



**CITY OF SUNNYVALE
REPORT
Planning Commission**

April 13, 2009

SUBJECT: **2008-1259 – M Design Group** [Applicant] **Muhammed Irfan Et Al** [Owner]: Application for related proposals located at **585 Old San Francisco Road** (near S Fair Oaks Ave) in an R-3/PD (Medium-Density Residential/Planned Development) Zoning District.

Motion **Special Development Permit** to allow 6 new townhomes;

Motion **Tentative Parcel Map** to subdivide one lot into 6 condominium lots and 1 common lot;

Motion **Variance** to allow individual solid waste bin carts.

REPORT IN BRIEF

Existing Site Conditions Single Family Residence

Surrounding Land Uses

North Church

South Neighborhood Commercial (Restaurant)

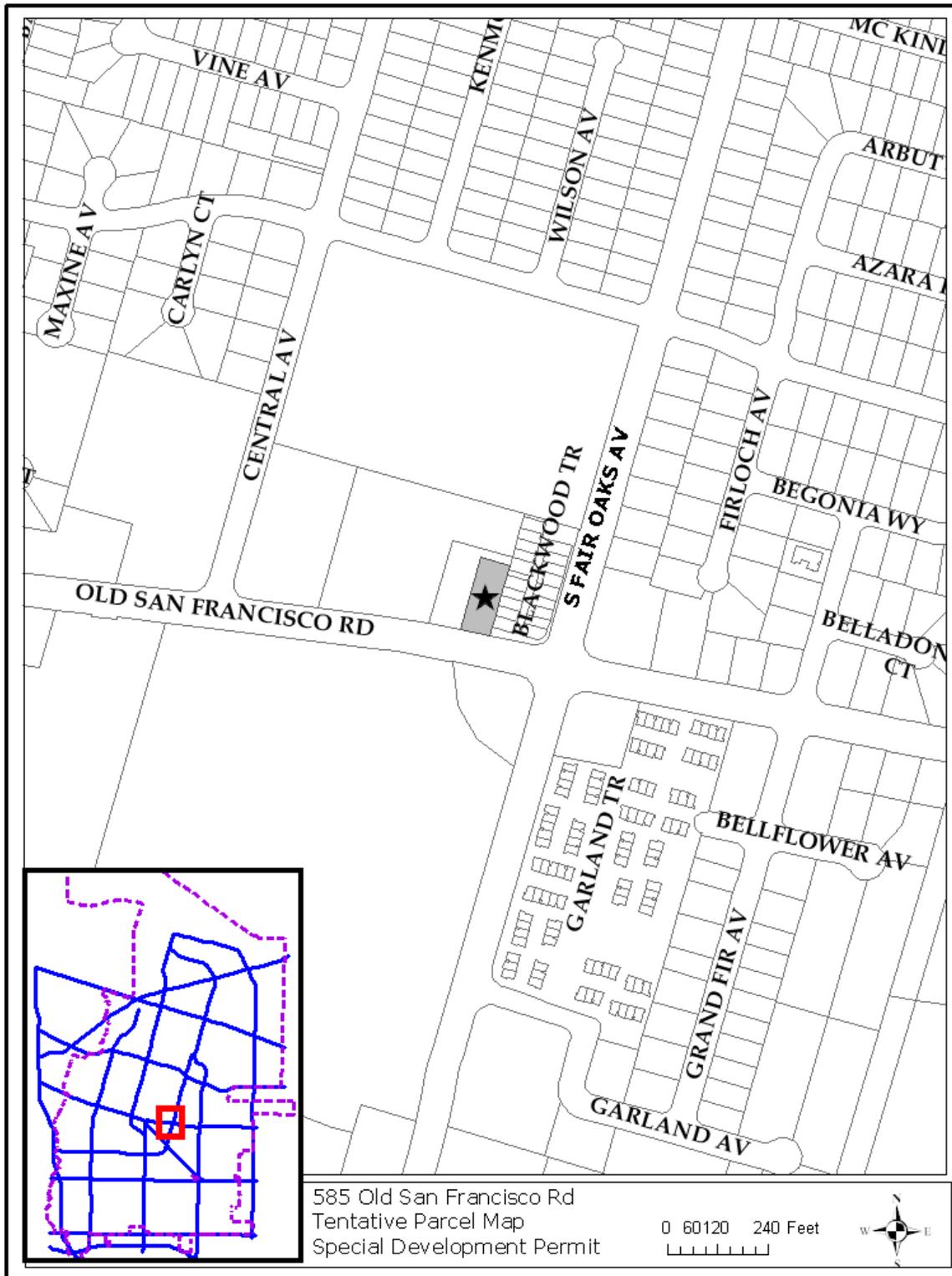
East Multi Family Residences (Blackwood Terraces)

West Multi Family Residences (Cathedral Heights Aparts.)

Issues Neighborhood Compatibility, Parking, and Setbacks.

Environmental Status A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions of approval.



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Medium Density	Same	Residential Medium Density
Zoning District	R-3/PD	Same	R-3/PD
Lot Size (s.f.)	12,086	Same	8,000 min.
★ Lot Coverage (%)	13%	41%	40% max.
Floor Area Ratio (FAR)	1,587	10,599	N/A
No. of Units	1	6	6 max.
Density (units/acre)	3	21	24 max.
Meets 75% min?	N/A	Yes	5 min.
Bedrooms/Unit	N/A	3-4	N/A
Unit Sizes (s.f.)	N/A	1600-1800	N/A
Lockable Storage/Unit	N/A	2 car Garages + 155 sf. storage	300 cu. ft. min. or 2 car garages
No. of Buildings On-Site	1	1	N/A
Distance Between Buildings	N/A	N/A	N/A
★ Building Height (ft.)	25'	33' 7"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	51'	20' 8" / 26'	20' min.
Left Side	7'	9' / 9'	6' / 9' min.
Right Side	34'	19' / 16' 6"	6' / 9' min.
Total Side Yards	41'	28' / 25' 6"	15' / 21' min.
★ Rear	41'	14' 6" / 20'	20' min.
Landscaping (sq. ft.)			
Total Landscaping	N/A	5,265	2,550 min.
Landscaping/Unit	N/A	877	425 min.
Usable Open Space/Unit	N/A	497	400 min.
Frontage Width (ft.)	N/A	20' 8"	15 ft. min.
Water Conserving Plants (%)	N/A	90%	70% min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Parking			
Total Spaces	2	16	16 min.
Standard Spaces	2	15	15 min.
Compact Spaces/ % of Total	0	0	35% max.
Accessible Spaces	0	1	1 min.
Covered Spaces	2	16	12 min.
Aisle Width (ft.)	N/A	32' 3"	24 min.
★ Driveway Width	N/A	14'	18' min
★ Bicycle Parking	N/A	Garages	0 min.
Stormwater			
Impervious Surface Area (s.f.)	N/A	6,031	---
Impervious Surface (%)	N/A	49%	---

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

Present Site Conditions: The project site includes one single family home on a lot. The home was constructed in 1904 but is not listed on the City’s Heritage Resource list. The home was reviewed for possible Heritage significance by the City’s Heritage Preservation Commission on November 9, 2005 and was determined not to be eligible for listing.

