demolition activities, removal or disturbance of any materials containing asbestos, lead paint or other hazardous pollutants will be conducted in accordance with BAAQMD rules and regulations.

Air Quality 12: A Disturbance Coordinator will be assigned to the project for the full duration of asbestos abatement, demolition activities, grading, excavation, and building construction. This coordinator will ensure that all air quality mitigation measures are enforced. In addition, the Disturbance Coordinator will respond to complaints from the public regarding air quality issues in a timely manner. The contact information for this Coordinator will be posted in plain view at the project site. The Coordinator will also be responsible for notifying adjacent properties of the demolition schedules.

Air Quality 13: Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Disturbance Coordinator shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. Any equipment emitting dark smoke three minutes after start up is in violation of this measure.

Air Quality 14: Diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite.

Air Quality 15: The project shall develop and implement a plan, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. Note, the Sacramento Metropolitan Air Quality Management District maintains a Construction Mitigation Calculator that could be used to demonstrate compliance with these requirements.

Air Quality 16: Properly tune and maintain equipment for low emissions.

Air Quality 17: Avoid staging construction equipment within 100 feet of residential properties.

Cultural 1: Prior to the initiation of construction or ground disturbing activities at the project site, a qualified professional archaeologist shall undertake a presence/absence testing program to identify the horizontal and vertical extent of any potential buried archaeological

deposits associated with as yet unknown cultural resources at this location within the project parcel. The testing program shall be implemented with the results presented in Presence/Absence Testing Report commensurate with the findings. Any recommendations for treatment of a significant resource shall be presented in the report.

Cultural 2: Prior to the initiation of any construction that has the potential for grounddisturbing activities within the project area, the project proponent shall inform all construction personnel of the potential for exposing subsurface cultural resources at the project components and to recognize possible buried cultural resources. Personnel shall be informed of the procedures that will be followed upon the discovery or suspected discovery of archaeological materials, including Native American remains and their treatment.

Cultural 3: Archaeological monitoring on less-than-full time basis with the frequency and duration to be determined by a Professional Archaeologist shall be undertaken during any subsurface construction that disturbs native sediments within the project area. The archaeologist shall maintain a log of his/her observations and complete a *Monitoring Closure Report* at the completion of monitoring detailing any observations.

Cultural 4: Excavation contracts for development shall contain provisions for stop-work in the vicinity of an archaeological find in the event of the exposure of significant cultural resources during subsurface construction. In addition, the contract documents shall recognize the need to implement any mitigation conditions required by permitting and regulatory agencies. In general, the appropriate construction conditions should be included within the *General Conditions* section of any contract that has the potential for ground disturbing operations.

Cultural 5: If any unanticipated prehistoric or significant historic era cultural materials including Native American burials are exposed during construction grading and/or excavation, operations shall stop within a minimum of 10 feet of the find to avoid altering the cultural materials and their context and a qualified Professional Archaeologist retained for identification, evaluation and further recommendations. The Community Development Director of the City of Sunnyvale shall be notified of the discovery. Construction work shall not begin again within the find area until the archaeologist has been allowed to examine the cultural materials, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been exposed. If the discovery is determined to be a unique

archaeological or historical resource under the criteria of the *California Register of Historical Resources* after review and evaluation by a Professional Archaeologist, and if avoidance of the resource is not possible, the Professional Archaeologist shall develop plans for treatment of the find(s) and mitigation of impacts acceptable to the City of Sunnyvale. The treatment plan shall be designed to result in the extraction of sufficient non-redundant archaeological data to address important regional research considerations. The project proponent shall make every effort to insure that the treatment program is completed. The work shall be performed by the archaeologist, and shall result in a detailed technical report that shall be filed with the California Historical Resources Information System, Northwest Information Center. Construction in the immediate vicinity of the find shall not recommence until treatment has been completed. If human remains are discovered, they shall be handled in accordance with State law including immediate notification of the Santa Clara County Medical Examiner.

Noise 1: Prior to submittal of a building permit, the applicant will be required to submit a noise analysis showing that residential unit windows and wall construction shall be designed to limit interior noise levels to a maximum of 45db when all windows and doors are closed. Affected units shall be provided with mechanical air ventilation system with a minimum flow rate as required by the current building codes. A second study providing evidence of compliance shall be submitted prior to occupancy of units. The compliance report shall comply with the provisions of the current building codes.

Operational Noise 1: During final design of the project, conduct building design-level acoustical analysis to ensure that mechanical equipment noise resulting from the project complies with applicable General Plan policies and Municipal Code noise level limits. The acoustical analysis will calculate noise levels resulting from the proposed equipment at the nearest sensitive receiving land uses, assess noise levels relative to applicable standards, and provide recommendations to control noise levels in accordance with the applicable limits. Equipment that operates primarily during daytime hours (e.g., underground parking garage fans) shall be subject to the City's 60 dBA noise standard. Equipment that operates both day and night, such as roof-top mechanical equipment, shall be subject to the City's 50 dBA nighttime noise standard. The report shall be

completed and submitted to the building department prior to the issuance of building permits.

Operational Noise 2: Truck deliveries shall be limited to daytime hours only and the posted speed limit should not exceed 15 mph along the truck circulation route. These limits should be clearly posted to advise delivery personnel as to the time and speed restrictions

Operational Noise 3: The east wall of the clinic parking garage is required to be solid to a percent necessary in order to attenuate intermittent noise from horns, car alarms etc. If mechanical ventilation is required to satisfy this requirement, operational noise from garage ventilation equipment shall be evaluated for compliance with Sunnyvale Municipal Code standards prior to submittal of building permits and tested prior to occupancy.

Operational Noise 4: Parking lot cleaning activities shall be limited to the hours between 8:00 a.m. and 8:00 p.m. All leaf blowers operated in or adjacent to a residential area shall operate at or below a noise level of 65 dBA at a distance of 50 feet.

Operational Noise 5 (Same as Noise 1): Prior to submittal of a building permit, the applicant will be required to submit a noise analysis showing that residential unit windows and wall construction shall be designed to limit interior noise levels to a maximum of 45db when all windows and doors are closed. Affected units shall be provided with mechanical air ventilation system with a minimum flow rate as required by the current building codes. Evidence of compliance shall be submitted prior to occupancy of units. The compliance report shall comply with the provisions of the current building codes.

Operational Noise 6: The emergency diesel generator shall be tested during daytime hours only. The testing schedule shall be coordinated with nearby residential land uses to avoid sensitive daytime hours when testing may interfere with normal residential activities.

Operational Noise 7: Construct an 8-foot high solid noise attenuating wall between the clinic parking structure and the residences to the north.

Construction Noise 1: Pursuant to the Municipal Code, restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday and 8:00 am to 5:00 pm on Saturday. Construction shall be prohibited on Sundays and holidays.

Construction Noise 2: Construct solid plywood fences (minimum 8 feet in height) or noise barriers around the construction site to shield adjacent residences or other noisesensitive land uses prior to major noise generating phases of demolition and construction;

Construction Noise 3: Utilize 'quiet' models of air compressors and other stationary noise sources where technology exists;

Construction Noise 4: Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;

Construction Noise 5: Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or noise sensitive land uses;

Construction Noise 6: Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses;

Construction Noise 7: Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible. Construction workers will not be permitted to park on neighborhood streets;

Construction Noise 8: Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project site;

Construction Noise 9: Prohibit all unnecessary idling of internal combustion engines;

Construction Noise 10: Notify all adjacent business, residences, and nose-sensitive land uses of the construction schedule in writing. Notification by door hangars of nearby residence re: significant upcoming construction activities;

Construction Noise 11: Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. Noise disturbance coordinator authorized to address and accommodate special circumstances (home bound or medical condition-adjacent homeowners only).

Construction Noise 12: Project shall be constructed in two phases in accordance with the schedule provided by the applicant in Figure I with garage construction occurring first followed subsequently by the residential project.

4. 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.
- B. The plans for the project shall be revised to be consistent with the Design Guidelines to provide the following changes and details prior to issuance of a Building Permit for the project:
 - 1. Provide a revised color scheme for the Senior Housing building. Final color scheme to be a warmer palette and be approved by the Director of Community Development.
 - 2. Provide additional detail and variation to break long straight roof planes. Pop up parapets in some places to alleviate flat roof.
 - 3. Enhance entry points at main Senior Housing building entrance near garage and lobby entrances. Emphasize its importance.
 - 4. Provide architectural details for the Fair Oaks trellis secondary entrance. Final design shall be approved by the Director of Community Development.
 - 5. Horizontal siding should be higher quality.
 - 6. Utilize deep recessed windows in areas where there is no “bay window” feature.
 - 7. In addition to glass block details, provide better decoration on stairwell towers.
 - 8. Utilize perforated balcony material as proposed, or other decorative balcony treatment to be approved by the Director of Community Development.
 - 9. Retain “eyebrow” features above balconies. Make this feature more interesting and consider a similar treatment wrapped around the corners of the building.
 - 10. Provide enhanced decorative stair features for the exposed stairway on the clinic garage.
 - 11. Provide vertical and horizontal texture treatment on the concrete panels for the garage. Utilize deep scoring to enhance textural treatment.

12. On east elevation of the clinic garage, provide enhanced horizontal treatment, such as different colored bands of concrete panels to enhance this side that has no horizontal openings.
 13. Provide a revised color scheme for the garage. Natural concrete is not acceptable.
- C. If fabric awnings are used, they shall be replaced at least every five years. Any change of color, materials or design and are subject to review and approval by the Director of Community Development.

5. EASEMENTS AND DEDICATIONS

- A. Maintain emergency vehicle access easement.

6. EXTERIOR EQUIPMENT

- A. Air conditioning units shall be screened with architecture or landscaping features.
- B. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure.
- C. Generator shall be screened as shown in the adopted site and architectural plans. Any change to the proposed screening shall be submitted for review by the Director of Community Development prior to issuance of a Building Permit.
- D. Generator shall be tested at intervals not to exceed the requirement as permitted with BAAQMD and as suggested by the manufacturer.
- E. Residents shall be notified at least 48 hours prior to testing.

7. FEES

- A. Pay Traffic Impact fee estimated at \$28,404.46, prior to issuance of a Building Permit. (SMC 3.50)

8. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building on each lot.
- C. Any side yard fence between the building and the public right-of-way shall not exceed three feet in height.

- D. Install and maintain an 8 foot solid sound barrier wall measured from the highest adjoining grade on the north property line, of a design approved by the Director of Community Development. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed.
- E. A 6- foot high wooden fence is required along the east property line between the parking structure and the adjacent residential properties. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed.
- F. A minimum four-foot high solid screen/railing shall be incorporated around the perimeter of the patio/terrace on top of the podium.
- G. 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))

9. LANDSCAPING

- A. Final landscape and irrigation plans shall be submitted to the Director of Community Development for review and approval prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall be in significant conformance with plans submitted for Planning Commission and City Council review and shall include the following elements:
 - 1. Bermed landscaping is required along the Fair Oaks elevation of the parking podium except as may interfere with the approved stormwater management plan. Where a berm is not possible, dense screening landscaping shall be planted to soften the concrete base of the structure.
- B. Decorative paving is required to distinguish entry driveways, building entries, pedestrian paths and common areas. Provide a fifteen-foot deep band of decorative paving for the width of the private drive(s) immediately behind the public sidewalk. Final paving design to be considered by the Director of Community Development prior to issuance of a Building Permit.
- C. Provide separate meter for domestic and irrigation water systems.
- D. A tree protection plan shall be submitted for any existing trees on adjacent sites that could be affected by construction. Trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.

- E. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- F. Prepare a landscape maintenance plan subject for review and approval by the Director of Community Development
- G. 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.
- H. Where space allows, provide 24-inch box screening trees at minimum 10 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
- I. Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- J. 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.
- K. Ground cover or shrubs shall be planted so as to ensure full coverage eighteen months after installation.
- L. All areas not required for parking, driveways or structures shall be landscaped.

10. LIGHTING

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
 - B. Sodium vapor (of illumination with an equivalent energy savings).
 - C. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.
 - D. Provide photocells for on/off control of all security and area lights.
 - E. All exterior security lights shall be equipped with vandal resistant covers.
 - F. Wall packs shall not extend above the roof of the building.

- G. Lights shall have shields to prevent glare onto adjacent residential properties.
- H. Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the City's policy for minimum lighting specifications.
- I. Pole heights not to exceed 8 feet along property lines with residential uses and on parking structure and podium. Interior pole heights and glare prevention shields shall be subject to review and approval by the Director of Community Development to prevent excessive glare and light spillage on adjacent residential properties.

11. ENGINEERING AND TRANSPORTATION DIVISION REQUIREMENTS

- A. The internal street along the southerly boundary of the parking garage shall be limited to the access of emergency vehicles only, and no general vehicular traffic movement or parking shall be allowed. This will require the placement of bollards on the easterly and westerly limits of this internal emergency access. Bollards should be secured in the ground with locks that can be removed by emergency service operators. It should also be noted that pedestrian/bicycle access along this internal street must be allowed at all times.
- B. Provide internal ADA compliant sidewalk/walkway on both sides of the new private street to connect with the public street/Fair Oaks Avenue (i.e. to connect with the sidewalk on the east side of Fair Oaks Avenue, the bus stop of VTA route 55, etc.).
- C. Illustrate and note on applicable off-site improvement plans replacement of the sidewalk, curb and gutter on the east side of Fair Oaks Avenue to connect between the new sidewalk abutting to the new County medical building and the property line separating the project site from the Iris Park Units. This will include relocation of the existing southerly project driveway off of Fair Oaks Avenue.
- D. Prevent damage to recently installed ADA compliant curb ramps at the northeast and southeast corners of each of the intersections of Fair Oaks Drive/Garland Avenue and Fair Oaks Drive/Iris Avenue. Any ramp damaged by the project construction will be replaced at the project's expense.
- E. The project is required to submit a street lighting plan. It should be noted that the two existing streetlights on the east side of Fair Oaks Avenue adjacent to the project site will be replaced with three new LED streetlights, conduit, conductors, and pullboxes per current City Standards.
- F. A minimum of 10 feet vision triangles must be maintained at the new project driveway and kept clear of landscaping, project signage or any

other obstruction that is higher than 3 feet. Show vision triangles on all plans submitted for final review.

- G. To accommodate bicycle parking associated with the senior housing development, the project shall provide on site a minimum of 4 Class I (Bike lockers) and 4 Class II (Bike racks) bicycle parking as per the 2007 VTA Bicycle Technical Guidelines.
- H. The project is required to submit a signing and striping plan for on- and off-site improvements. Follow provisions of the 2006 California Manual on Uniform Traffic Control Devices (MUTCD). Example information to be illustrated on the plan include a stop control (i.e., a stop sign, stop bar and legend, and centerline tail) facing traffic exiting the project site and turning onto Fair Oaks Avenue, reinstatement of the bike lanes and associated parking prohibition signs on Fair Oaks Avenue, replacement of the No Parking signs on the south side of Garland Avenue, etc.
- I. The project is required to submit as part of the off-site improvements packet a Traffic Control Plan for review and approval by the City's Transportation and Traffic Division. Any work within the public right-of-way will require the submittal and approval of a traffic control plan prior to the issuance of an encroachment permit. Following to the 2006 CA MUTCD (or future updates as applicable), the Traffic Control Plan shall show any potential temporary closure of a sidewalk and/or travel lane during any phase of project construction, temporary warning devices, potential provision of flagman, etc. The on-site location to be dedicated for storage of construction materials, equipment, and construction related parking must also be shown on the plan. In the event that the on-site space is limited, then other off-street space must be provided not to impact the public right-of-way during project construction. Truck routes to and from the site will also be described.
- J. The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signs, striping, street lights, etc. prior to occupancy as required by the Director of Public Works.
- K. Submit anticipated water usage and sewer discharge in gallons per day (GPD) of the housing development to facilitate Public Works fee calculations.