Proposed Project: The proposed project includes the demolition of the existing residence and construction of six condominium units, in one building, above underground parking. A Variance application is proposed to consider individual trash and recycling bins for each unit, rather than a centralized trash enclosure, as required by Sunnyvale Municipal Code Section 19.38.030 for residential developments of four or more units. A Tentative Map is also proposed for the individual ownership lots and common lot.

Background

This project was initially submitted to the City in February 2008 through a Preliminary Design Review. At that time, staff had serious reservations about the design, deviations from Sunnyvale Municipal Code (SMC), and significant impacts to the surrounding developments. The applicant subsequently submitted three additional Preliminary Design Review applications with different architects. The current application was submitted in November 2008.

Staff and the applicant have worked closely to resolve many issues with this project which have resulted primarily from the density allowed/required under the R-3 zoning district as well as the narrow configuration of the lot. While there are still some deviations requested under the current proposal, they have been significantly minimized to the best practical extent.

Environmental Review

A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. The Class 32 Categorical Exemptions may apply to projects that meet the following criteria:

- Project size of five acres or less and surrounded by urban uses
- Meets existing General Plan and Zoning regulations
- Project land cannot be used for endangered species habitat
- Project site can be served by existing public utilities
- Project will not result in any significant traffic, air, noise, or water quality impacts

Special Development Permit

Site Layout: The proposed development includes one, multi-family building sited above one level of underground parking. The underground parking contains six, 2-car garages, and four guest parking spaces. The project's six units are arranged so they front on three sides of the building. The front unit has been designed to present or front directly on Old San Francisco Road in order to create a residential character for the project. See Attachment E for additional details.

The private open space areas are located adjacent to each unit so they have small private yards or patio areas. There is also a common open space area in the rear yard of the site.

The driveway entering/exiting from the underground garage level is 14' wide where SMC require 18'. Staff is supporting this deviation due to three factors. First the relatively low volume of traffic entering/exiting the garage will not create a high conflict area. Second, the 14' wide portion is only the 20' long

ramp leading into the garage. Third, minimizing the garage opening to the building will increase the residential face of the building. Staff and the applicant believe an increase in the residential building face will create a more significant residential street presence.

The proposed design exceeds the overall lot coverage standards at 41% where 40% is the maximum allowed. The slight increase in lot coverage is due in large part to the underground parking level. In order to achieve the required 40% lot coverage, approximately 1,208 square feet would have to be eliminated from the overall building square footage. There is no maximum Floor Area Ratio for projects in the R-3 Zoning District. Staff is supporting the lot coverage deviation.

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

Design Policy or Guideline (Site Layout)	Comments
<p>City Wide Design Guidelines Site Design B9: Residential projects may have a primarily internal orientation for privacy, providing the site is visually linked with its surroundings by appropriate use of landscaping and building siting.</p>	<p>The proposed project offers private open space to each unit and private circulation through an underground parking level. The units are oriented to the exterior but will have a private walkway leading to the front entrances. Additional landscaping to the site will provide an attractive overall streetscape.</p>

Architecture: The proposed architecture is a modern design with elements such as, shed and butterfly roof forms, wood siding, cable railings, scored stucco siding, etc. In general, staff believes the applicant has met the goals of the City-Wide Design Guidelines with the proposed architecture and that the styling meets the requirements for high quality architecture. The applicant has also provided a streetscape context elevation which shows the proposed building is similar in mass and scale to the exiting building on adjacent parcels. See Attachment E for additional details.

The maximum height of the building, as measured from the top of curb is 33' 7" to the highest point of the buildings, where 30' is the maximum height requirement. Building height deviations are not uncommon in R-3 multi-family developments, as it is otherwise difficult to meet the minimum density requirement of 75% and provide required parking, open space, and site circulation; particularly when developments include underground parking garages. If the proposed design was for townhomes, the maximum height would be 35'. Staff is supporting this deviation.

Privacy Impacts to the Adjacent Developments: The project site is surrounded by residential developments on two sides (east and west), and both developments are fairly close to the property lines of the subject property (15'-20'). The site to the east is the Blackwood Terraces townhome site with 19 units. The units are three story and are oriented towards an interior drive aisle with the private rear yards facing towards the subject site. The property to the west is the Cathedral Oaks Apartments with nine units located in one building, which is two stories. Staff acknowledges there will be new privacy impacts to both adjacent projects resulting from the new project but also acknowledges that this neighborhood is zoned for multi-family development. Therefore, a certain level of impact is unavoidable.

One issue staff believes has merit is the concern with the interface between the raised walkways leading to the rear patio yards (not front doors) and the Blackwood Terraces rear yards. The walkways are raised approximately five feet to be at the level of the first story, which means that future residents walking to their rear patio yards may be able to peer into the Blackwood Terraces' rear yards. The applicant has proposed a line of low-medium height bushes in a two foot landscaping strip adjacent to this property line. Staff is recommending a new species that will form a more solid hedge row. The intent is to more fully screen the two projects from immediate privacy impacts. This recommendation has been added as a condition of approval subject to the review and approval of the City Arborists.

Staff is also recommending a condition of approval that a gate be added to the end of the eastern path leading to the patio yard areas. This gate should remain locked at all times and be utilized as a secondary means of egress only. This recommendation has been added as a condition of approval.

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

Design Policy or Guideline (Architecture)	Comments
City Wide Design Guidelines Scale and Character B1: Break up large buildings into groups of smaller segments whenever possible, to appear smaller in mass and bulk.	The proposed building design uses articulation, roof forms, and colors in order to visually break up the buildings by unit.
Scale B2: Adjacent buildings shall be compatible in height and scale.	The adjacent projects are similar in scale, with a two-story apartment building and a three-story town house development.

Design Policy or Guideline (Architecture)	Comments
<p>Architecture and Design C1: Maintain diversity and individuality in style but be compatible with the character of the neighborhood.</p>	<p>The modern style of the project will be unique relative to the adjacent townhouse project, but will be compatible with the character of the surrounding neighborhood in terms of mass and scale.</p>
<p>Architecture C9: Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall plane and height, etc.</p>	<p>The architecture of the buildings has a number of design elements that create a high-quality product, including shed and butterfly roof forms, wood siding, cable railings, etc.</p>

Landscaping: Residential uses within the R-3 Zoning District are required to provide a minimum average of 400 square feet of usable open space and 425 square feet of landscaping per unit. The project meets the requirement for usable open space with 497 square foot per unit. The site also provides adequate landscaping area with 877 square foot of landscaping per unit.

The applicant has submitted an Arborist’s Report showing there are 11 trees on site, of which seven are considered protected under SMC. All 11 trees are proposed for removal since they will be impacted by the redevelopment of the site; primarily due to the underground parking construction. The report also states the trees are in poor to good condition. The city arborist has reviewed the Arborist’s Report and concurs with the findings that the existing trees are impacted by proposed development.

The applicant is also proposing to make substantial upgrades to the existing landscaping. The project includes the installation of approximately 11 new trees of varying species and the addition of bushes throughout the site. A landscaping plan with tree types, quantities, and sizes has been submitted and can be found in Attachment E. Staff is recommending two conditions of approval for landscaping. The first is that all new street trees are at least 24 inch box trees or larger. The second is that the three palm trees proposed for the front yard shall be replaced with a more appropriate species (California native shade trees), subject to the review and approval of the City Arborist.