- L. The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the park strip area, caused by the development, unless covered by city franchise agreements.
- M. At the easterly and northerly entryway of Garland Avenue, install new transition improvements connecting to existing improvements, including but not limited to curb, gutter, sidewalk, and driveway, which comply with all applicable statutory standards. All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- N. Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works.
- O. Install sanitary sewer cleanouts or manholes at the property line.
- P. Installation of the water system shall conform to City standards and shall be part of the City (or franchised utility) system up to the water meter serving the project.
- Q. Installation of new Radio Read meters will be required.
- R. Existing fire hydrants shall be upgraded to Clow-Rich 75. Install new double check detector assembly for fire services.
- S. Fire service and domestic service shall be separate.
- T. Install an approved backflow prevention device on the discharge side of the irrigation, domestic and fire service meters.
- U. This project shall not cause any negative impact on the drainage pattern for adjacent properties.
- V. Adequate drainage/erosion control shall be provided at all times during each phase of the development.
- W. Obtain an encroachment permit with insurance requirements for all public improvements.
- X. The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to utility frontage and/or connection fee and off-site improvement plan check and inspection fees, prior to any permit issuance.
- Y. The developer shall work with the Santa Clara County Transit District in establishing bus stops, shelters, pads and turnout locations, if desired by the District.

- Z. This project is subject to and contingent upon the recordation of a parcel map prior to the first building permit.
- AA. If the project is constructed in phases, all public improvements shall be completed with the first phase, unless otherwise approved by the Director of Public Works.
- BB. The developer shall execute an Agreement and post surety bond(s) and/or cash deposit(s) for all proposed public improvements prior to any permit issuance according to applicable City ordinance and/or statutory requirements.
- CC. This project required a focused utility analysis in terms of the project impact and cumulative impact, including water, and storm drain, in consideration with the County Health Center's EIR. Any improvements needed shall be identified and implemented as part of the project.
- DD. The width and alignment of the emergency access area should be approved by the Fire Marshall. Improvements related to pedestrian and fire engineer access at the property line where the County land join the existing Garland Avenue should be mutually agreed upon by the City, the County and the project applicant.
- EE. This project requires connection to all City utilities or private utilities operating under a City franchise which provide adequate levels of service.
- FF. All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.

12. PARKING

- A. Provide 64 senior housing parking spaces and convert other spaces to lockable storage.
- B. Provide 4 Class I and 4 Class 2 bicycle parking facilities.
- C. A Parking Management Plan must be submitted to the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:
 - 1. Give the property owners/managers, with approval by the Director of Community Development, the latitude to define "guest," since ultimate enforcement is the responsibility of that entity.

2. Specify that 25% to 75% of unassigned spaces be reserved for guest use only at the discretion of the property owner or homeowner's association.
 3. Note that property owners/mangers cannot rent unassigned spaces.
 4. Require tenants to use their assigned parking spaces prior to using unassigned parking spaces.
 5. Do not allow tenants to park RV's, trailer, or boats in assigned spaces.
 6. Clearly notify potential residents that number of parking spaces provided for each unit on-site.
- D. The parking lot shall be maintained as follows:
1. Clearly mark all assigned, guest, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 2. Maintain all parking lot striping and marking.
 3. Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- E. Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises.

13. RECYCLING AND SOLID WASTE

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
 1. Any exterior solid waste and recycling enclosure shall:
 2. Match the design, materials and color of the main building.
- C. Be of masonry construction
- D. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.
- E. Provide trash receptacles on each floor of the parking structure.
- F. For the Senior Housing building provide site layout showing how/where solid waste and recycling containers will be serviced by collection vehicles.

- G. Design trash rooms for three chutes to accommodate the three material streams (trash, containers and paper recycling).
- H. Provide details for chute design and trash rooms.
- I. For construction & demolition Waste, code compliance:
 - 1. Mixed debris of any type must be disposed of in containers provided and serviced by the City's franchised hauler, Specialty Solid Waste & Recycling (except for exclusion 8.16.110(j), granted where applicable) (Ord. 2614-99 § 1 (part)). Project must maintain and use a Specialty debris box onsite for duration of work.
 - 2. Recyclable material that is separated from mixed debris on the job site may be hauled by an independent recycling company holding a current Sunnyvale Business License, provided that the following conditions are met:
 - a. On-site containers for mixed debris disposal are provided and hauled by the franchised waste company for all non-recycled material.
 - b. The recyclable material is separated onsite from non-recyclable material
 - c. The material is actually recycled or reused, and is not disposed of or used for alternative daily cover' at any landfill.

14. ROOF/ROOF SCREENS

- A. Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view to meet code requirements as noted in Sunnyvale Municipal Code Section 19.38.020.

15. SIGNS

- A. All existing/new signs shall be in conformance with Sunnyvale Municipal Code and require a separate sign permit review and permit.

16. STORAGE

- A. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within an approved enclosed area. Any stacked or stored items shall not exceed the height of the enclosure.
- B. Unenclosed storage of any vehicle shall be prohibited.
- C. Unenclosed storage of any kind shall be prohibited on the premises.

- D. Unenclosed storage area(s) shall be fully screened to the highest point of any stored or stacked materials, equipment and/or supplies of any kind. The design and method of enclosure is subject to approval by the Director of Community Development. Any modification or expansion of unenclosed uses shall require approval from the Director of Community Development.

17. UNDERGROUND UTILITIES

- A. All proposed utilities shall be undergrounded.
- B. All boundary utility lines including aboveground lines of Fair Oaks Avenue shall be undergrounded in accordance with Municipal Code requirements.
- C. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- D. If any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plan to Public Works Department for review. City Council shall make the decision if any additional poles are acceptable or not. Under no circumstances shall additional poles be permitted along the frontage of this development.
- E. Install conduits along frontage for Cable TV, electrical and telephone lines in accordance with standards required by utility companies, prior to occupancy. Submit conduit plan to Planning Division prior to issuance of a Building Permit.
- F. Conduit sizing and locations shall be included on street improvement plans. Submit one copy to the Planning Division.
- G. Improvement plans showing conduits for future undergrounding of existing overhead utilities shall be submitted to the Planning Division for review and approval prior to issuance of a Building Permit. Complete installation of conduits prior to occupancy.

18. MISCELLANEOUS

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site.

19. SUBDIVISIONS

- A. Individual buildings shall not be sold separately, or if the sale of any building shall be anticipated, all requirements of the Subdivision Ordinance in effect at the time of the sale shall be compiled with in full prior to such sale (State Subdivision Map Act).

- B. Record final parcel map.

20. STORMWATER MANAGEMENT

- A. To address storm water runoff pollution prevention requirements, an 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.
- B. Provide a third-party certified Stormwater Management Plan to the Director of Community Development prior to application for a Building Permit. Plan shall demonstrate no conflicts with utility plans, landscaping plans and tree preservation plans.

INITIAL STUDY
 City of Sunnyvale
 Department of Community Development
 Planning Division
 P.O. Box 3707
 Sunnyvale, CA 94088-3707

Project #:	2008-1245
Project Address:	660 S. Fair Oaks Avenue
Applicant:	Mid-Peninsula Housing Coalition

1. Project Title: County Clinic Site: Mid-Peninsula Senior Housing
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department, Planning Division
3. Contact Person and Phone Number: Gerri Caruso
4. Project Location: 660 S. Fair Oaks Avenue (APN 211-02-021, 022 and 023)
5. Project Sponsor's Name and Address: Mid-Peninsula Housing Coalition
303 Vintage Park Drive Suite 250
Foster City, CA 94404
6. General Plan Designation: High Density Residential
7. Zoning: R-4
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary))

The project is an application to rezone the site from R-4 to R-4/PD and for a Special Development Permit (site and architectural review) for a 124 unit low income senior housing development. The project includes a four-level parking structure to serve the County of Santa Clara clinic that shares the site.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

North:	R-4
South:	R-4
East:	R-4
West:	R-4
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): County of Santa Clara

Project #: 2008-1245Project Address: 660 S. Fair Oaks AvenueApplicant: Mid-Peninsula Housing Coalition

INITIAL STUDY ENVIRONMENTAL CHECKLIST

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 checked="" 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 checked="" 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. 0

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. X

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. 0

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. 0

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. 0

Signature

Gerri Caruso, Principal Planner

Printed Name:

Date

For: City of Sunnyvale

Project #: 2008-1245
Project Address: 660 S. Fair Oaks Avenue
Applicant: Mid-Peninsula Housing Coalition

ATTACHMENT C
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INITIAL STUDY ENVIRONMENTAL CHECKLIST

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) 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.
- 3) 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.
- 4) "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).
- 5) 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:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. 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.
 - c. 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
- 6) 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.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Project #: 2008-1245

Project Address: 660 S. Fair Oaks Avenue

Applicant: Mid-Peninsula Housing Coalition

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
I. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	0	0	0	X	1, 9, 58, 93
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	0	0	0	X	1, 9, 58, 93
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	0	0	0	X	93, 100
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	0	0	0	X	33, 110, 111
II. 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?	0	X	0	0	2, 109, 110, 121, 122
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	0	0	0	X	2, 109, 110, 121, 122
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)?	0	0	0	X	2, 109, 110, 121, 122
d. Expose sensitive receptors to substantial pollutant concentrations?	0	0	0	X	2, 109, 110, 121, 122
e. Create objectionable odors affecting a substantial number of people?	0	0	0	X	2, 109, 110, 121, 122

Project #: 2008-1245

Project Address: 660 S. Fair Oaks Avenue

Applicant: Mid-Peninsula Housing Coalition

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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III. 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? | 0 | 0 | 0 | X | 1, 53, 93 |
| 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?

<i>Storm Water Runoff Guidance:</i>
Include aquatic and wetland habitats as part of the sensitive habitat review. Also evaluate adverse changes to sensitive habitats that favor the development of mosquitoes and other biting flies that may pose a threat to public health. Aquatic and wetland habitats such as those found near Stevens Creek, Calabazas Creek, Sunnyvale East Channel, Sunnyvale West Channel, El Camino Channel, Moffett Channel, Guadalupe Slough and the Baylands are considered sensitive habitat areas. | 0 | 0 | 0 | X | 1, 23, 53, 93 |
| 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? | 0 | 0 | 0 | X | 1, 23, 53, 93, 119, 124, 125, 126 |
| 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? | 0 | 0 | 0 | X | 1, 53, 93 |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | 0 | 0 | 0 | X | 38 |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? | 0 | 0 | 0 | X | 108 |

Project #: 2008-1245
 Project Address: 660 S. Fair Oaks Avenue
 Applicant: Mid-Peninsula Housing Coalition

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
IV. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	0	0	0	X	9, 58, 93
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	0	X	0	0	9, 58, 93
c. Directly or indirectly destroy a unique palcontological resource or site or unique geologic feature?	0	0	0	X	9, 58, 93
d. Disturb any human remains, including those interred outside of formal cemeteries?	0	X	0	0	9, 58, 93
V. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	0	0	0	X	1, 53, 93
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?	0	0	0	X	27, 31
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	0	0	0	X	16, 93
VI. 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?	0	0	0	X	1, 53
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?	0	0	0	X	1, 53
VII. 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?	0	0	X	0	117, 120
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	0	0	0	X	116

Project #: 2008-1245
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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	0	X	33, 110
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	0	X	0	0	33, 110, 117, 120
VIII. 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)?	0	0	0	X	1, 53, 110
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	0	0	0	X	93
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	0	0	0	X	93
IX. 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. Parks?	0	0	0	X	17
b. Fire protection?	0	0	0	X	7, 18
c. Schools?	0	0	0	X	110
d. Other public facilities?	0	0	0	X	14, 21, 24
e. Police protection?	0	0	0	X	12

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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X. MANDATORY FINDINGS OF SIGNIFICANCE

<p>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?</p>	0	0	0	X	1, 9, 53, 108
<p>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)?</p>	0	0	0	X	2, 11, 15, 122
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	0	0	0	X	110, 111, 117, 120

Project #: 2008-1245
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ATTACHMENT C
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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XI. 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.

0 0 0 X 18,
102,
104,
105,
106,
107

(ii) Strong seismic ground shaking?

0 0 0 X 18,
102,
104,
105,
106,
107

(iii) Seismic-related ground failure, including liquefaction?

0 0 0 X 18,
102,
104,
105,
106,
107

(iv) Landslides?

0 0 0 X 18, 93
102,
104,
105,
106,
107

b. Result in substantial soil erosion or the loss of topsoil?

0 0 0 X 93,
124,
126

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?

0 0 0 X 18,
102,
104,
105,
106,
107

d. Be located on expansive soil, as defined in the California Building Code, creating substantial risks to life or property?

0 0 0 X 102,
104,
105,
106,
107

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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?	0	0	0	X	19, 87, 110

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	0	0	0	X	19
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?	0	0	0	X	19
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?	0	0	0	X	119, 124, 125, 126
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	0	0	0	X	24
e. Result in a determination by the wastewater treatment provider that 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?	0	0	0	X	19
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	0	0	0	X	21
g. Comply with federal, state, and local statutes and regulations related to solid waste?	0	0	0	X	21

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIII. 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)?	0	0	0	X	118
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	0	0	0	X	118
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?	0	0	0	X	110
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	0	0	0	X	1, 27, 53, 110
e. Result in inadequate emergency access?	0	0	0	X	111
f. Result in inadequate parking capacity?	0	0	0	X	111, 118
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	0	0	0	X	111, 128

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIV. 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?	0	0	0	X	18, 110
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?	0	0	0	X	18, 110
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	0	0	0	X	110
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?	0	0	0	X	110
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?	0	0	0	X	18, 111
f. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	0	0	0	X	7, 18, 112
g. 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?	0	0	0	X	1, 18, 53

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XV. 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? | 0 | 0 | 0 | X | 16, 110 |
| 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? | 0 | 0 | 0 | X | 16, 110 |

XIX. 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?

- | | | | | | |
|--|---|---|---|---|-------|
| 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? | 0 | 0 | 0 | X | 1, 53 |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | 0 | 0 | 0 | X | 1, 53 |
| 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? | 0 | 0 | 0 | x | 1, 53 |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact	Significant
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XX. HYDROLOGY AND WATER QUALITY. Would the project?

- | | | | | | |
|--|---|---|---|---|--------------------|
| a. Violate any water quality standards or waste discharge requirements? | 0 | 0 | 0 | X | 19, 24 |
| (i.) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, will it result in an increase in any pollutant for which the water body is already impaired? | 0 | 0 | 0 | X | 1, 5 |
| (ii.) Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | 0 | 0 | 0 | X | 119, 124, 125, 126 |

Storm Water Runoff Guidance:

For example, projects that could increase pollutant discharges such as mercury, copper, nickel, sediment, organophosphate pesticides, PCBs, or other listed contaminants will need to address those impacts. Beneficial uses for Sunnyvale water bodies may include Cold Freshwater Habitat (e.g., Stevens Creek), Estuarine Habitat (e.g., Guadalupe Slough, north portions of Sunnyvale East and West Channels), Groundwater Recharge (e.g., Calabazas Creek and Stevens Creek), Preservation of Rare or Endangered Species (e.g., Stevens Creek, Baylands), Warm Freshwater Habitats and Wildlife Habitat (e.g., Sunnyvale East and West Channels).

- | | | | | | |
|---|---|---|---|---|--------------------|
| 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)? | 0 | 0 | 0 | X | 119, 124, 125, 126 |
|---|---|---|---|---|--------------------|

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
<p>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?</p>	0	0	0	X	111, 119, 124, 125, 126, 127
<p><i>Storm Water Runoff Guidance:</i> Evaluation of a project's effect on drainage patterns should refer to the final approved SCVURPPP Hydromodification Management Plan (HMP) where applicable, to assess the significance of altering existing drainage patterns and to develop any mitigation measures. The evaluation of hydromodification effects should also consider any potential for streambed or bank erosion downstream from the project. Areas that may be impacted within Sunnyvale include the storm water drainage area into Stevens Creek and the southern reach of Calabazas Creek between Homestead Road and Lawrence Expressway. Areas that drain into Sunnyvale East and West Channels and El Camino Channel have been proposed to be exempt from HMP requirements since they are artificial channels and the northern portions of Sunnyvale East and West Channels are under tidal influence.</p>					
<p>d. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	0	0	0	X	111, 119, 124, 125, 126, 127
<p>(i.) Will the proposed project result in increased impervious surfaces and associated increased runoff?</p>	0	0	0	X	111, 119, 124, 125, 126, 127
<p>(ii.) If so, does the project meet the NPDES permit's Group 1 or Group 2 criteria?</p>	0	0	X	0	111, 119, 124, 125, 126, 127
<p><i>Storm Water Runoff Guidance:</i> If applicable, document Best Management Practices in fulfillment of Provision C.3 requirements as CEQA mitigation measures.</p>					

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. Otherwise substantially degrade water quality?	0	0	0	X	119, 124, 125, 126
(i.) Would the proposed project result in an increase in pollutant discharges to receiving waters? <i>Storm Water Runoff Guidance:</i> Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).	0	0	0	X	119, 124, 125, 126
(ii.) Does the project have the potential to result in a significant impact to surface water quality, marine, fresh, or wetland waters, or to groundwater quality?	0	0	0	X	119, 124, 125, 126
(iii.) Will the project result in avoiding creation of mosquito larval sources that would subsequently require chemical treatment to protect human and animal health?	0	0	0	X	119, 124, 125, 126
f. 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?	0	0	0	X	18, 55
g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	0	0	0	X	18, 55
h. 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?	0	0	0	X	18, 55
i. Inundation by seiche, tsunami, or mudflow?	0	0	0	X	18, 55

Completed By: Gerri Caruso Date: February 6, 2009

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are for the most recent version, as of the date the Initial Study was prepared.

City of Sunnyvale General Plan:

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

City of Sunnyvale Municipal Code:

25. Chapter 10
26. Chapter 12.60 Storm Water Management
27. Chapter 19.18. Residential Zoning Districts
28. Chapter 19.20. Commercial Zoning Districts
29. Chapter 19.22. Industrial Zoning Districts
30. Chapter 19.24. Office Zoning Districts
31. Chapter 19.26. Combining Zoning Districts
32. Chapter 19.28. Downtown Specific Plan
33. Chapter 19.42. Operating Standards
34. Chapter 19.46. Off-Street Parking & Loading
35. Chapter 19.56. Solar Access
36. Chapter 19.66. Affordable Housing
37. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
38. Chapter 19.94. Tree Preservation
39. Chapter 19.96. Heritage Preservation

Specific Plans:

40. Downtown Specific Plan (SMC 19.28)
41. El Camino Real Precise Plan
42. Lockheed Site Master Use Permit
43. Moffett Field Comprehensive Use Plan
44. 101 & Lawrence Site Specific Plan
45. Southern Pacific Corridor Plan

Environmental Impact Reports:

46. Futures Study Environmental Impact Report
47. Lockheed Site Master Use Permit Environmental Impact Report
48. Tasman Corridor LRT Environmental Impact Study (supplemental)
49. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
50. Downtown Development Program Environmental Impact Report
51. Caribbean-Moffett Park Environmental Impact Report
52. Southern Pacific Corridor Plan Environmental Impact Report

Maps:

53. Zoning Map
54. City of Sunnyvale Aerial Maps
55. Flood Insurance Rate Maps (FEMA)
56. Santa Clara County Assessors Parcel
57. Utility Maps (50 scale)

Lists / Inventories:

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

Legislation / Acts / Bills / Codes:

63. Subdivision Map Act

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Note: All references are the most recent version as of the date the Initial Study was prepared:

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

Transportation:

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

Public Works:

- 85. Standard Specifications and Details of the Department of Public Works

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

Miscellaneous:

- 93. Field Inspection
- 94. Environmental Information Form
- 95. Annual Summary of Containment Excesses (BAAQMD)
- 96. Current Air Quality Data
- 97. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)
- 98. Association of Bay Area Governments (ABAG) Population Projections
- 99. Bay Area Clean Air Plan
- 100. City-wide Design Guidelines
- 101. Industrial Design Guidelines

Building Safety:

- 102. California Building Code,
- 103. (retired)
- 104. California Plumbing Code,
- 105. California Mechanical Code,
- 106. California Electrical Code
- 107. Title 16 of the Sunnyvale Municipal Code

Additional References:

- 108. USFWS / CA Dept. F&G Special Status Lists
- 109. Project Traffic Impact Analysis
- 110. Project Description
- 111. Project Development Plans
- 112. Santa Clara County Airport Land Use Plan
- 113. Federal Aviation Administration
- 114. Site Map
- 115. Citywide Design Guidelines
- 116. Project construction schedule
- 117. Project Noise Measurements
- 118. Project Traffic Impact Analysis
- 119. Project Draft Stormwater Management Plan
- 120. Project Generator Specifications
- 121. Project Generator Air Quality Analysis
- 122. BAAQMD CEQA Guidelines

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Note: All references are the most recent version as of the date the Initial Study was prepared:

123. C3 Municipal Regional Permit – Santa Clara Valley Runoff Pollution Prevention Plan
124. Sunnyvale Municipal Code 12.60 Stormwater Management
125. Stormwater Quality Best Management Practices Guidelines Manual 2007
126. Palo Alto Medical Foundation Clinic Project FIR January 2009
127. Valley Transportation Authority Technical Bicycle Guidelines 2007

Note: All references are the most recent version as of the date the Initial Study was prepared:

DISCUSSION AND DOCUMENTATION OF IMPACTS AND MITIGATIONS

II. AIR QUALITY

Air Quality Thresholds of Significance:

The CEQA Guidelines prepared by BAAQMD are used to establish the significance criteria to judge the impacts caused by the project. For the purposes of this project, the project would result in a significant impact if the project would result in the following:

- A cumulatively considerable net increase of any criteria pollutant or a precursor to that 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). This is judged by comparing direct and indirect project emissions to BAAQMD significance thresholds of 80 pounds per day for ROG, NO_x, or PM₁₀.
- A substantial contribution to an existing or project violation of an ambient air quality standard would result if the project would cause an exceedance of the California Ambient Air Quality Standard for carbon monoxide of 9.0 parts per million over an 8-hour averaging period;
- Expose sensitive receptors or the general public to substantial pollutant concentrations. This is evaluated by assessing the health risk in terms of cancer risk or hazards posed by the placement of new sources of air pollutant emissions near existing sensitive receptors or placement of new sensitive receptors near existing sources.
- Create or expose a substantial number of people to objectionable odors.
- Conflict with or obstruct implementation of the applicable air quality plan.

Project Air Quality Impacts

Based on BAAQMD CEQA Guidelines the project does not meet guidelines for potential significant emissions. The Guidelines Table 6 states that apartment projects with trip generation over 5.9/d.u. or approximately 510 units would trigger a project air quality analysis. The project would generate 432 new daily trips and a trip generation rate of approximately 3.5/d.u.

Traffic Air Quality Impacts

The senior housing project would generate 432 new daily trips, below the thresholds of 5.9 trips/d.u. and 2000 daily trips established by BAAQMD CEQA Guidelines to warrant an air quality analysis. A related parking structure will be constructed to serve trips already associated with the existing County medical clinic. (*Less Than Significant Impact*)

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Construction Air Quality Impacts

The project will be under construction for approximately 15 months. The Attached Table I and Figure I show phasing and methods of construction. Temporary construction mitigations are listed below. The proposed project, with the implementation of the mitigation measures, would reduce construction diesel particulate matter and dust exposure impacts to a less than significant level. (*Less Than Significant With Mitigations*)

Generator Air Quality Impacts

The location of the emergency generator to serve the Santa Clara County medial clinic is proposed to be located immediately south of the residential building. The generator is diesel-powered and used for standby power in the event of a power failure at the County clinic. The generator would provide power for fire/water protection and would power vital facilities for the clinic. At this time, the applicant has identified and proposed a 350-kilowatt standby generator.

The generator would be periodically tested, but less than 50 hours per year. The diesel engine powering this generator produces about 755 horsepower. During normal project operation, these engines would not be operated other than for periodic testing and maintenance requirements. The generator engines would be fueled using low sulfur diesel fuel with a maximum sulfur content of 15 ppm.

The County is relocating the generator to the south side of the property. As part of the Project MPPHC will also install a Cleanair diesel particulate filter on the generator which removes 85% or more of diesel particulate matter (DPM) from the exhaust of the generator. The generator will be fitted with a catalyzed particulate filter and a double stainless steel wall insulated critical grade silencer.

The Bay Area Air Quality Management District (BAAQMD or District) has issued a permit to the County to operate that generator in its current location for up to 50 hours per year. Before doing so, the District conducted a health risk screen to evaluate the health risk associated with DPM emissions from the generator on residents, workers and sensitive receptors in the vicinity of the County Health Care Center and compared them the threshold of significance of 10 in one million cancer risk and chronic hazard index of 1.0. The District estimated cancer risks and hazards were below the thresholds and therefore met the standards laid out in their Regulation 2 Rule 5 allowing them to issue a permit to operate for the generator.

In order to evaluate the impact of the proposed location of the generator directly adjacent to the project (senior apartments) and the addition of the diesel particulate filter to the generator, in February 2009 ENVIRON performed a refined air dispersion analysis using the Industrial Source Complex Short Term 3 (ISCST3) model, which is consistent with the approach the BAAQMD used in the health risk screen they conducted prior to issuing the current permit. ENVIRON's analysis evaluated the impacts of DPM emissions from the relocated and controlled emergency generator on the residents of the Project and examined whether the construction of the building changes the estimated health risks for existing residents, workers and sensitive receptors surrounding the Project. For this analysis, the generator was assumed to operate 50 hours per year (the maximum time it is currently permitted) with the diesel particulate filter controlling 85% of the DPM emissions. The preliminary results of ENVIRON's analysis indicate that the emission from the relocated and controlled generator would not result in risks or hazards to adjacent residents, workers or sensitive receptors which exceed the District risk screening thresholds and is therefore eligible for permitting under District Regulation 2 Rule 5. (*Less Than Significant Impact*)

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Mitigation Measures -- Air Quality Temporary Construction

As conditions of approval, the project applicant shall be responsible for the implementation of the following mitigation measures to further reduce construction related air quality impacts:

Implementation of the measures recommended by BAAQMD and listed below would reduce the short-term air quality impacts associated with grading and new construction to a less than significant level. Measures to reduce diesel particulate matter and PM2.5 from construction are recommended to ensure that short-term health impacts to nearby sensitive receptors are avoided.

Dust (PM10) Control Measures:

Air Quality 1: Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.

Air Quality 2: Cover all hauling trucks or maintain at least two feet of freeboard.

Air Quality 3: Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.

Air Quality 4: Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

Air Quality 5: Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).

Air Quality 6: Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.

Air Quality 7: Limit traffic speeds on the construction site to 15 mph.

Air Quality 8: Replant vegetation in disturbed areas as quickly as possible.

Air Quality 9: Suspend construction activities that cause visible dust plumes to extend beyond the construction site.

Air Quality 10: Install windbreaks or fences along adjacent residential properties

Air Quality 11: During renovation and demolition activities, removal or disturbance of any materials containing asbestos, lead paint or other hazardous pollutants will be conducted in accordance with BAAQMD rules and regulations .

Air Quality 12: A Disturbance Coordinator will be assigned to the project for the full duration of asbestos abatement, demolition activities, grading, excavation, and building construction. This coordinator will ensure that all air quality mitigation measures are enforced. In addition, the Disturbance Coordinator will respond to complaints from the public regarding air quality issues in a timely manner. The contact information for this Coordinator will be posted in plain view at the project site. The Coordinator will also be responsible for notifying adjacent properties of the demolition schedules.

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Note: All references are the most recent version as of the date the Initial Study was prepared:

Off-Road Equipment Exhaust Control Measures:

Air Quality 13: Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Disturbance Coordinator shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. Any equipment emitting dark smoke three minutes after start up is in violation of this measure.

Air Quality 14: Diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite.

Air Quality 15: The project shall develop and implement a plan, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. Note, the Sacramento Metropolitan Air Quality Management District maintains a Construction Mitigation Calculator that could be used to demonstrate compliance with these requirements.

Air Quality 16: Properly tune and maintain equipment for low emissions.

Air Quality 17: Avoid staging construction equipment within 100 feet of residential properties.

IV. CULTURAL RESOURCES

Cultural Resources Thresholds of Significance:

For the purposes of this project, a cultural resources impact is considered significant if the project would:

- Cause a substantial adverse change in the significance of a historical resources as defined in Section 15064.5 of the CEQA Guidelines;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- Disturb any human remains, including those interred outside of formal cemeteries.

The project site is located at an infill location in Sunnyvale. There are no recorded archeological sites listed in or eligible for inclusion on either the National Register of Historic Places (NRHP) or the California Register of Historic Places (CRHP) or reported cultural resources in the vicinity of the project site. In addition, no cultural resources associated with the local Muwekma Ohlone Indian Tribe are located within the project site.

According to the City's *Cultural Resources Inventory*, there are no architecturally or historically significant structures, or local landmarks on the site. No state and/or federally historically or architecturally significant structures, landmarks, or points of interest are located on or adjacent to the project site.

The project area contains no former or existing sources of water. Nevertheless, the project area has some potential for containing Native American archaeological resources. Native Americans are known to have lived in the project area vicinity at the time of Euroamerican contact. Native American archaeological sites in this

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portion of Santa Clara County tend to be situated along historic bay margins on flat terraces. The project area is located on an open terrace near the historic bay margin. Numerous other sites are located in similar environments near the project area, and a burial site has been found nearby. In addition, local soils consist of quaternary alluvium that is "locally known to contain aboriginal artifacts."

When excavation has occurred for development, in the area around the Sunnyvale Downtown Specific Plan area, located less than a half a mile from the project site, archeological resources in the form of Native American remains and in the form of evidence from early Sunnyvale town history were found.

There are no recorded archaeological sites within the project site. As discussed above, there is a potential for unknown cultural resources, including Muwekma Ohlone Indian ancestral resources, to be present at the project site. Should any archaeological resources be found during construction, their disturbance would be a significant impact.

The development of the proposed project would result in significant impacts to buried cultural resources (including Muwekma Ohlone Indian ancestral resources), if they are encountered on the site. (*Less Than Significant With Mitigations*)

Mitigation Measure Cultural Resource

As conditions of approval, the project applicant shall be responsible for the implementation of the following mitigation measures to further reduce impacts to potential cultural resources:

Cultural 1: Prior to the initiation of construction or ground disturbing activities at the project site, a qualified professional archaeologist shall undertake a presence/absence testing program to identify the horizontal and vertical extent of any potential buried archaeological deposits associated with as yet unknown cultural resources at this location within the project parcel. The testing program shall be implemented with the results presented in *Presence/Absence Testing Report* commensurate with the findings. Any recommendations for treatment of a significant resource shall be presented in the report.

Cultural 2: Prior to the initiation of any construction that has the potential for ground disturbing activities within the project area, the project proponent shall inform all construction personnel of the potential for exposing subsurface cultural resources at the project components and to recognize possible buried cultural resources. Personnel shall be informed of the procedures that will be followed upon the discovery or suspected discovery of archaeological materials, including Native American remains and their treatment.

Cultural 3: Archaeological monitoring on less-than-full time basis with the frequency and duration to be determined by a Professional Archaeologist shall be undertaken during any subsurface construction that disturbs native sediments within the project area. The archaeologist shall maintain a log of his/her observations and complete a *Monitoring Closure Report* at the completion of monitoring detailing any observations.

Cultural 4: Excavation contracts for development shall contain provisions for stop-work in the vicinity of an archaeological find in the event of the exposure of significant cultural resources during subsurface construction. In addition, the contract documents shall recognize the need to implement any mitigation conditions required by permitting and regulatory agencies. In general, the appropriate construction conditions should be included within the *General Conditions* section of any contract that has the potential for ground disturbing operations.