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

Design Policy or Guideline (Landscape)	Comments
City Wide Design Guidelines Landscaping A2: Preserve and incorporate existing natural features, particularly trees, on a site into the landscape design of projects.	The project proposes to add new landscaping and trees which will enhance the site with appropriately placed trees.
Landscaping A4: Properly landscape all areas not covered by structures, driveways, and parking.	The site meets the total landscaping requirement for each unit and will provide approximately 11 new trees throughout the site.
Site Organization B14. Design multi-building residential complexes to differentiate between private, semi-private, and common spaces through building placement, landscaping, etc. Delineate each space for proper use and access by residents.	The site design creates a combination of private, semiprivate, and common landscape areas. The areas are properly delineated through the use of patio walls and pathways, to allow proper use and access by residents.
Open Space C8. Provide direct access to common useable open space from buildings. Common open spaces shall be useable for recreational purposes.	The exterior pathways provide direct access between front doors, street, and open space areas.

Variance: Sunnyvale Municipal Code Section 19.38.030 requires a centralized trash enclosure for multi-family developments of four or more units. A Variance is required to grant an exemption from providing an enclosure. The applicant states that for this particular development a centralized location is not appropriate given the narrow lot configuration and underground parking design. If required, the solid waste dumpster would need to be located in the front of the building and would significantly detract from the residential character of the design.

The applicant has also pointed out that existing nearby developments have been approved without centralized enclosures. The Blackwood Terrace project has 19 units and utilizes individual carts.

The City’s Solid Waste Division has stated that individual carts are the preferred solid waste removal design for this project, given the small number of units and underground parking. Additional garage area has been provided for each unit to accommodate storage area for individual trash and recycling bins. Individual carts will be taken from the garage storage areas and placed on the street during trash pick-up days. Staff is supporting this Variance request.

Stormwater Management: This project requires compliance with the Stormwater Management requirements. The City of Sunnyvale requires Stormwater Management Plans to be certified by a qualified third party consultant prior to issuance of building permits. The applicant has been advised of the associated Stormwater Management Plan costs and responsibilities for construction and long term maintenance and reporting. The applicant has provided a preliminary plan that indicates generally how they will comply. Staff finds the initial submittal sufficient; however, a third-party certified set of plans will be required prior to issuance of Building permits.

Green Building Features: The applicant has stated they intend to certify this project through Build It Green. They have incorporated a number of green features, including pre-plumbing for solar photovoltaic, native/drought tolerant landscaping, renewable materials, etc. If Building Permits are issued after January 1, 2010, this project will be required to achieve LEED or Build It Green requirements.

Easements/Undergrounding: All existing and new services are required to be undergrounded.

Compliance with Development Standards/Guidelines:

Requested Deviations	Justifications
<ul style="list-style-type: none"> • Building heights of 33’ 7” where 30’ is the maximum allowed. • Lot coverage of 41% where 40% is the maximum allowed. 	<ul style="list-style-type: none"> • Building height deviations are typical for multi-family projects in Sunnyvale. If the housing product type was a townhome, the maximum allowed height would be 35’. • This project exceeds the minimum landscape and usable open space requirements. The project design allows for efficient circulation/parking through the underground parking level.

Requested Deviations	Justifications
<ul style="list-style-type: none"> • A rear yard setback of 14' 6" where 20' is the minimum is required. • The driveway width is 14' where 18' is the minimum allowed. 	<ul style="list-style-type: none"> • The parcel is relatively narrow and deep, thereby limiting certain site planning options. The portions of the building in the rear yard area are the stairs and elevator, for exit from the underground parking level; it is not living space. • The relatively low volume of traffic entering/exiting the garage will not create a high conflict area. The 14' wide portion is only the 20' long ramp leading into the garage. The garage opening to the building will increase the residential face of the building presenting to the street.

Expected Impact on the Surroundings: Staff finds that the proposed project will not have an impact to the surrounding neighborhood. No significant traffic or noise impacts are expected as a result of the project and no visual impacts are expected. The applicant has worked with staff to address the project's compatibility with the existing neighborhood and to minimize any potentially negative impacts.

Tentative Map

Description of Tentative Map: The proposed project requires a Tentative Map to subdivide one parcel, totaling 12,086 sf. into six condominium lots and one common lot.

Fiscal Impact

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

This project is subject to Park In-Lieu and Transportation Impact Fees. The Park In-lieu fees are estimated at \$65,340 (5 new units x \$13,068). This fee shall be collected prior to action on a Final Map. Transportation Impact Fees are estimated at \$5,498.28, and are paid prior to issuance of a Building Permit.

Public Contact

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 • 847 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: Staff believes this is a high quality residential project with the following benefits to the City: increased average open space and landscaping per unit; high quality architecture; and additional housing ownership opportunities. Staff finds adequate justification to recommend approval the requested deviations and Variance with the Recommended Conditions of Approval.

Findings and General Plan Goals: Staff was able to make the required Findings for the Special Development Permit, Variance, and Tentative Map. 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. Approve the Special Development Permit, Variance, and Tentative Map with the Conditions of Approval.
2. Approve the Special Development Permit, Variance, and Tentative Map with modified Conditions of Approval.
3. Deny the Special Development Permit, Variance, and Tentative Map.

Recommendation

Alternative 1: Approve the Special Development Permit, Variance, and Tentative Map with the Conditions of Approval.

Prepared by:

Steve Lynch
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Letter from Neighbor
- D. Perspective
- E. Site and Architectural Plans

General Plan Goals and Policies

Housing and Community Revitalization Sub-element

Policy A.2: *All new residential developments should build at least 75 percent of the permitted density.*

The proposal exceeds this policy with six housing units, where five units would meet the 75 percent minimum allowed.

Policy C.1: *Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

The project provides needed housing opportunities within an existing residential neighborhood. While the character of the existing neighborhood is a mix of architectural styles, the project preserves the high quality residential character and identity of the immediate neighborhood.

Goal D: *Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

The project provides additional ownership opportunities within a multi-family style of residential development.

Land Use and Transportation Element

Policy C2.2: *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choices.*

This project achieves this policy with six ownership housing units.

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

The project site is situated between existing medium density multi-family projects. All properties surrounding the site are zoned medium and high density residential. The proposed project is compatible with the adjacent land uses and the zoning for the area.

Community Design Sub-element

Policy C.4: *Encourage quality architectural design, which improves the City’s identity, inspires creativity, and heightens individual as well as cultural identity.*

The proposed architecture incorporates high quality design and significantly improves the visual appearance of the site.

Recommended Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The project meets the goals and policies of the General Plan, as enumerated above.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either, the orderly development of, or the existing uses being made of, adjacent properties.

The proposed architecture meets the City-Wide Design Guidelines and meets the intent of the R-3 zoning district. There will be no change in Sunnyvale code requirements as a result of this project therefore, the existing uses on adjacent properties will not be impacted, interfered, or otherwise damaged by the proposed use.

Recommended Findings - Variance

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

The SMC requirement for a centralized solid waste enclosure, while possible to achieve, would be undesirable in the project given the lot configuration (narrow), number of units (six), and proposed design of the project (underground parking). If required, the solid waste dumpster would need to be located in the front of the building and would significantly detract from the residential character of the design.