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Cultural 5: If any unanticipated prehistoric or significant historic era cultural materials including Native American burials are exposed during construction grading and/or excavation, operations shall stop within a minimum of 10 feet of the find to avoid altering the cultural materials and their context and a qualified Professional Archaeologist retained for identification, evaluation and further recommendations. The Community Development Director of the City of Sunnyvale shall be notified of the discovery. Construction work shall not begin again within the find area until the archaeologist has been allowed to examine the cultural materials, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been exposed. If the discovery is determined to be a unique archaeological or historical resource under the criteria of the *California Register of Historical Resources* after review and evaluation by a Professional Archaeologist, and if avoidance of the resource is not possible, the Professional Archaeologist shall develop plans for treatment of the find(s) and mitigation of impacts acceptable to the City of Sunnyvale. The treatment plan shall be designed to result in the extraction of sufficient non-redundant archaeological data to address important regional research considerations. The project proponent shall make every effort to insure that the treatment program is completed. The work shall be performed by the archaeologist, and shall result in a detailed technical report that shall be filed with the California Historical Resources Information System, Northwest Information Center. Construction in the immediate vicinity of the find shall not recommence until treatment has been completed. If human remains are discovered, they shall be handled in accordance with State law including immediate notification of the Santa Clara County Medical Examiner.

II. NOISE

Noise Thresholds of Significance:

For the purposes of this project, a noise impact is considered significant if the project would result in:

- 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;
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels;
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- 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 expose people residing or working in the project area to excessive noise levels; or
- For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels. CEQA does not define what noise level increase would be considered substantial. Typically, project generated noise level increases of three dBA Ldn or greater would be considered significant where exterior noise levels would exceed the normally acceptable noise level standard (60 dBA Ldn). Where noise levels would remain at or below the normally acceptable noise level standard with the project, noise level increases of five dBA Ldn or greater would be considered significant.

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- Substantial temporary noise level increase occurs when noise from construction activities exceeds 60 dBA Leq and the ambient noise environment by at least five dBA Leq at noise-sensitive uses in the project vicinity for more than one year.

The ambient noise levels for the project site and immediate surroundings were provided by Edward L. Pack Associates, Inc. on January 26, 2009. Utilizing the Day-Night Levels (DNL) which is the 24-hour time weighted average noise exposure used by the City of Sunnyvale General Plan noise policies and the hourly continuous equivalent energy levels (Leq) which are considered the average noise levels for the hour intervals, the measured noise exposures for all three data collection points was 56 dB DNL on Friday and Saturday and between 53 and 55 dB DNL on Saturday and Sunday. The study makes adjustments for intermittent noise interruptions like jet noise and landscape maintenance equipment noise. Average daily traffic on South Fair Oaks Avenue is 21,480. Edward L. Pack Associates, Inc. has estimated that at the project set back of 70 feet, from Fair Oaks Avenue noise would exceed 60 dBA.

The State of California and the City of Sunnyvale establish guidelines, regulations, and policies designed to limit noise exposure at noise sensitive land uses. The City of Sunnyvale Noise Sub-Element of the General Plan, states that residential buildings are considered conditionally acceptable in areas of 75 dB.

Project Generated Traffic and Associated Noise

Traffic from the County clinic is existing and is not considered as part of project generated noise contribution.

Existing traffic on Fair Oaks Avenue is 21,480 vehicle trips per day per. Based on the project Traffic Impact Analysis prepared by Hexagon Transportation Consultants, Inc. in October 2008, project traffic would contribute less than 1% of peak hour traffic and daily traffic at the intersection of Garland Avenue and Fair Oaks Avenue.

During the peak traffic hour (a.m. or p.m.) the project is projected to add a maximum of five trips to Garland Avenue , the adjacent residential street with a background noise level of 56 dB DNL. All other peak hour project trips in both the a.m. and p.m. are assigned to Fair Oaks Avenue. Background (existing) peak hour conditions for Garland Avenue include 45 a.m. trips in and out of the site and 34 p.m. trips in and out of the site.

The project-generated noise contribution resulting from project-generated traffic was considered minimal during the peak hour when noise levels would be highest; therefore, no separate traffic noise analysis was conducted. Noise levels would not be noticeably or measurably increased as a result of project related traffic and are not considered significant. (*Less Than Significant Impact*)

Traffic Noise Impacts On Project

Existing traffic on Fair Oaks Avenue is 21,480 vehicle trips per day per. Noise measured at the project setback of 70 feet from Fair Oaks Avenue would exceed 60 db. The internal noise standard per the Building Code is 45 db and the project will be required to provided sound rated windows and utilize wall construction to meet City noise standards. (*Less Than Significant With Mitigation*)

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Mitigation Traffic Noise

As conditions of approval, the project applicant shall be responsible for the implementation of the following mitigation measures to further reduce traffic noise related impacts:

Noise 1: Prior to submittal of a building permit, the applicant will be required to submit a noise analysis showing that residential unit windows and wall construction shall be designed to limit interior noise levels to a maximum of 45db when all windows and doors are closed. Affected units shall be provided with mechanical air ventilation system with a minimum flow rate as required by the current building codes. A second study providing evidence of compliance shall be submitted prior to occupancy of units. The compliance report shall comply with the provisions of the current building codes.

Operational Noise

The proposed project would introduce several operational noise sources to the project area. These sources include an emergency generator, rooftop mechanical equipment, on-site vehicle circulation, a parking garage, and parking lot cleaning.

Operational Noise Thresholds of Significance:

City of Sunnyvale Municipal Code Title 19, Chapter 19.42 presents operational noise standards that would be enforced on residentially zoned property.

- Operational noise shall not exceed seventy-five (75) dBA at any point on the property line of the premises upon which the noise or sound is generated or produced; provided, however, that the noise or sound level shall not exceed fifty (50) dBA during nighttime or sixty (60) dBA during daytime hours at any point on adjacent residentially zoned property. If the noise occurs during nighttime hours and the enforcing officer has determined that the noise involves a steady, audible tone such as a whine, screech or hum, or is a staccato or intermittent noise (e.g., hammering) or includes music or speech, the allowable noise or sound level shall not exceed forty-five (45) dBA.
- Powered equipment used on a temporary, occasional or infrequent basis which produces a noise greater than the applicable operational noise limit set forth in subsection (a) shall be used only during daytime hours when used adjacent to a property with a residential zoning district. Powered equipment used on other than a temporary, occasional or infrequent basis shall comply with the operational noise requirements. For the purpose of this section, powered equipment does not include leaf blowers. Construction activity regulated by Title 16 of this code shall not be governed by this section.
- It is unlawful for any person to make or allow to be made a nighttime delivery to a commercial or industrial establishment when the loading/unloading area of the establishment is adjacent to a property in a residential zoning district. Businesses legally operating at a specific location as of February 1, 1995, are exempt from this requirement.
- A "leaf blower" is a small, combustion engine-powered device used for property or landscape maintenance that can be hand-held or carried on the operator's back and which operates by propelling air under pressure through a cylindrical tube. It is unlawful for any person to operate a leaf blower on private property in or adjacent to a residential area except between the hours of 8:00 a.m. and 8:00 p.m. Effective January 1, 2000, all leaf blowers operated in or adjacent to a residential area shall operate at or below a noise level of sixty-five (65) dBA at a distance of fifty feet, as determined by a test conducted by the American National Standards Institute or an equivalent. The

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dBA rating shall be prominently displayed on the leaf blower. (Ord. 2623-99 § 1 (part); prior zoning code § 19.24.020(b)-(d)).

Generator Noise Impacts

The applicant has provided manufacturer's information stating that the generator (under controlled testing conditions) will operate at 65 dB at 50 feet from the source. This already takes into consideration the proposed weather tight enclosure that includes sound absorbing material. On adjacent properties, the nearest residences to the east and north are over 300 feet away with buildings in between. To the west, across Fair Oaks Avenue, apartment units are over 200 feet from the generator. To the south, the property line is immediately adjacent to the generator site; however the apartment units on that property are separated from the generator site by a 140 foot utility easement. Noise levels resulting from the infrequent operation of the generator would be audible at the adjacent residential properties, but would not result in a significant noise impact provided that testing and operations are limited to daytime hours only, and the operation of the unit is temporary, occasional, or infrequent.

Generator testing noise will be significant to dwelling units on the project site. There are eight units (four stories) located within 15 feet of the generator site. The south elevations of these units have operable windows. Other units are within 65 feet but have some other portions of the apartment building blocking them from direct noise from the generator. Generator noise to on-site units is considered a significant impact. The internal noise standard per the Building Code is 45 db and the project will be required to provide sound rated windows and utilize wall construction to meet City noise standards. The project on-site manager will be required to coordinate the generator testing schedule with project residence in order to minimize disruptions during infrequent testing. (*Less Than Significant With Mitigation*)

Proposed Rooftop Mechanical Equipment

The operation of the project would introduce new sources of noise that may permanently increase noise levels at adjacent residences. Mechanical equipment normally associated with such land uses can include heating, ventilation, and air conditioning systems, chillers, condensing units, boilers, pumps, exhaust fans, underground parking garage ventilation systems, etc. The Sunnyvale Municipal Code requires that noise from the operation of such equipment not exceed 60 dBA during the day or 50 dBA at night at property line of use. If the noise occurs during nighttime hours and involves a steady, audible tone such as a whine, screech or hum, the allowable noise or sound level shall not exceed 45 dBA.

Parking Lot and Parking Garage Noise

Noise generated by normal activities in the parking garage would include the sounds of vehicles circulating within the lot, engine starts, door slams, and by the sound of human voices. A four-level parking garage would be located on the site. Residences would remain on the east and north sides of the garage. The nearest residential property line to the north is at a distance of 1 foot to the stairwell and 10 feet to the garage wall and 50-55 feet to the residential building. The residential property line to the east is at a distance of 5 feet to the property line and 30 feet to the adjacent residential building. The frequently occurring noise levels resulting from vehicle passbys, door slams, and engine starts would be below the City Noise Ordinance limit of 60 dBA at the nearest residential property during the daytime. Noises that occurred before 7:00 a.m. or after 10:00 p.m. would exceed the nighttime noise level limits. Because the clinic hours are 8:30 a.m. to 8:30 p.m. there would not be noise from vehicles during nighttime hours. (*Less Than Significant Impact*)

Note: All references are the most recent version as of the date the

Noise resulting from auto horns, sounded as warning or because of a vehicle's alarm system would be noticeable above the ambient noise levels in the vicinity. In a study for a different parking garage proposed adjacent to residential, single-events of horn noise were estimated at 62-70 dBA (Ref. 126); a similar noise level is expected with this project. Hourly average noise levels would be below 60 dBA and would be most noticeable in the outdoor areas of the adjacent residential condominium units to the north. Horns and alarms would be heard inside when windows are open. Because average noise levels would be below 60 dBA, this impact is considered less than significant. (*Less Than Significant Impact*)

The east wall of the parking garage has been designed to be a solid wall with no openings and will block noise from the structure. The north wall is planned to remain open for ventilation. As a condition of approval, the applicant shall protect the dense landscaping screen on the north residential property. The applicant will be also required to provide an 8-foot high noise attenuating wall along this property line as a standard development requirement which will block noise from the bottom level of the garage. This noise barrier would be expected to provide about seven to eight dBA of noise reduction at adjacent residential properties.

Parking Lot Cleaning

Surface parking areas and the parking garage would be periodically cleaned using small mechanical parking lot sweepers and hand-held, back-mounted leaf blowers. Noise generated by parking lot cleaning activities would be about 70-75 dBA at a distance of 50 feet. These noise levels would generally occur over short periods of time when cleaning occurs near the project perimeter. Municipal Code standards for leaf blower noise are required. (*Less Than Significant Impact*)

Operational Noise Mitigation

As conditions of approval, the project applicant shall be responsible for the implementation of the following mitigation measures to further reduce operational noise related impacts:

Operational Noise 1: During final design of the project, conduct building design-level acoustical analysis to ensure that mechanical equipment noise resulting from the project complies with applicable General Plan policies and Municipal Code noise level limits. The acoustical analysis will calculate noise levels resulting from the proposed equipment at the nearest sensitive receiving land uses, assess noise levels relative to applicable standards, and provide recommendations to control noise levels in accordance with the applicable limits. Equipment that operates primarily during daytime hours (e.g., underground parking garage fans) shall be subject to the City's 60 dBA noise standard. Equipment that operates both day and night, such as roof-top mechanical equipment, shall be subject to the City's 50 dBA nighttime noise standard. The report shall be completed and submitted to the building department prior to the issuance of building permits.

Operational Noise 2: Truck deliveries shall be limited to daytime hours only and the posted speed limit should not exceed 15 mph along the truck circulation route. These limits should be clearly posted to advise delivery personnel as to the time and speed restrictions

Operational Noise 3: The east walls of the clinic parking garage are required to be solid to a percent necessary in order to attenuate intermittent noise from horns, car alarms etc. If mechanical ventilation is required to satisfy this requirement, operational noise from garage ventilation equipment shall be evaluated for compliance with Sunnyvale Municipal Code standards prior to submittal of building permits and tested prior to occupancy.

ENVIRONMENTAL CHECKLIST REFERENCE LIST ATTACHMENT C

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Note: All references are the most recent version as of the date the Initial Study was prepared.

Operational Noise 4: Parking lot cleaning activities shall be limited to the hours between 8:00 a.m. and 8:00 p.m. All leaf blowers operated in or adjacent to a residential area shall operate at or below a noise level of 65 dBA at a distance of 50 feet.

Operational Noise 5 (Same as Noise 1): Prior to submittal of a building permit, the applicant will be required to submit a noise analysis showing that residential unit windows and wall construction shall be designed to limit interior noise levels to a maximum of 45db when all windows and doors are closed. Affected units shall be provided with mechanical air ventilation system with a minimum flow rate as required by the current building codes. Evidence of compliance shall be submitted prior to occupancy of units. The compliance report shall comply with the provisions of the current building codes.

Operational Noise 6: The emergency diesel generator shall be tested during daytime hours only. The testing schedule shall be coordinated with nearby residential land uses to avoid sensitive daytime hours when testing may interfere with normal residential activities.

Operational Noise 7: Construct an 8-foot high solid noise attenuating wall between the clinic parking structure and the residences to the north.

Construction Noise

Construction Thresholds of Significance:

Title 16, Chapter 16.08 presents construction noise regulations.

- Construction activity shall be permitted between the hours of seven a.m. and six p.m. daily Mondays through Fridays. Saturday hours of operation shall be between eight a.m. and five p.m. There shall be no construction activity on Sundays or national holidays when City offices are closed.
- No loud environmentally disruptive noises, such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments, radios, etc. will be allowed where such noises may be a nuisance to adjacent residential neighborhoods. Exceptions: (a) Construction activity is permitted for detached single-family residential properties when the work is being performed by the owner of the property, provided no construction activity is conducted prior to seven a.m. or after seven p.m. Mondays through Fridays, prior to eight a.m. or after seven p.m. on Saturdays and prior to nine a.m. or after six p.m. on Sundays and national holidays when city offices are closed. It is permissible for up to two persons to assist the owner of the property so long as they are not hired by the owner to perform the work. For purposes of this section, "detached single-family residential property" refers only to housing that stands completely alone with no adjoining roof, foundation or sides. (b) Where emergency conditions exist, construction activity may be permitted at any hour or day of the week. Such emergencies shall be completed as rapidly as possible to prevent any disruption to the residential neighborhoods. (Ord. 2774-05 § 1; Ord. 2756-04 § 1; Ord. 2704-02 § 2).

In addition to Sunnyvale Municipal Code requirements the following threshold is considered:

- Where noise from construction activities exceeds 60 dBA Leq and exceeds the ambient noise environment by at least five dBA Leq at noise-sensitive uses in the project vicinity for a duration of one year or more, the impact would be considered significant.

Note: All references are the most recent version as of the date the Initial Study was prepared:

Construction Noise Impacts

The construction of the project would occur over an approximate 15-month period. Construction would occur on different areas of the site during two phases. Construction of the garage on the north east part of the site would occur over a 4-month period. (Refer to Table I and Figure 1 for construction schedule and phasing.) Construction of the residential project would occur subsequently over an 11-month period. Noise-generating activities would include, removal of existing pavement, the establishment of utilities, excavation to create one half level of underground parking for the residential project, the construction of the building/parking garage, paving, and landscaping. Impact pile driving is not an anticipated construction technique. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, and the distance between construction noise sources and noise sensitive receptors.

Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise sensitive land uses, or when construction noise lasts over extended periods of time. Where noise from construction activities exceeds 60 dBA Leq and exceeds the ambient noise environment by at least five dBA Leq at noise-sensitive uses in the project vicinity for a duration of one year or more, the impact would be considered significant. Table II presents the typical range of hourly average noise levels generated by different phases of construction measured at a distance of 50 feet. Hourly average noise levels generated by demolition and construction are about 77 dBA to 89 dBA Leq measured at a distance of 50 feet from the center of a busy construction site. Maximum noise levels generated during demolition and construction would typically range from 85 to 90 dBA Lmax. Shielding provided by barriers or structures can provide an additional five to 10 dBA noise reduction at distant receivers.

The noise levels generated by construction activities for the proposed project would exceed the City of Sunnyvale's noise standards, and would result in significant noise impacts from project construction activities; however, the duration of the phased construction on the two phases of the project (garage and residential) would not be constructed concurrently and would help reduce impacts to neighbors and would not subject any adjacent uses to continuous heavy construction for a period exceeding one year. (*Less Than Significant Impact With Mitigation*)

Residents adjacent to the north and east are located 30-40 feet from the project property lines and over 100 feet to the center of the construction site. Based on the construction schedule provided by the applicant in Figure 1 the residents located adjacent to the proposed freestanding parking garage would be subject to significant construction noise for approximately 4 months, which would not exceed the temporary construction noise threshold of one year. (*Less Than Significant Impact*)

After the garage is built, the second phase of construction will occur for the residential building. Construction will not occur simultaneously on these two phases. Residents to the east of the proposed residential building are located approximately 12 feet from the project property line, 30 feet from the project building and over 100 feet to the center of the construction site. The residents located in the adjacent building at 662 Garland Avenue would be subject to potentially significant construction noise for a period of 11 months, which would not exceed the temporary noise threshold of one year. (*Less Than Significant Impact*)

Note: All references are the most recent version as of the date the Initial Study was prepared:

Construction Vibration

The construction of the project may generate perceptible vibration when heavy equipment or impact tools (e.g. jackhammers, hoc rams) are used in the vicinity of nearby sensitive land uses. Distinctly perceptible groundborne vibration levels could be generated by heavy tracked vehicles (e.g., bulldozers or excavators) when the equipment operates within approximately 25 feet of sensitive land uses. Construction activities would include demolition of existing buildings and parking areas, site preparation work, excavation of below grade levels, foundation work, new building framing and finishing, and removal of the existing pavement. All of these activities could at times produce substantial vibration. Groundborne vibration levels generated by demolition or construction activities would not be expected to result in cosmetic or structural damage to adjacent buildings.

However, in areas where vibration would not be expected to cause structural damage, vibration levels may still be perceptible. As with any type of construction, this would be anticipated and it would not be considered significant given the intermittent and short duration of the phases that have the highest potential of producing vibration (demolition and use of jackhammers and other high power tools). By use of administrative controls such as notifying neighbors of scheduled construction activities and scheduling construction activities with the highest potential to produce perceptible vibration to hours with least potential to affect nearby residences, perceptible vibration can be kept to a minimum. (*Less Than Significant Impact*)

Construction Noise Mitigation

As conditions of approval, the project proponent shall be responsible for the implementation of the following mitigation measures to maintain construction noise impacts at a less than significant level:

Construction Noise 1: Pursuant to the Municipal Code, restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday and 8:00 am to 5:00 pm on Saturday. Construction shall be prohibited on Sundays and holidays.

Construction Noise 2: Construct solid plywood fences (minimum 8 feet in height) or noise barriers around the construction site to shield adjacent residences or other noisecensitive land uses prior to major noise generating phases of demolition and construction;

Construction Noise 3: Utilize 'quiet' models of air compressors and other stationary noise sources where technology exists;

Construction Noise 4: Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;

Construction Noise 5: Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or noisecensitive land uses;

Construction Noise 6: Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses;

Construction Noise 7: Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible. Construction workers will not be permitted to park on neighborhood streets;

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Note: All references are the most recent version as of the date the Initial Study was prepared.

Construction Noise 8: Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project site;

Construction Noise 9: Prohibit all unnecessary idling of internal combustion engines;

Construction Noise 10: Notify all adjacent business, residences, and noise-sensitive land uses of the construction schedule in writing. Notification by door hangars of nearby residence re: significant upcoming construction activities;

Construction Noise 11: Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. Noise disturbance coordinator authorized to address and accommodate special circumstances (home bound or medical condition-adjacent homeowners only).

Construction Noise 12: Project shall be constructed in two phases in accordance with the schedule provided by the applicant in Figure I with garage construction occurring first followed subsequently by the residential project.

Table I

Table I
Mid-Peninsula Senior Housing Construction Noise Schedule

	Noise Impact		Days
Parking Garage			
Site Grading and Excavation Work	Moderate	Intermittent grading work and backhoes and small equipment	40
Structural Concrete Form Work and Placement Activities	Minimal	Intermittent forklift and concrete truck use on a daily basis	55
Formwork Removal, Concrete Structure Clean-up	Minimal	some forklift use during this process	5
Parking Structure Finish	Negligible	interior work, no obvious noise impact	19
Residential Building			
Offsite Utilities Temp lot demolition	Moderate	Intermittent grading work and backhoes and small equipment	20
Building Foundation	Minimal	Intermittent backhoe digging/footings and forklift use	40
Structural Framing	Minimal	Wood frame, Nailing primary noise generator	120
Roofing Mechanical, Electrical and Plumbing	Negligible	intermittent nailing, material cutting, mostly interior of building	115
Exterior Finish	Minimal	Intermittent nailing, some forklift work, stucco work as required	90
Interior Finishes/Punch list	Negligible	interior work, no obvious noise impact	155

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Figure I

ID	Task Name	Task	Notes	Duration	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
0	Task Name																											
1	Site Grading & Excavation work	Heavy	Foundation grade, rough lot surfaces and small structures	120 days	[Gantt bar from Apr to Oct]																							
2	Structural Concrete Footing & Placement of Wall	Medium	Foundation for H and concrete structure on a city block	120 days	[Gantt bar from Apr to Oct]																							
3	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
4	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
5	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
6	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
7	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
8	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
9	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
10	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
11	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
12	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
13	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
14	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							
15	Formwork, Reinforcement, Concrete Structure Chassis & Core Column	Medium	Formwork, rebar, concrete structure	120 days	[Gantt bar from Apr to Oct]																							

ATTACHMENT C
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Table II

Table I: Typical Noise Level Range at 50 Feet from Construction Sites (dBA L_{eq})								
	Domestic Housing		Office Building, Hotel, Hospital, School, Public Works		Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station		Public Works Roads & Highways, Sewers, and Trenches	
	I	II	I	II	I	II	I	II
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77 77		88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

I - All pertinent equipment present at site.
 II - Minimum required equipment present at site.
 Source: U.S.E.P.A., Legal Compilation on Noise, Vol. I, p. 2-104, 1973.

PARKING GARAGE AND SENIOR HOUSING

FAIR OAKS AVENUE

SUNNYVALE, CALIFORNIA

MID PENINSULA HOUSING COALITION

503 VINTAGE PARK DRIVE SUITE 253
FOSTER CITY, CA 94404

QTY	DESCRIPTION	UNIT	PRICE	TOTAL
1	CONCRETE			
1	REINFORCING			
1	STEEL			
1	WOOD			
1	GLASS			
1	PAINT			
1	MECHANICAL			
1	ELECTRICAL			
1	PLUMBING			
1	LANDSCAPE			
1	PERMITS			
1	CONTRACTOR			
1	ARCHITECT			
1	ENGINEER			
1	INSURANCE			
1	LEGAL			
1	MARKETING			
1	OPERATION			
1	MAINTENANCE			



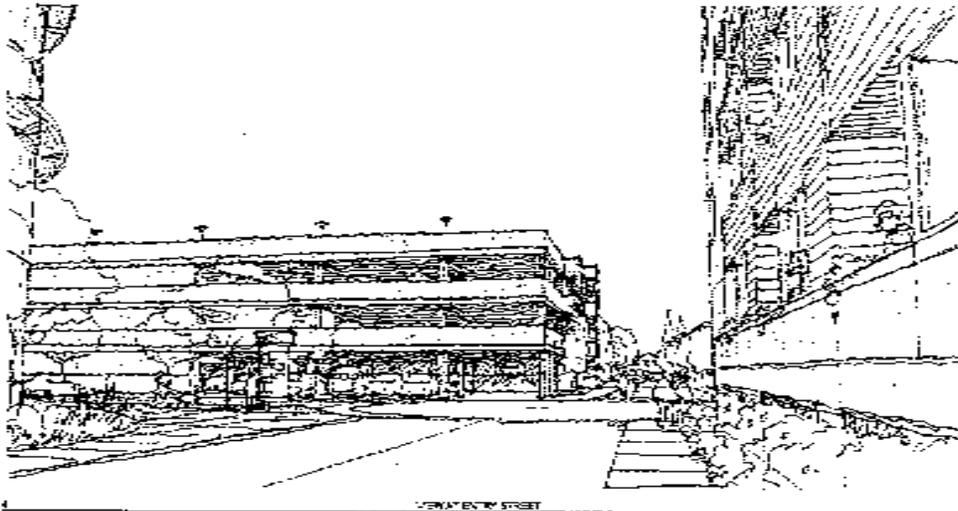
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 LOT AREA: 47,340 SQ FT
 APN: 017-021-01-000-000-000
 LEGAL DESCRIPTION: PARCEL 4 & 5 OF BLOCK 1 AND BLOCK 20 & 21 OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA MAP 117-02
 PROJECT ADDRESS: 503 VINTAGE PARK DRIVE SUITE 253 FOSTER CITY, CA 94404
 OWNER: MID PENINSULA HOUSING COALITION

PARKING STRUCTURE
 BUILDING TYPE: OPEN PARKING STRUCTURE TYPE 1A
 CONSTRUCTION TYPE: TYPE 1A REINFORCED CONCRETE
 FINISHES:
 REGULAR CARP: 405
 COMPACTS: 15
 HANDICAPPED: 10 (SEE ACCESS RULE)
 TOTAL: 430

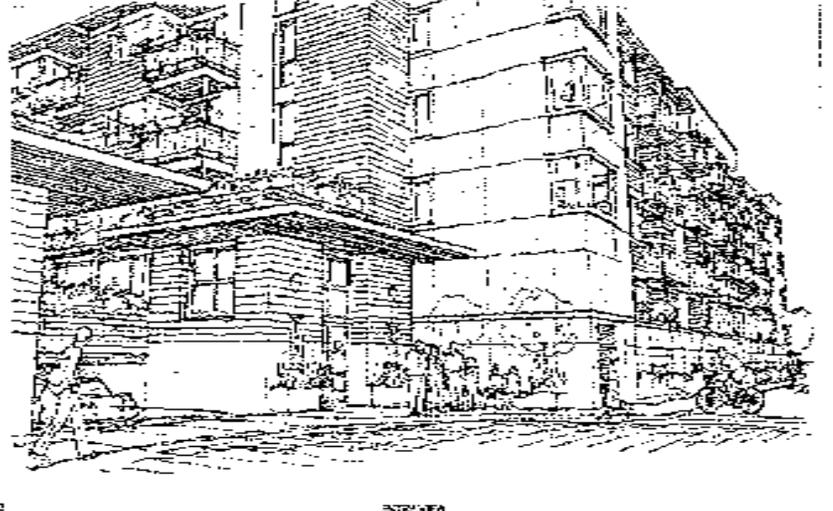
HOUSING
 50 SENIOR HOUSING UNITS
 100 SQUARE FEET PER UNIT

ATTACHMENT B
 Page 1 of 2

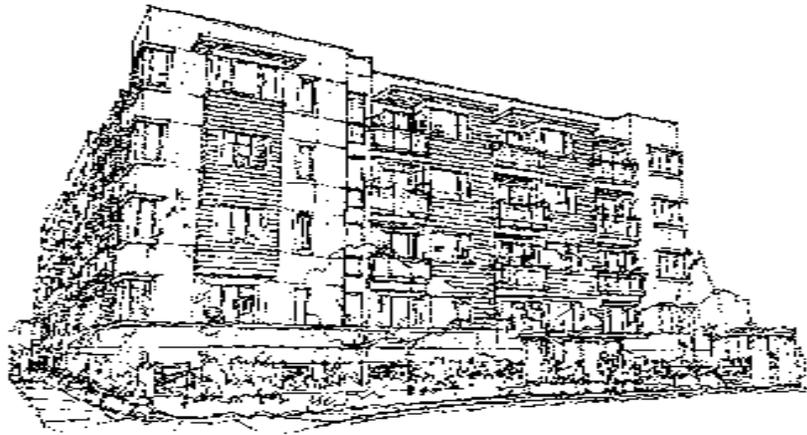




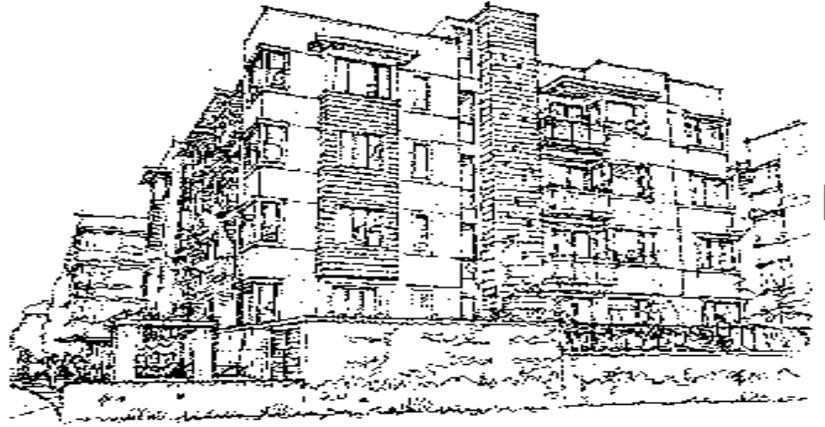
VIEW FROM ENTRY STREET



ENTRY VIEW

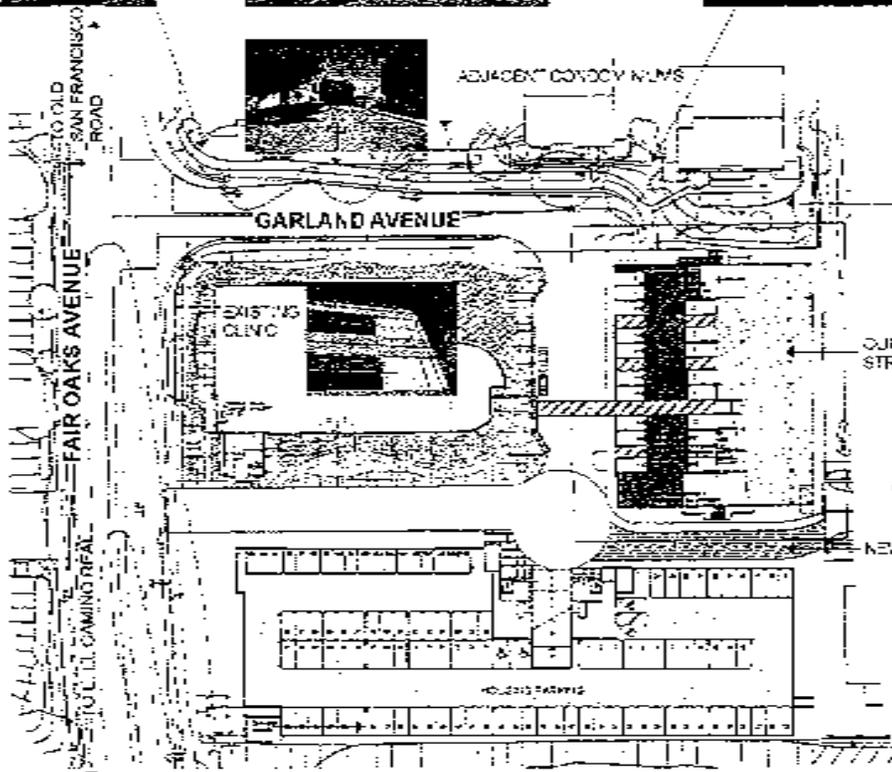


VIEW FROM EAST CURB



PARTS CHASE LOOKING NORTHWEST





ADJACENT MULTI FAMILY HOUSING



ADJACENT MULTI FAMILY HOUSING



1. Parking Sign Sign



2. Parking Sign Sign

NAME OR NO. SIGN

3. Name Sign Sign

STAIR 8
2
1 THROUGH 3

4. Stair Sign Sign

KEEP RIGHT - 2-WAY TRAFFIC

5. Traffic Sign Sign

PARKING UP

6. Parking Sign Sign

EXIT DOWN

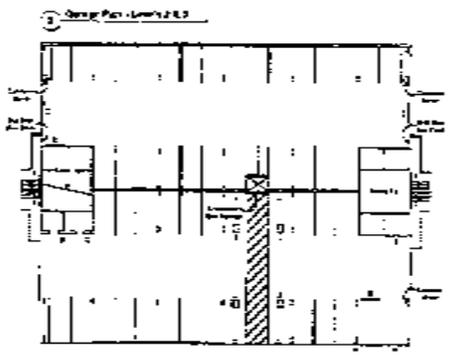
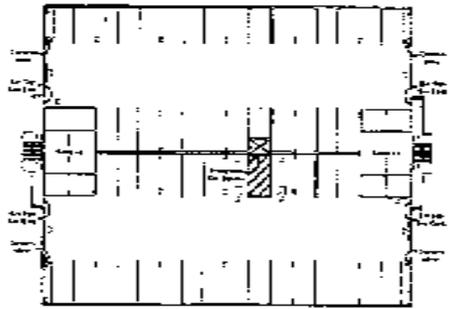
7. Exit Sign Sign