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

Approval of the Variance for individual trash bins would have little impact to nearby development if maintained and regulated appropriately by the Homeowners Association.

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

The neighborhood contains a mix of developments that contain either a centralized trash and recycling enclosure or individualized bins. Generally the larger developments contain a centralized enclosure while smaller developments, such as the adjacent townhomes, do not. Staff found that this particular project has more limited location options than the proposal at this site. In that case, an enclosure was either be difficult to access at the rear of the site or would have more significant visual impact along the only street frontage.

Recommended Findings - Tentative Map

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

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

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

**Recommended Conditions of Approval
Special Development Permit/Variance/Tentative Map**

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

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

1. GENERAL CONDITIONS

- A. 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. Submit a complete plan check for the first Building Permit submittal; no partial sets are allowed.
- F. Building Permit plans shall be accompanied by an annotated set of the conditions of approval indicating how the project complies with each condition.
- G. The Special Development Permit and Variance 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.
- H. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.
- I. Deviations allowed under this Special Development Permit are:
 1. Building heights of 33' 7" where 30' is the maximum allowed.
 2. Lot coverage of 41% where 40% is the maximum allowed.
 3. A rear yard setback of 14' 6" where 20' is the minimum is required.
 4. The driveway width is 14' where 18' is the minimum allowed.

- J. 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.
- K. A final Stormwater Management Plan is subject to the review of the Director of Community Development prior to issuance of a building permit.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. 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.
- B. Obtain necessary development permit from the Department of Public Works for all proposed off-site improvements.

3. CC&R's (CONDITIONS, COVENANTS AND RESTRICTIONS)

- A. Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney.
- B. The developer/Owner shall create a Homeowner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to approval by the City Attorney and Director of Community Development prior to approval of the Final Map. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:
 - 1. Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
 - 2. The homeowners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
 - 3. The developer shall maintain all utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a homeowners association, following sale of at least 75% of the units, whichever comes first.
 - 4. The Conditions of Approval of this 2008-1259 Special Development Permit.
- C. The CC&Rs shall contain the following language:
 - 1. "Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare

of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each Lot in the Project.

2. It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
3. It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
4. It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.
5. No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
6. Third-Party Beneficiary. The rights of the City of Sunnyvale pursuant to this Article will be the rights of an intended third party beneficiary of a contract, as provided in Section 1559 of the California Civil Code, except that there will be no right of

Declarant, the Association, or any Owner(s) to rescind the contract involved so as to defeat such rights of the City of Sunnyvale.

7. Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property."
- D. All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.
- E. There shall be provisions of post construction Best Management Practices in the CC&R's in regards to the stormwater management.

4. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The final plans shall be in substantial conformance with the approved architecture.
- B. 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.
- C. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.
- D. If Building Permits are issued after January 1, 2010, this project will be required to achieve LEED or Build It Green requirements.

5. EASEMENTS AND DEDICATIONS

- A. This project requires a 10-foot wide dedication for a public utility easement (PUE) along the Old San Francisco project frontage prior to issuance of a Building Permit or Final Map.
- B. This project requires dedication of emergency vehicle access easement on the common lot.

6. EXTERIOR EQUIPMENT

- A. Individual air conditioning units shall be screened with architecture or landscaping features.
- B. Any modification or expansion of unenclosed uses shall require approval from the Director of Community Development.
- C. 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.

7. FEES

- A. Pay Transportation Impact fee estimated at \$5,498.28, prior to issuance of a Building Permit. (SMC 3.50) Fees will be calculated based on the fee in effect at the time of Building Permit issuance.
- B. Pay Park In-lieu fees estimated at \$65,340 (5 new units x \$13,068), prior to approval of the Final Map or Parcel Map. (SMC 18.10)

8. FENCES

- A. A gate shall be added to the end of the eastern path leading to the patio yard areas. This gate shall remain locked at all times, with the intent of it being utilized as a secondary means of egress only
- B. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- C. Such fences may extend along side property lines, but do not extend beyond the front line of the main building on each lot.
- D. Install and maintain the fences and masonry walls as shown in the approved set of plans attached to this report.
- E. 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. Provide separate meter for domestic and irrigation water systems.
- B. The landscape plan shall including street trees and shall be submitted and approved per the City Arborist.
- C. The three palm trees proposed for the front yard shall be replaced with a species to the review and approval of the City Arborist.
- D. The new City street trees shall be 24-inch box size or larger.
- E. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- F. The two foot landscaping strip adjacent to the east property line shall be planted with a dense bush species that will form a solid hedge row, subject to the review and approval of the City Arborists. The intent is to more fully screen the adjacent residential project from an immediate privacy impact.
- G. All backflow devices, including DCDAs, must be fully screened by a metal cage or landscaping.
- H. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- I. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.

- J. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- K. All areas not required for parking, driveways or structures shall be landscaped.

10. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
 - 1. An inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA).
 - 2. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
 - 3. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

11. 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:
 - 1. Sodium vapor (of illumination with an equivalent energy savings).
 - 2. Pole lights are not allowed in this project.
 - 3. Provide photocells for on/off control of all security and area lights.
 - 4. All exterior security lights shall be equipped with vandal resistant covers.
 - 5. Wall packs shall not extend above the roof of the building.

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

12. PARKING

Multi-family Uses:

- A. 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 managers/homeowner's association, 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 and homeowner's association cannot rent unassigned spaces, except that a nominal fee may be charged for parking management.
 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.
- B. The parking lot shall be maintained as follows:
 1. Garage spaces shall be maintained at all times so as to allow for parking of vehicles.
 2. Clearly mark all assigned, guest, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 3. Maintain all parking lot striping and marking.
 4. Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.

13. RECYCLING AND SOLID WASTE

- A. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

14. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to

occupancy. Plans shall be approved by then Department of Public Works.

- C. Any existing deficient or missing public improvements (i.e. curb, gutter, sidewalk, driveway, streetlight, etc.) shall be upgraded to current City standards as required by the Director of Public Works.
- D. The project shall submit a traffic control plan for any work in the public right-of-way, short and/or long term.
- E. Provide an engineer's estimate for all off-site, public improvement work.
- F. Slurry seal to the centerline of Old San Francisco Road along the project frontage, if the Department of Public Works determines damage has been caused in the street.
- G. Any pavement markings damaged by the project construction (such as the bike lane and center two-way left-turn lane) must be reinstated with thermo plastic.
- H. The existing 35 mph speed limit sign fronting the project site must be retained and only the damaged pole needs to be replaced.

15. 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.

16. STORAGE

- A. Unenclosed storage of any vehicle shall be prohibited.
- B. Unenclosed storage of any kind shall be prohibited on the premises.

17. MISCELLANEOUS

- A. All utility meters and other mechanical devices must be fully screened or placed within the building.

18. TRAILERS

- A. The temporary trailer(s) shall be subject to following requirements:
 - 1. Trailer(s) shall be placed on the premises not sooner than 15 days following the date of City.
 - 2. Trailer entrance(s) shall be oriented towards the nearest building.
 - 3. Any variation from the location of the trailer(s), as represented by the submitted plan, shall be subject to approval by the Director of Community Development.
 - 4. Area lighting shall be provided in the vicinity of the trailer(s).