EXIT ONLY

8. Exit Sign Sign

ENTRANCE
8'2" CLEARANCE

9. Entrance Sign Sign



PROJECT DATA: PARKING SIGNATURE

ATTACHMENT - D
Page A of 2A

FAIR OAKS AVENUE

CLINIC BUILDING
REFERENCE ONLY

4-STORY
PARKING
FOR CLINIC

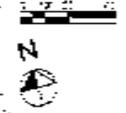
GENERATOR
LOCATED @ R/W
HAL-WAY @ JCT
OF GARAGE

SEE CIVIL PLANS
FOR DRAINAGE

4-STORY RESIDENTIAL
OVER PARKING

SITE NOTE:

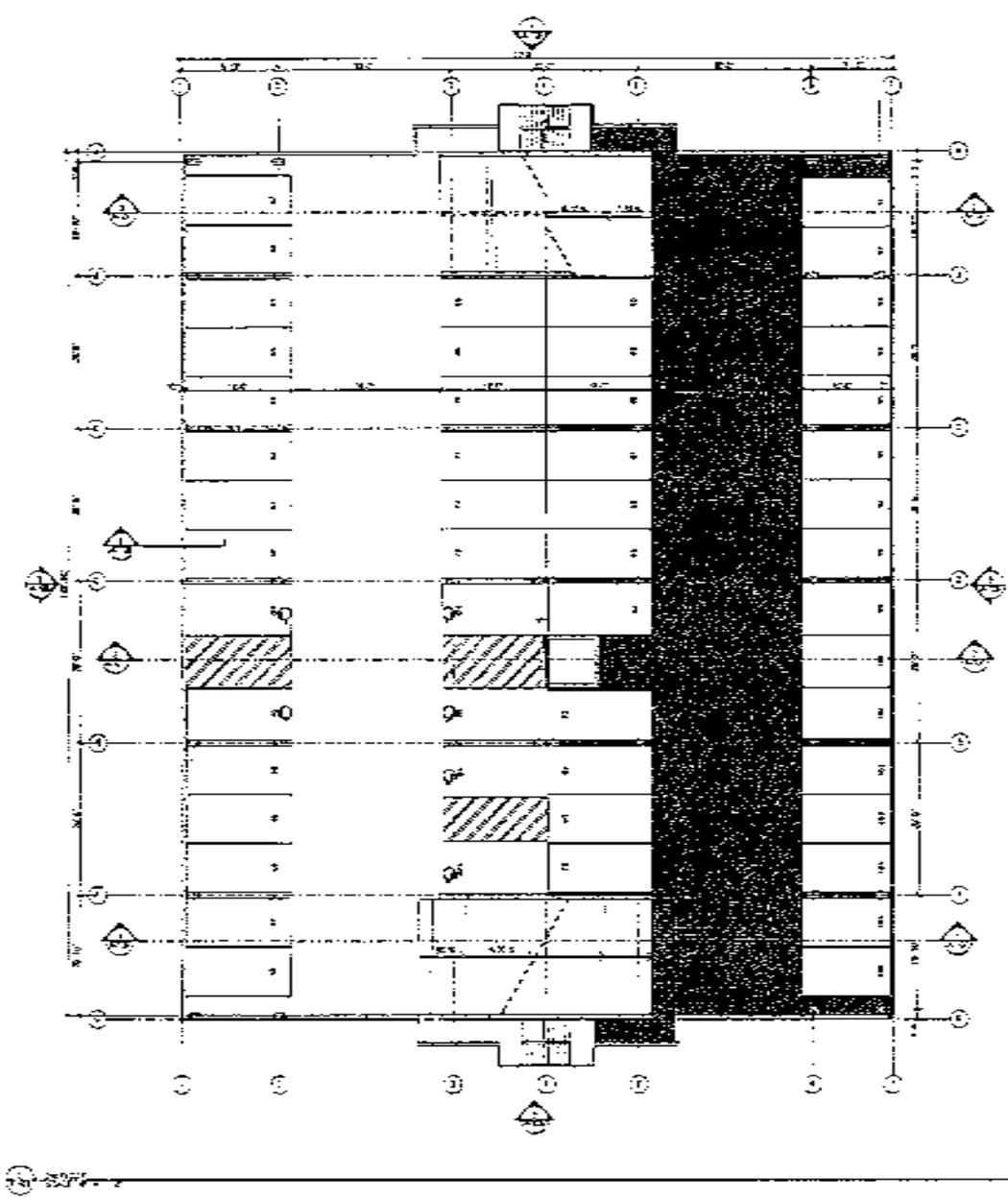
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2. FOR LOCATIONS OF EXISTING FIRE HYDRANT, SEE CIVIL DRAWINGS.

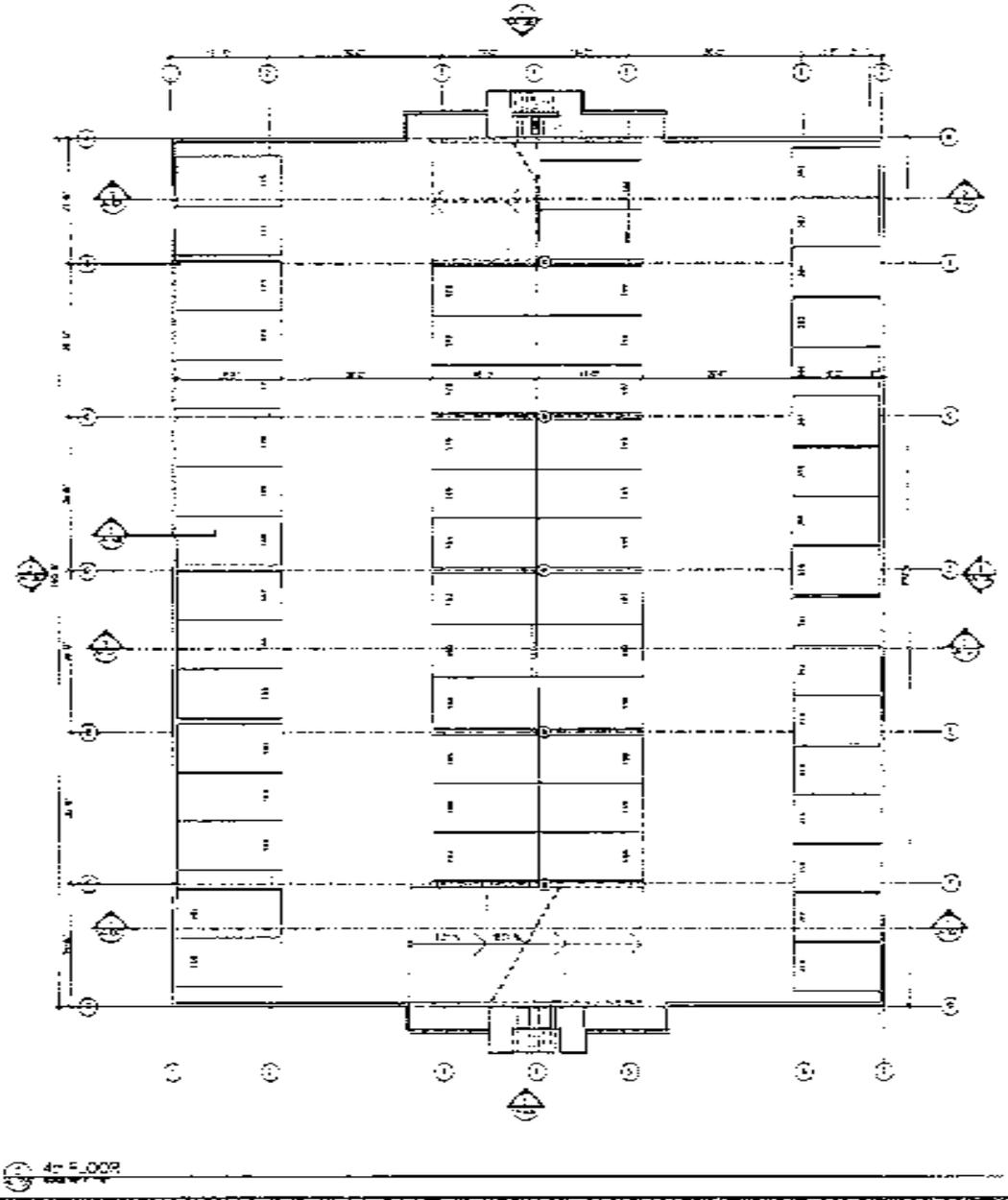


SITE DATA

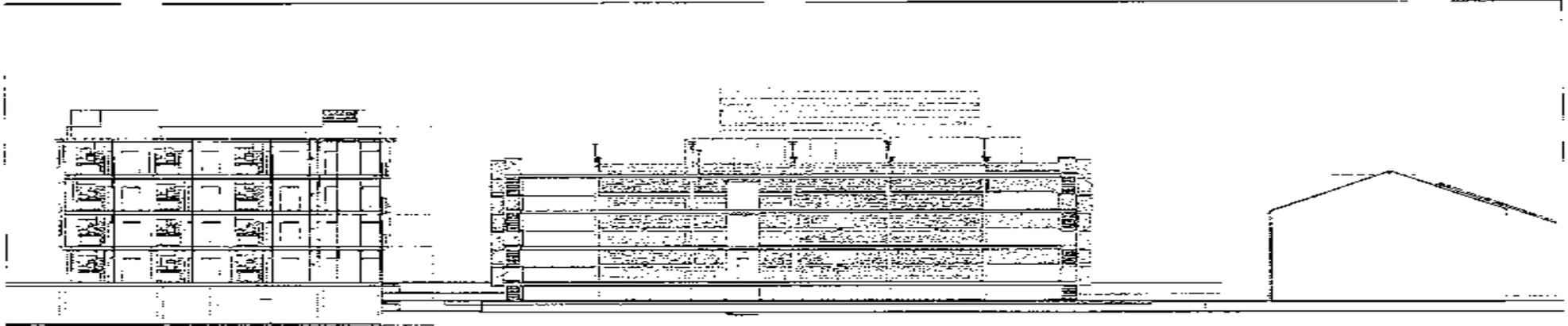
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SCALE	AS SHOWN
PROJECT NO.	11-0000
CLIENT	CLINIC
DESIGNER	ARCHITECT
ENGINEER	ENGINEER
DATE	11/11/11
BY	ARCHITECT
CHECKED BY	ENGINEER
DATE	11/11/11







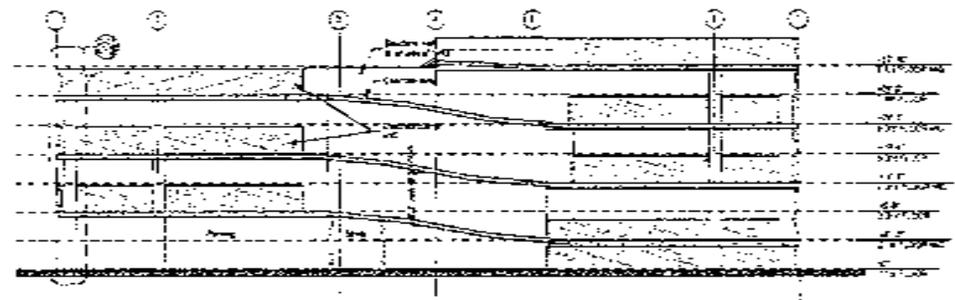
4-5 FLOOR
 4-5 FLOOR



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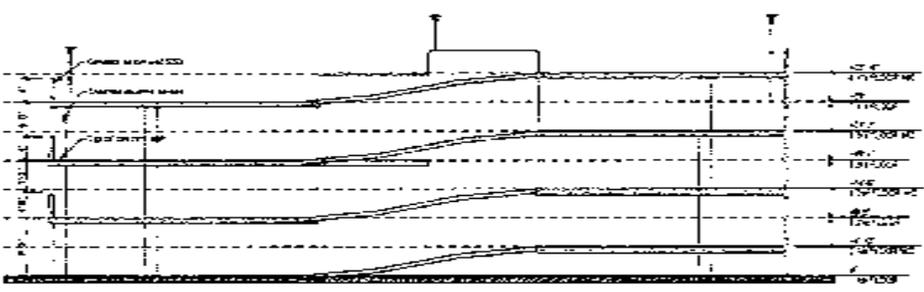
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2/21/15