19. UNDERGROUND UTILITIES

- A. All proposed utilities shall be under grounded, including transformers.
- B. 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.
- C. 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.
- D. 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.
- E. Conduit sizing and locations shall be included on street improvement plans. Submit one copy to the Planning Division.
- F. 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.
- G. Any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plans to the Director of 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.
- H. A copy of an agreement with affected utilities companies for existing overhead utilities which are on-site or within adjoining rights-of-way shall be provided to the Director of Community Development prior to issuance of a Building Permit or a deposit or bond in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- I. A copy of an agreement with affected utilities companies for undergrounding all existing and proposed overhead service drops to the building shall be provided to the Director of Community Development prior to issuance of a Building Permit.

20. TENTATIVE MAP CONDITIONS

- A. Full development fees shall be paid for each project parcel or lot shown on the Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.

- B. 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.
- C. 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.
- D. Comply with all applicable code requirements as noted in the Standard Development Requirements.

21. SUBDIVISIONS

- A. The developer shall execute a Subdivision Agreement and post surety bonds and/or cash deposits for all proposed public and/or private improvements prior to any permit issuance.
- B. Remove all debris, structures, area light poles, and paving from the site prior to recordation of a final map.
- C. All lots/parcels shall be served by utilities, allowing each lot/parcel to function separately from one another. Individual water services and meters shall be provided to each residential unit/lot.
- D. Provide the Public Works Department with a detailed estimate of water consumption in gallons per day (GPD) and peak water demand in gallons per minute (GPM), and estimate of sanitary sewer generation in gallons per day (GPD).
- E. Install cleanout(s) at the property line.
- F. The applicant needs to coordinate with the property owner to the west for connection of the storm drain pipes to the storm drain system as the storm drain pipes will be in conflict with the proposed new driveway and approach. Additionally, storm drain pipes are no longer allowed to be placed through the curb.

22. PUBLIC SAFETY – FIRE PREVENTION

- A. As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, and Title 19 California Code of Regulations.
- B. The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety.
- C. Provide a fully automatic fire sprinkler system in accordance with NFPA 13/13D depending on construction type. (MC 16.52.270) with a fire sprinkler system inside the garage, if living space is above.
- D. Install approved smoke detectors in accordance with the California codes.
- E. Provide approved fire extinguishers (minimum size of 2A10BC).

- F. An 11% grade of the driveway (A5.1) will prohibit the use of the driveway as a fire access road. All measurements for fire access will be taken from the street.
- G. If a fire access road is required, provide a fire access road with a minimum unobstructed width of 20 feet and a minimum inside turning radius of 30 feet. Fire access roads in excess of 150 feet require an approved area for turning around fire apparatus (MC 16.52.170 and Section 503 CFC).
- H. Fire access roads shall be marked in accordance with MC 16.52.170.
- I. Fire hydrant location as shown on A 6.2 would need to be at the street or provide a fire access road to reach the hydrant.
- J. Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection (304.3.3 CFC, MC 16.52.270).
- K. Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems. (Chapter 14, CFC).
- L. Provide a written construction Fire Protection Plan. (Section 1408 CFC) (Refer to Unidocs.org Fire Prevention documents).
- M. As an Alternate Materials and Methods to the 150 foot hose reach requirement to the rear of the building, standpipes may be a possibility. Suggested locations for the standpipes would be exterior northwest corner of the building, the exterior southeast corner near the proposed yard access landing, and several inside the below-grade garage.
- N. Standpipes shall require a dedicated water line should the fire sprinkler system for the building be a NFPA 13D rather than a 13 system.
- O. A DCDA/FDC at the street would be required for a dedicated standpipe/NFPA 13 system.
- P. A City fire hydrant would need to be within 50 feet of the FDC on the same side of the street.
- Q. Access to the enclosed yards would require Knox padlocks on each gate, and CCR conditions that would provide for a clear path between yards (from gate to gate)(in other words, one could not store property that would inhibit access between yards). This would allow fire department access from yard to yard.

Steve Lynch - Concern for Planned Condominium Development at 585 Old San Francisco Rd

From: Jiarong Zhou
To: <slynch@ci.sunnyvale.ca.us>
Date: 4/7/2009 8:06 PM
Subject: Concern for Planned Condominium Development at 585 Old San Francisco Rd

Dear Steve Lynch and City of Sunnyvale Officials,

As owners of the 573 Blackwood Terrace of Sunnyvale, my wife and I want to voice my concern of the new planned condominium development right next to our complex. That area has already congested with a lot apartment, condo churches and commercial buildings. Adding more condense condominiums will make situation worse.

Currently, my wife and I are living out of state for my employment reason. But, we still planning to go back to Sunnyvale and live in our property at 573 Blackwood Terrace. As a result, we can not attend the meeting on April 13, 2009. We hope city of Sunnyvale will consider our concern of the issue.

Best regards,

Owner of 573 Blackwood Terrace, Sunnyvale, CA 94086
Jiarong Zhou (husband)
Zhiping Tan (wife)



PERSPECTIVE VIEW

SUSTAINABLE MATERIAL KEY:

- 1. DUNN-EDWARDS TERRACOTTA SAND
- 2. DUNN-EDWARDS MODERN IVORY
- 3. HARDI BOARD-PAINTED
- 4. EXPOSED CONCRETE
- 5. VINYL OR FIBER GLASS WINDOWS TYP
- 6. DRIVABLE GRASS
- 7. STANDING SEAM ROOF-GRAY
- 8. CABLE RAIL-TYP