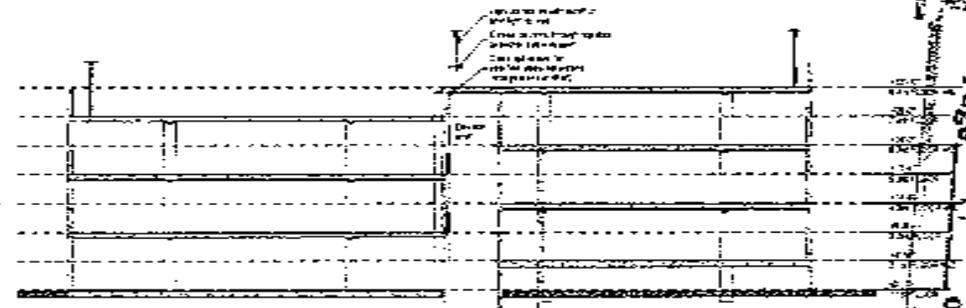
SECTION AT NORTH RAMP

2



SECTION AT SOUTH RAMP

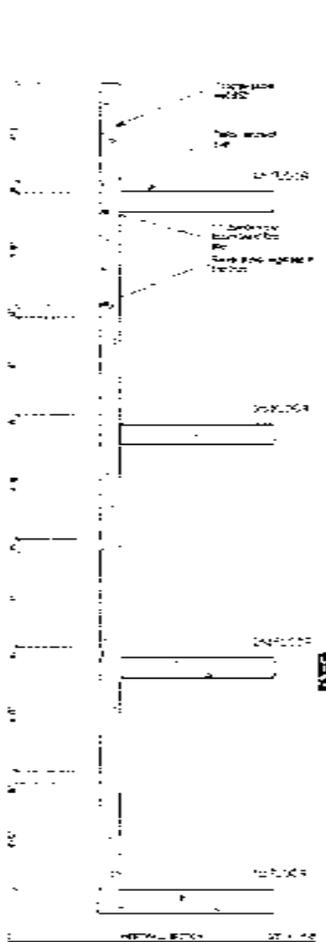
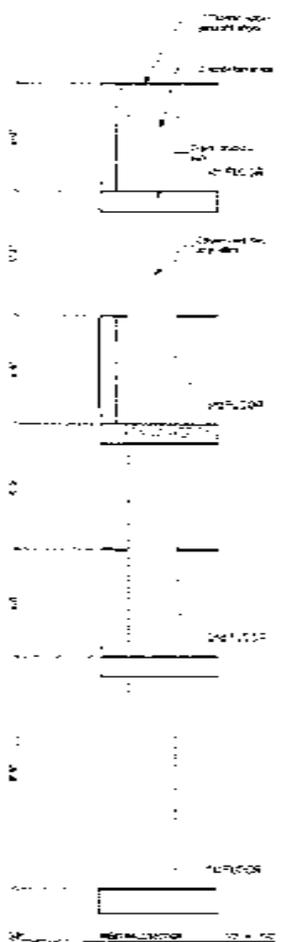
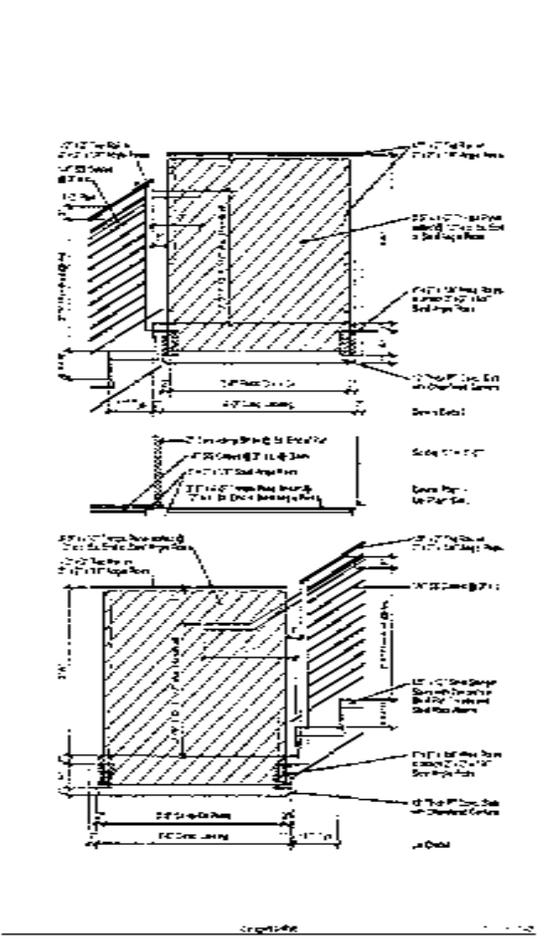
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SECTION

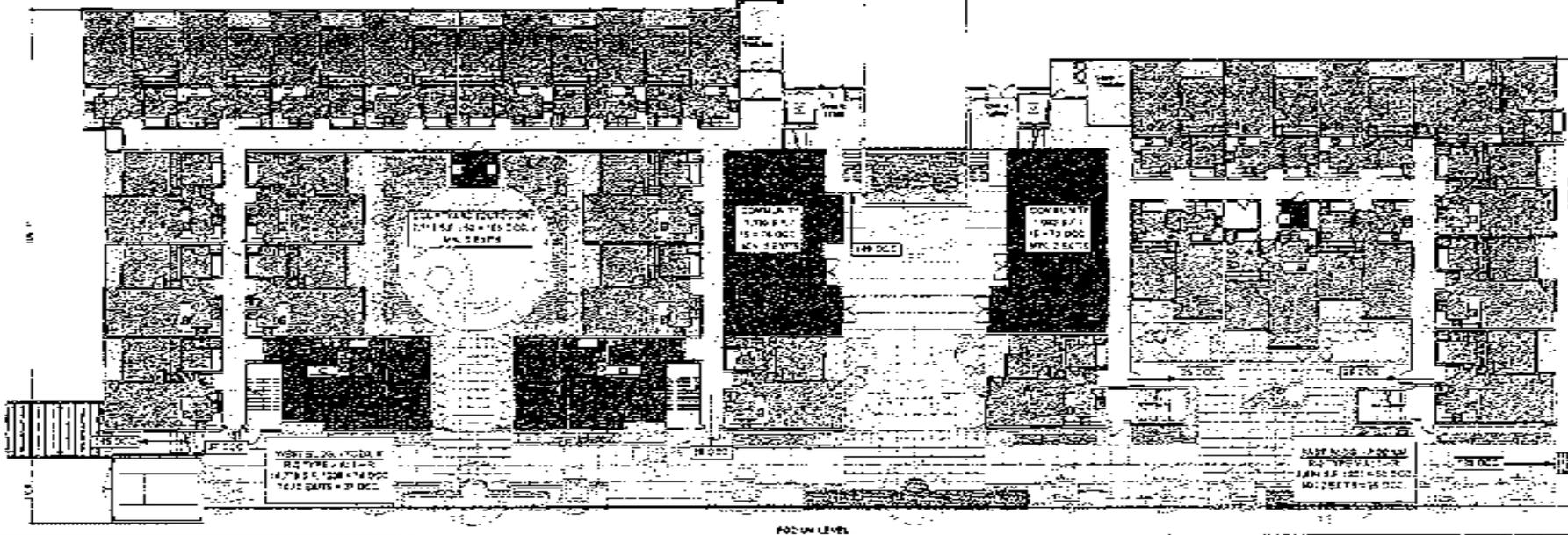
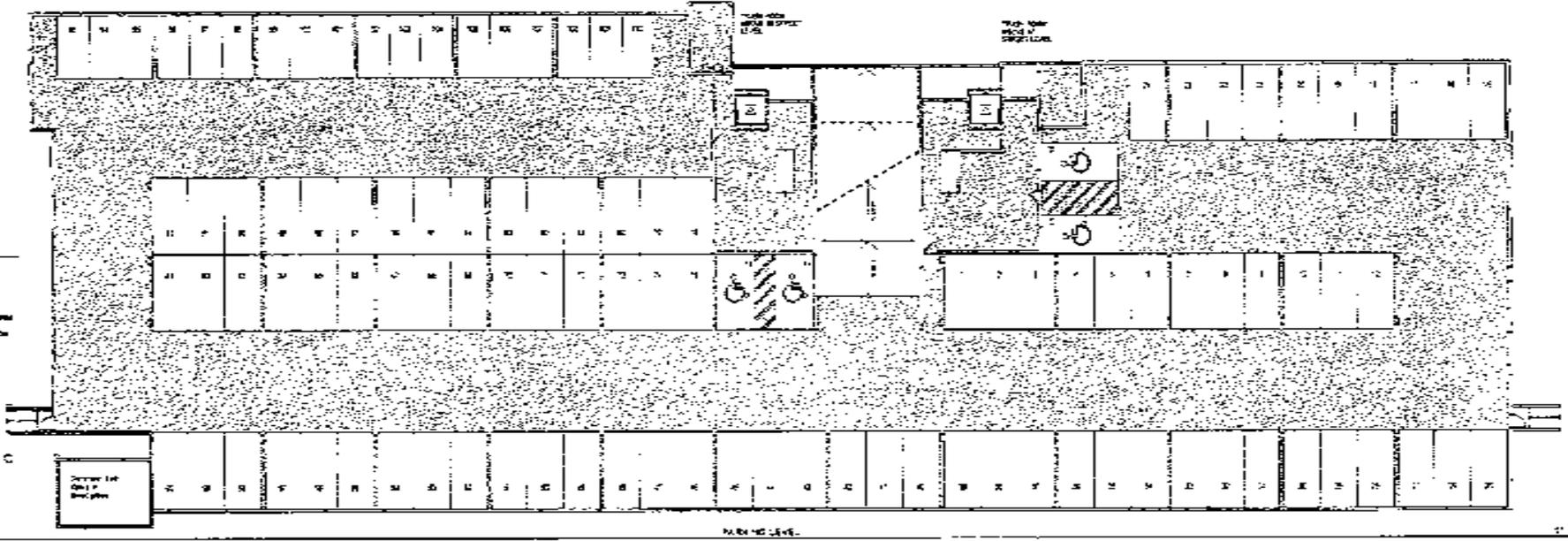
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ATTACHMENT D
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 1/21/15

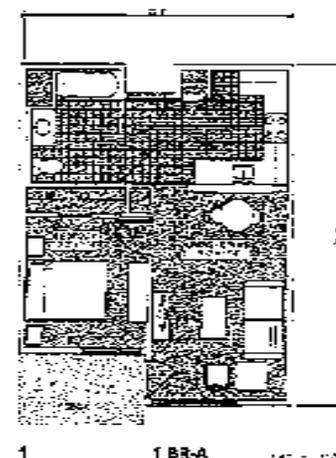
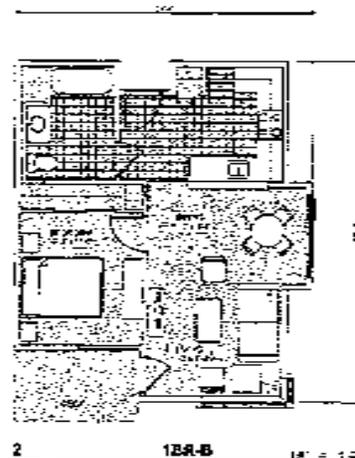
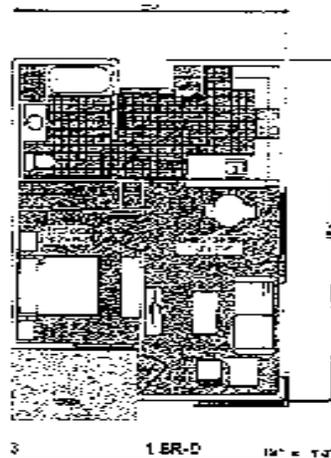
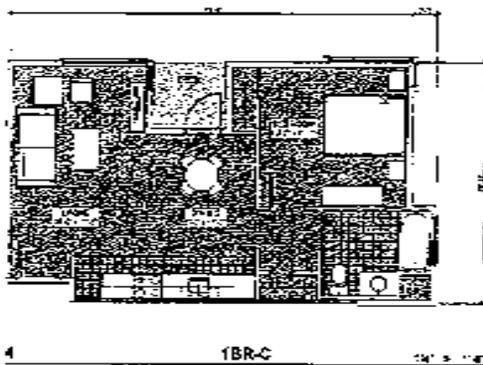
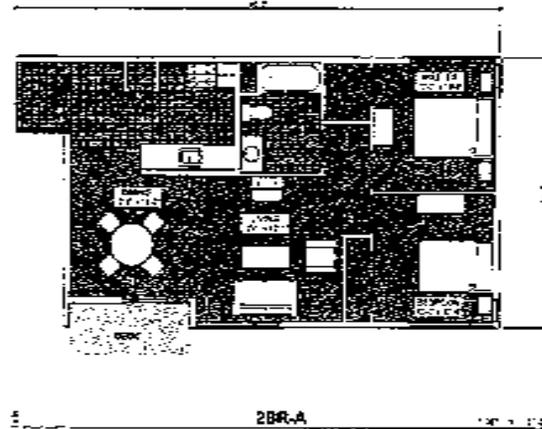
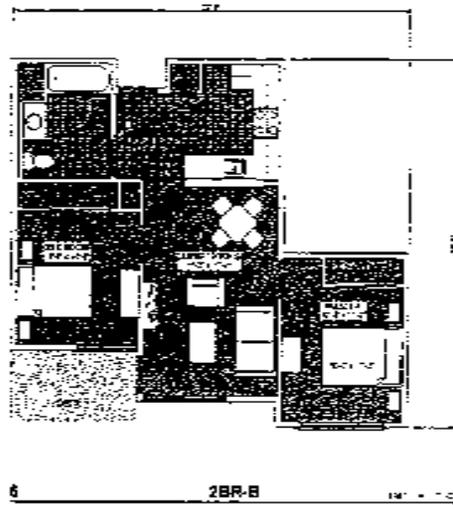


LEGEND

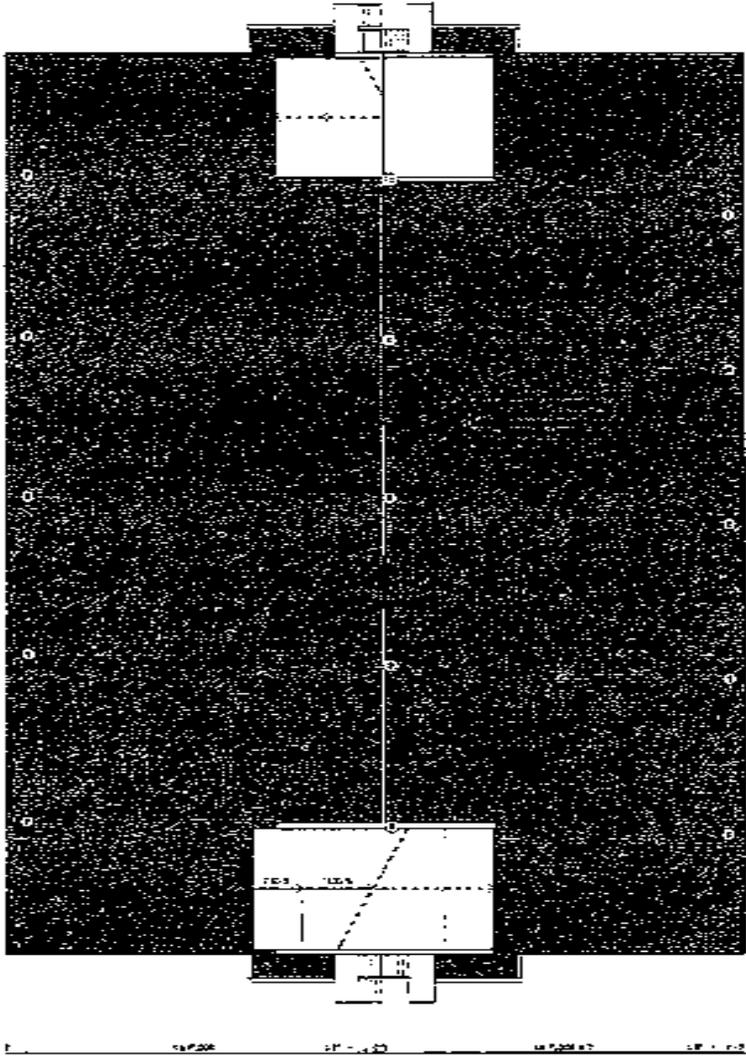
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- CEILING
- FURNITURE
- DOOR
- WINDOW
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- ELEVATOR
- MECHANICAL
- SIGN