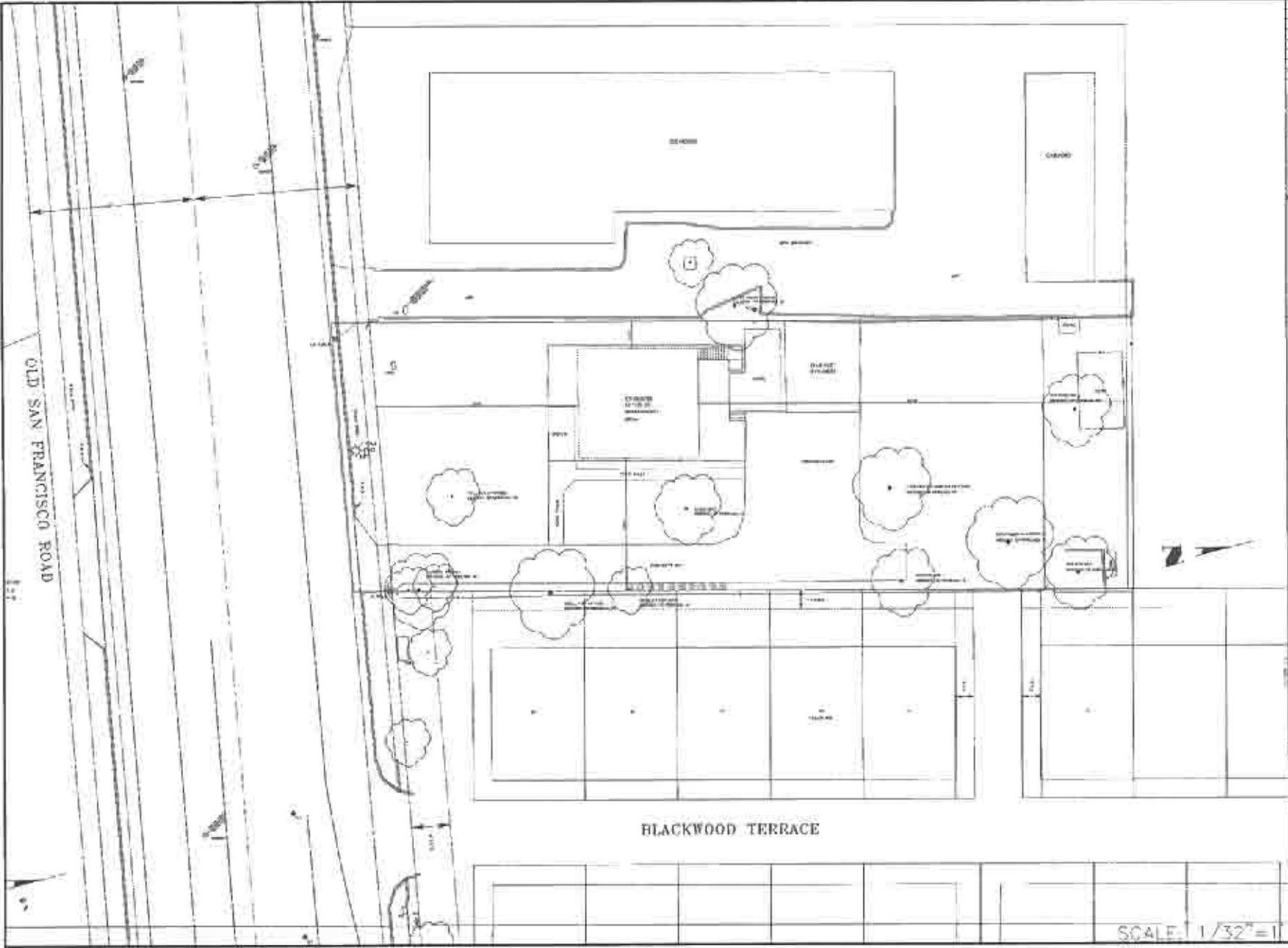


STREET VIEW

DATE	REVISION

IRFAN ABSAR
TOWN HOMES
585 OLD SAN FRANCISCO RD
SUNNYVALE, CA

ATTACHMENT
Page 1 of 1



OLD SAN FRANCISCO ROAD

BLACKWOOD TERRACE

SCALE: 1/32" = 1'

DATE	REVISION

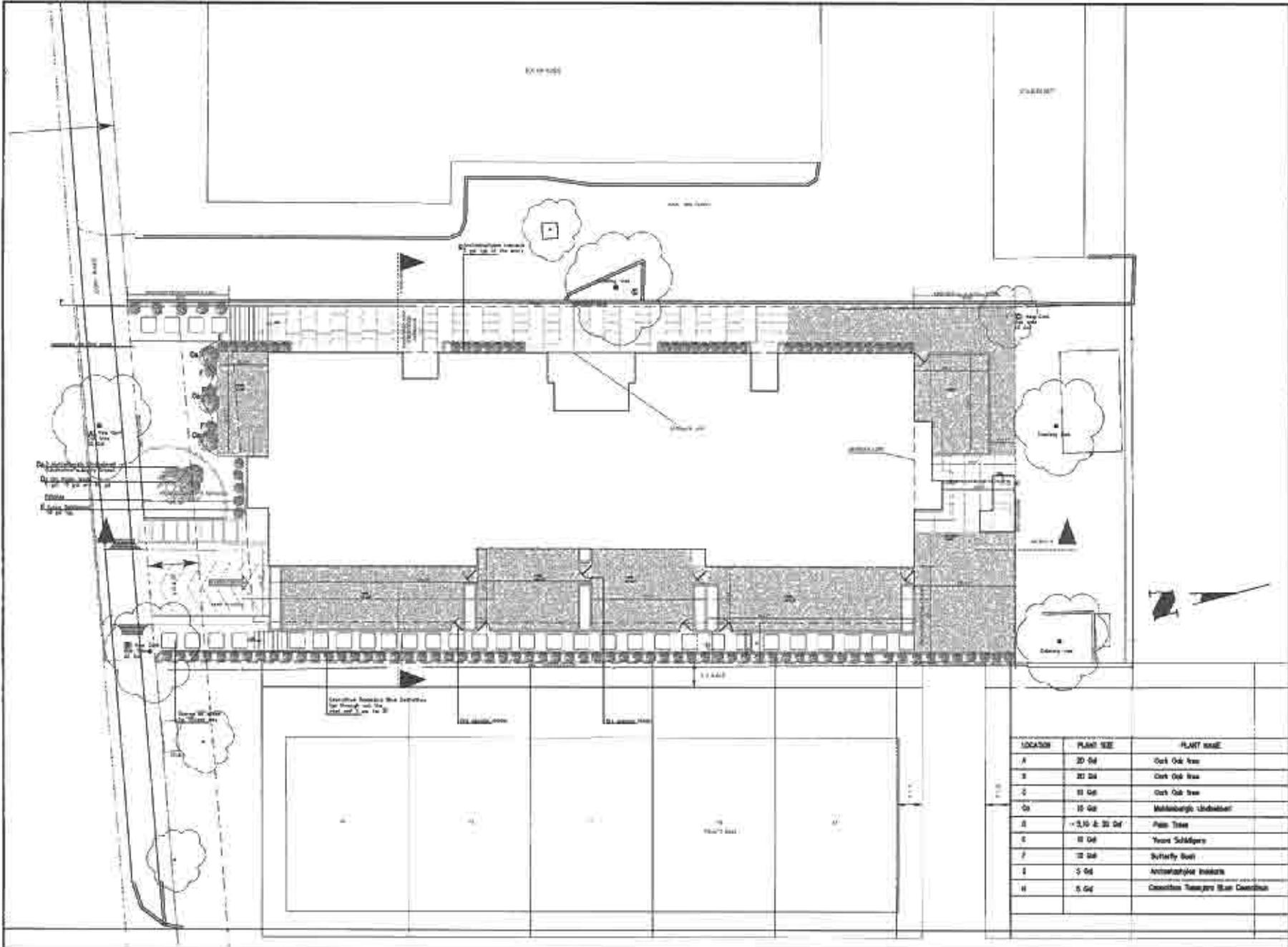
M. DECKER ARCHITECTS

14000 REDWOOD AVENUE
 SUITE 100
 LOS ALTOS, CA 94024

NEW TOWNHOME'S FOR
 RYAN ABBAS TOWN HOMES
 385 OLD SAN FRANCISCO ROAD
 SUNNYVALE, CA

ATTACHMENT F

PLAN
 Page 2 of 10



DATE: _____ REVISION: _____



H-DESIGNS ARCHITECTS
 21 W. ADAMS AVE.
 LOS ANGELES, CA
 90012-3434
 TEL: 213.480.1111
 FAX: 213.480.1112
 WWW.H-DESIGNS.COM



REAL ADDRESS:
 10001 - CAMEL
 2805 OLD SAN FRANCISCO RD
 SUNNYVALE, CA

LOCATION	PLANT SIZE	PLANT NAME
A	20' 0"	Oak Oak tree
B	20' 0"	Oak Oak tree
C	15' 0"	Oak Oak tree
D	15' 0"	Mulberry Umbrella
E	15' 0" & 20' 0"	Palm Tree
F	15' 0"	Yucca Schottgers
G	15' 0"	Butterfly Bush
H	5' 0"	Artemisia tridentata
I	5' 0"	Ceanothus Texensis Blue Dendrobium

ATTACHMENT E
 Page 3 of 2
 1/18

DATE REVISION

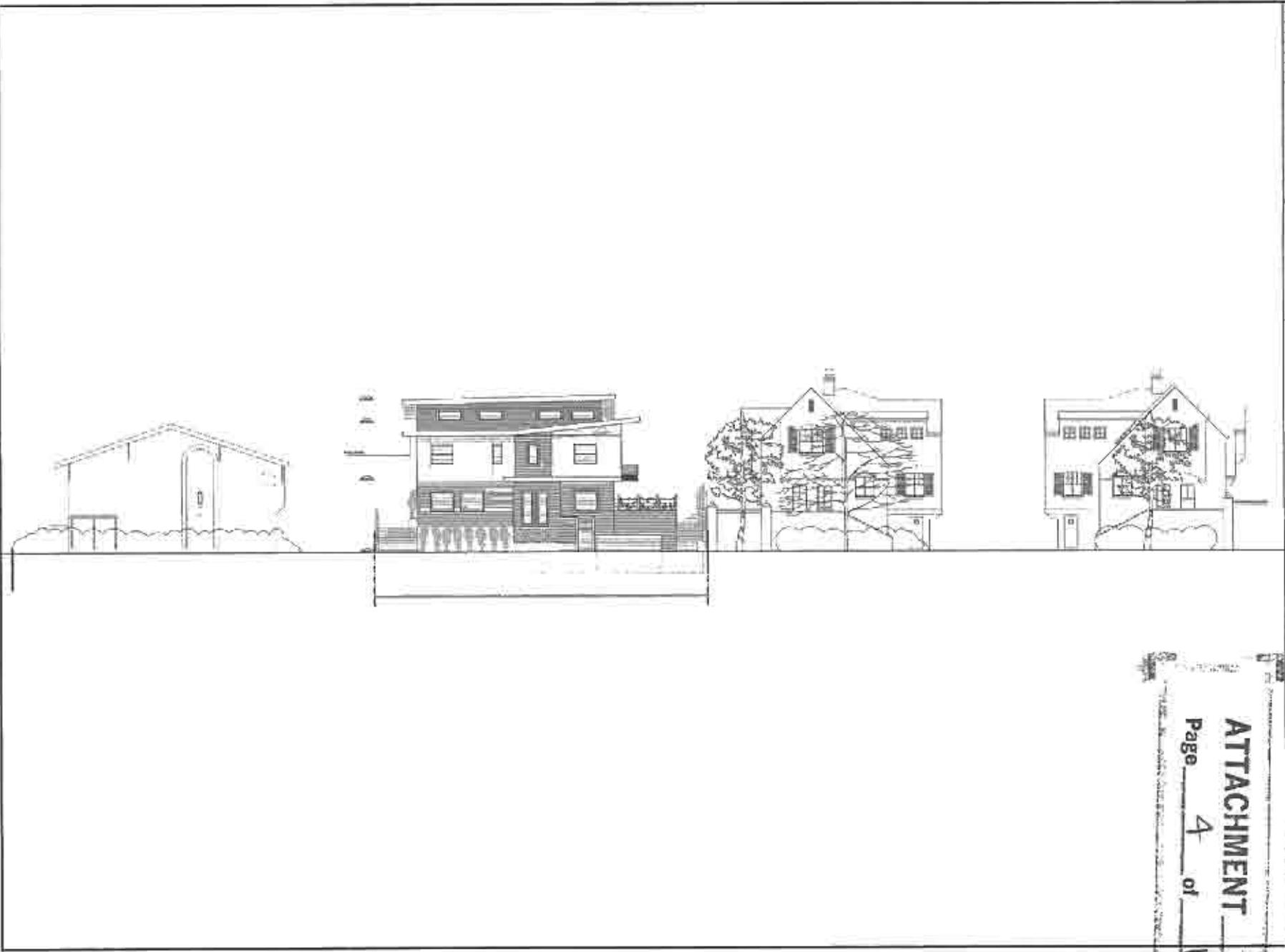


H. J. JOHNSON ARCHITECTS
 22 W. TOWERS WAY
 LOS ALAMOS, CA 94022
 TEL: (415) 948-1000
 FAX: (415) 948-1001

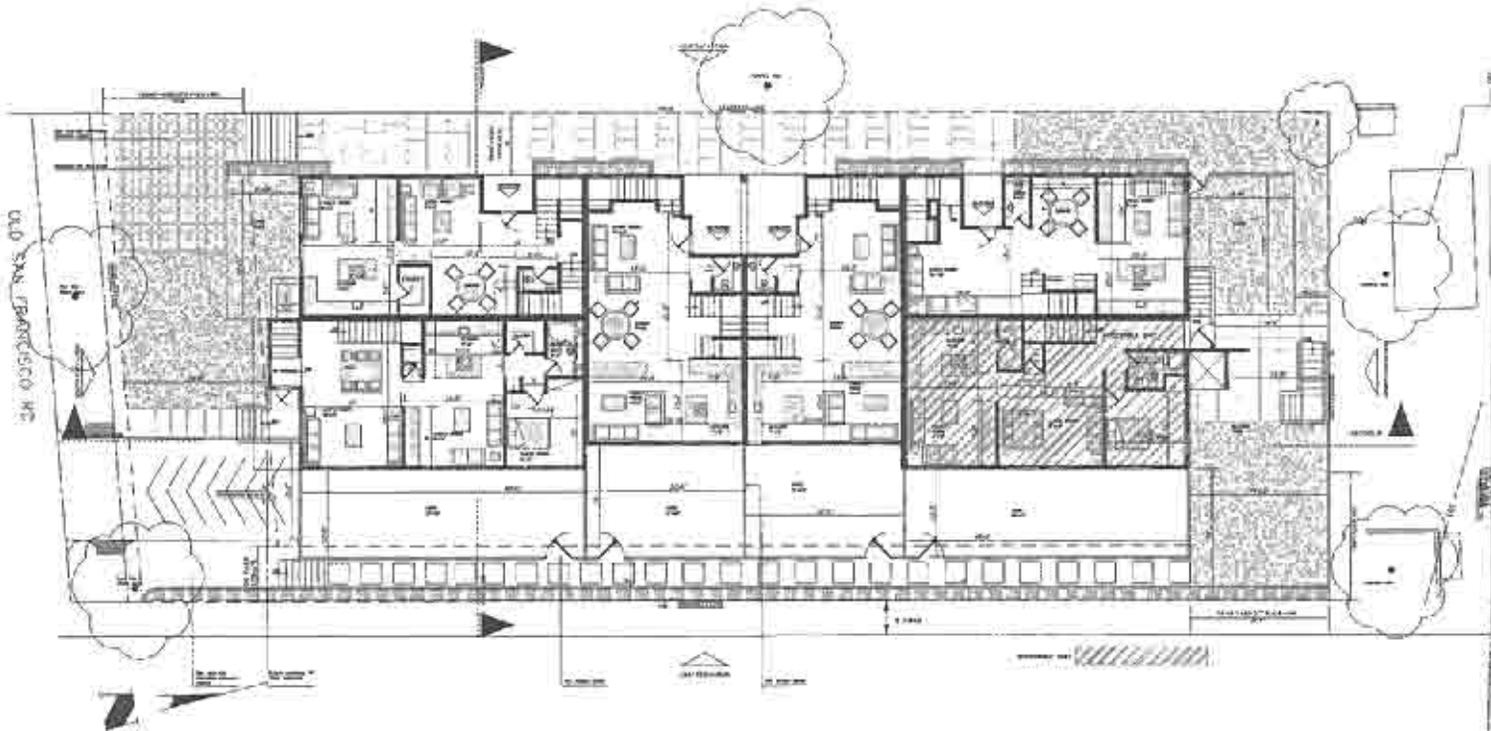
NEW TOWNHOMES FOR
 IRVIN AHSAP TOWN HOMES
 335 OLD SAN FRANCISCO ROAD
 SAN ANTONIO, CA