ATTACHMENT D
 Page 12 of 14



ATTACHMENT D
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 8



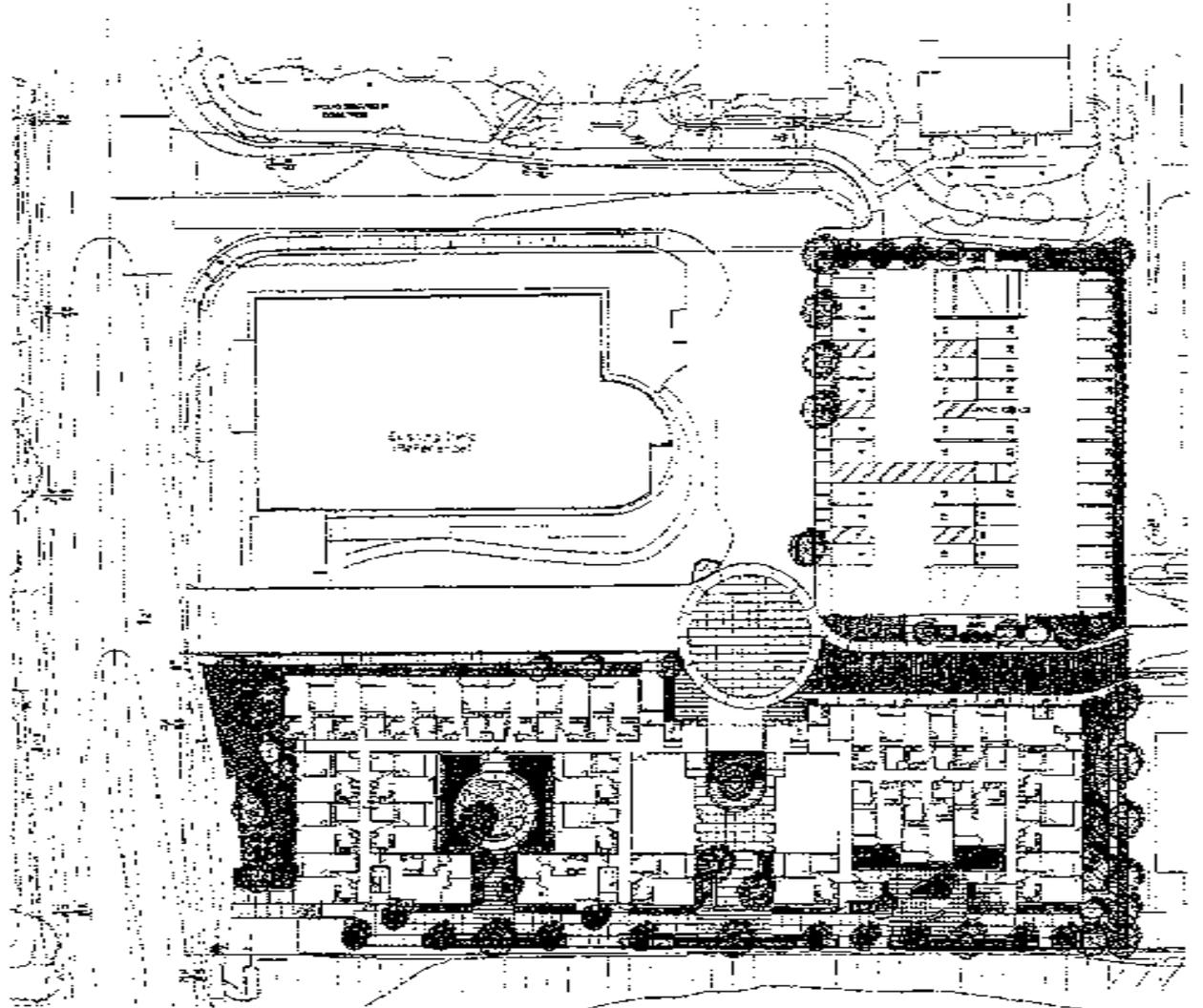
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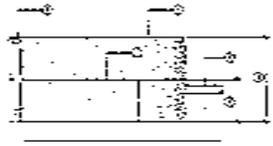
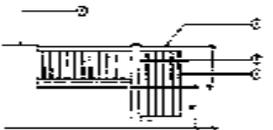
PLANT LEGEND

Symbol	Plant Name	Quantity	Notes
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PROPERTY OF OWNER/CONTRACTOR

PLANTING HAS BEEN INDICATED FOR LANDSCAPE DESIGN. PROPOSED PLANTING IS SUBJECT TO AVAILABILITY AND LOCAL REGULATIONS. PLANTING SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.





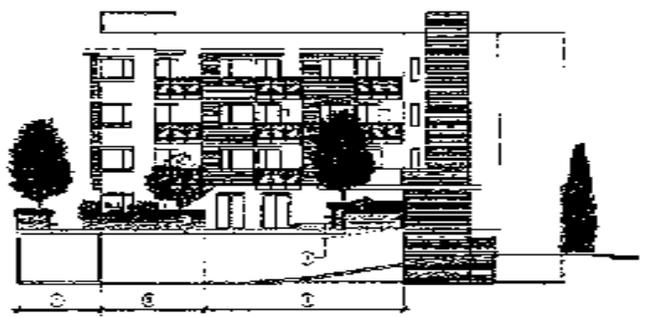
- ① ROOM
- ② HALL
- ③ STAIR
- ④ ELEVATOR
- ⑤ MECHANICAL
- ⑥ PLUMBING
- ⑦ ELECTRICAL
- ⑧ TELEPHONE
- ⑨ JANETRY
- ⑩ TERRACE
- ⑪ BALCONY
- ⑫ PORCH
- ⑬ DRIVEWAY
- ⑭ GARAGE
- ⑮ DRIVE
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1 TYPICAL FLOOR PLAN



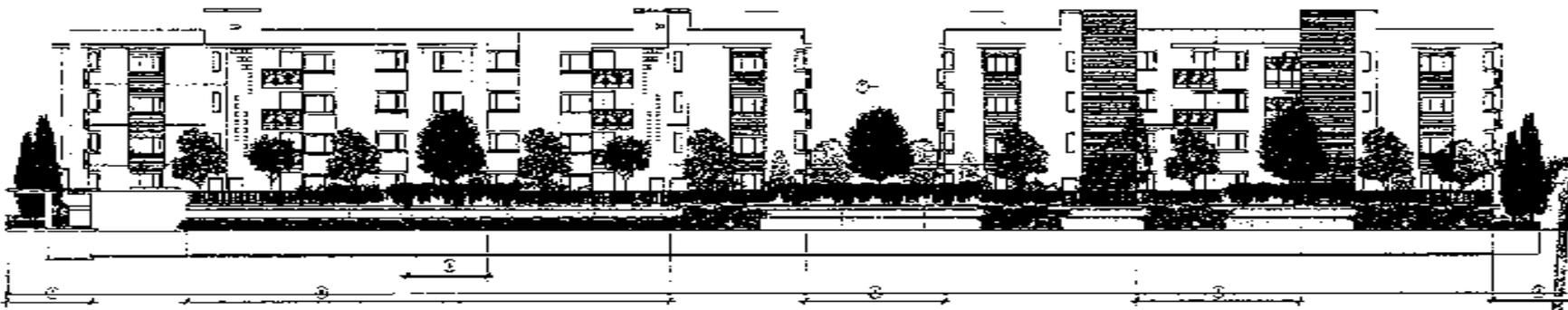
- ① EAST SIDE OF ROOM, THROUGH CORNER CONNECTION TO WEST SIDE OF ROOM
- ② CORNER CONNECTION TO WEST SIDE
- ③ WEST SIDE OF ROOM, THROUGH CORNER CONNECTION TO EAST SIDE OF ROOM

2 ROOM WEST COURTYARD ELEVATION



- ① EAST SIDE OF ROOM, THROUGH CORNER CONNECTION TO WEST SIDE OF ROOM
- ② CORNER CONNECTION TO WEST SIDE
- ③ WEST SIDE OF ROOM, THROUGH CORNER CONNECTION TO EAST SIDE OF ROOM
- ④ EAST SIDE OF ROOM, THROUGH CORNER CONNECTION TO WEST SIDE OF ROOM

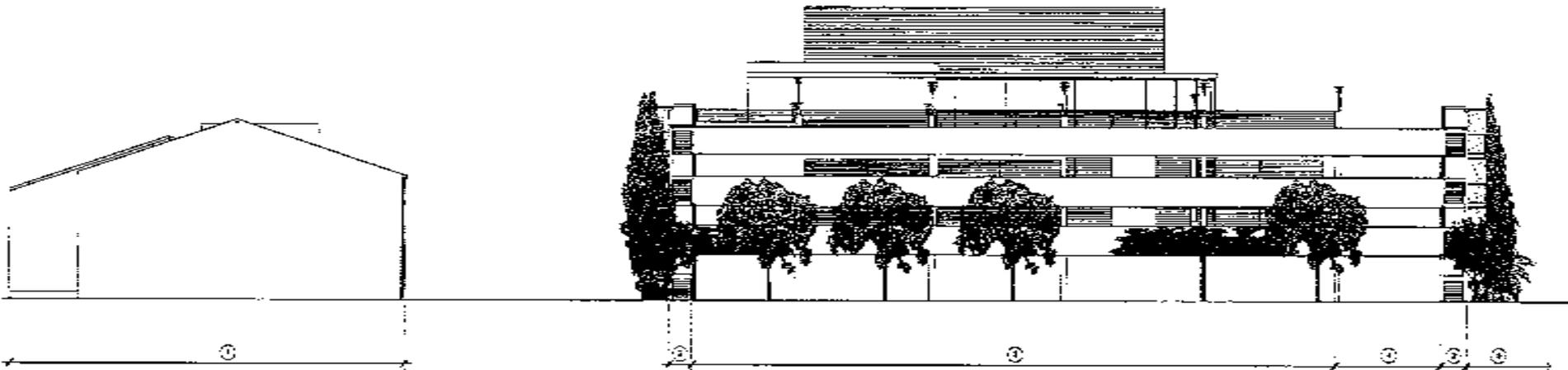
3 ROOM EAST SIDE ELEVATION



- ① WEST SIDE OF ROOM
- ② CORNER CONNECTION TO WEST SIDE
- ③ CORNER CONNECTION TO WEST SIDE
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4 PERSPECTIVE ELEVATION

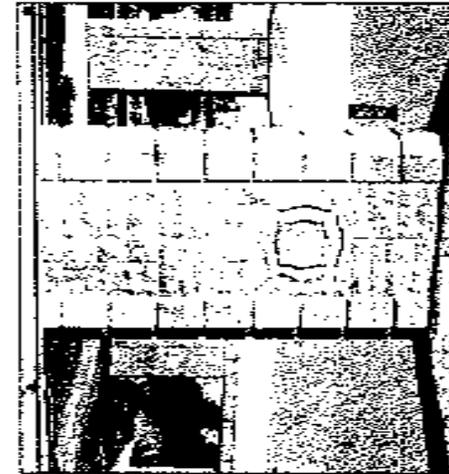
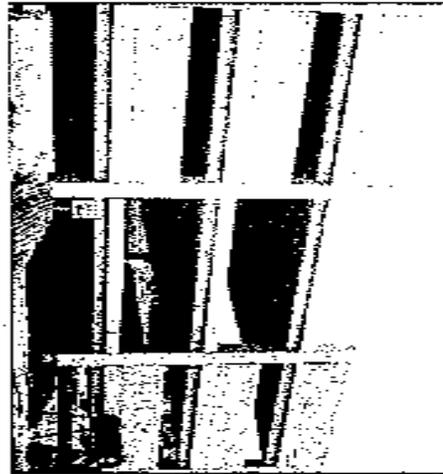
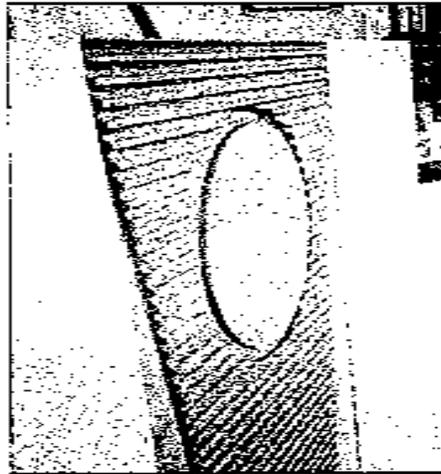
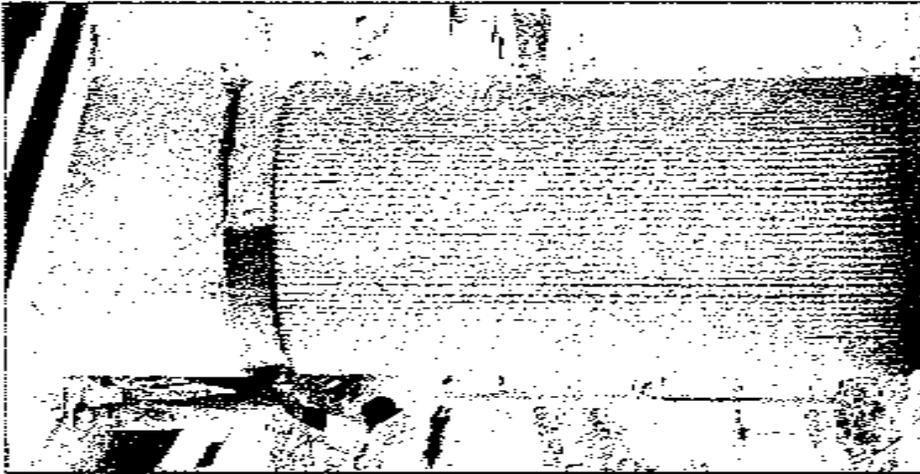
ATTACHMENT
 Page 1 of 1
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- ① ADJACENT OFFICE STRUCTURE
- ② PEDESTRIAN ACCESS
- ③ ON STREET PARKING AND PEDESTRIAN ACCESS
- ④ DRIVE APPROACH
- ⑤ EMERGENCY ACCESS CORRIDOR ADJACENT TO HANGAR GARAGE

① PARKING GARAGE FRONT ELEVATION

ATTACHMENT
 Page 20 of 28



↑ THIS IS THE TYPE OF TEXTURE FOR THE BARRIER WALLS OF THE GARAGE.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE
AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO
REZONE CERTAIN PROPERTY LOCATED AT 660 S. FAIR OAKS AVENUE
FROM R-4 (HIGH DENSITY RESIDENTIAL) TO R-4/PD (HIGH DENSITY
RESIDENTIAL/PLANNED DEVELOPMENT) ZONING DISTRICT**

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended in order to include certain properties within the R-4/PD (High Density Residential/Planned Development) Zoning District which properties are presently zoned R-4 (High Density Residential) Zoning District. The location of the properties is set forth on the scale drawing attached as Exhibit "A."

SECTION 2. CEQA MITIGATED NEGATIVE DECLARATION. The City Council hereby determines that the Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact that cannot be mitigated on the area's resources, cumulative or otherwise.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2009, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2009, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST:

APPROVED:

City Clerk
Date of Attestation _____
SEAL

Mayor

APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney

Comparison with other Senior Housing in Sunnyvale

	Subject Property	Plaza de las Flores	Life's Garden
Zoning	R-4/PD	C-3/PD	R-4/PD
Site Acreage	2.76	2.234	5.29
Total Units	124	101	225
Number of Sr. Units	122	100	224
Number of Mgr Units	2	1	1
Units per gross acre	36.59	45	42.5
Number Stories	4 over parking	2 & 3 over parking	2
Total Number of Bedrooms	138	101	225
Parking total	107	34	100
Parking ratio for Mgr. Units	1/unit	1/unit	1/unit
Parking ratio for Sr. Units	0.86/unit	0.33/unit	0.44/unit
Usable Open Space/du	170	250	334
Total Landscaping (% of lot)	15% (entire site) 50% (housing site)	15%	46%
Lockable Storage (cu. ft.)	0	unknown	74
Other Uses on site	45,000 s.f. clinic	14,000 s.f. commercial	none

RECOMMENDATION FOR DEVELOPMENT AGREEMENT

Enter into a Development Agreement with the Mid-Peninsula Housing Coalition to achieve the following:

1. Provide architectural enhancements to the garage. Final garage elevation texture and color to be approved by the Director of Community Development to provide additional texture and coordinate with the contemporary architecture of other buildings on site.
2. Plant and maintain landscaping on periphery of parking structure including a solid landscape buffer consisting of tall trees on the north side (minimum 24-inch box size) and a continuous vine/landscape buffer on the east side with trees and shrubs planted a maximum of 20 feet on center.

SUNNYVALE SENIOR HOUSING

SUN STUDY FRAMES 1-9