STREET SCAPE
 WITH PROPOSED ELEVATION

AI



ATTACHMENT E
 Page 4 of 10



OLD SAN FRANCISCO INC

SCALE 1/8" = 1'-0"

ATTACHMENT *5*

Page *4* of *10*

DATE: _____

REVISION: _____

M DESIGN ARCHITECTS
 21 W. JOLLA AV.
 LOS ALTOS, CA. 94022

AS PER TOWNHOME'S FOP
 10741N ABSAR TOWN-HOUSE
 535 OLD SAN FRANCISCO ROAD
 SUNNYVALE, CA.

PROPOSED FIRST FLOOR

AL.2



Rockwell Analytics
10000 Rockwell Drive
Rockwell, CA 94768
Tel: 925.938.1000
www.rockwellanalytics.com

NEW TOWNHOME'S FOR
BIRCH AVE LOW RISES
ROCKWELL ANALYTICS
10000 ROCKWELL DRIVE
ROCKWELL, CA 94768

800.738.2222

A1.2



ATTACHMENT F
Page F of 10

DATE

REVISION

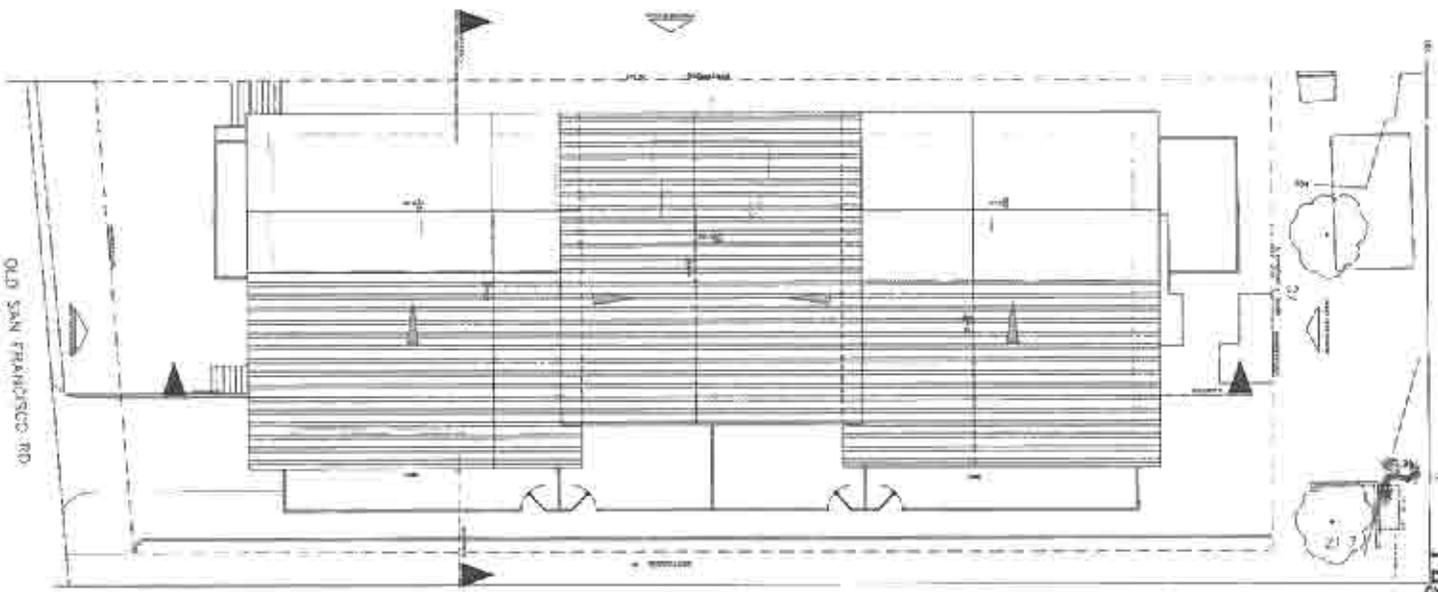


M. J. POKORNY ARCHITECT
204 E. 10TH ST. # 200
LOS ANGELES, CA 90012
TEL: (213) 475-1000
WWW.MJPORNY.COM

NEW TOWNHOMES FOR
19341 ADRIAN TOWN HOMES
385 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA

PLAN ROOF

A1.4



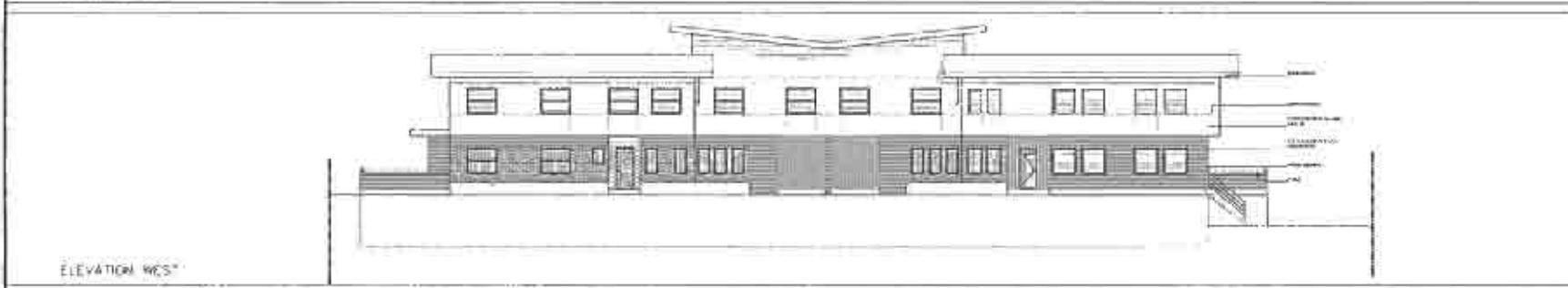
OLD SAN FRANCISCO RD

ATTACHMENT F

Page 8 of 11



ELEVATION EAST



ELEVATION WEST



ELEVATION NORTH



ELEVATION SOUTH

DATE: 10/20/10

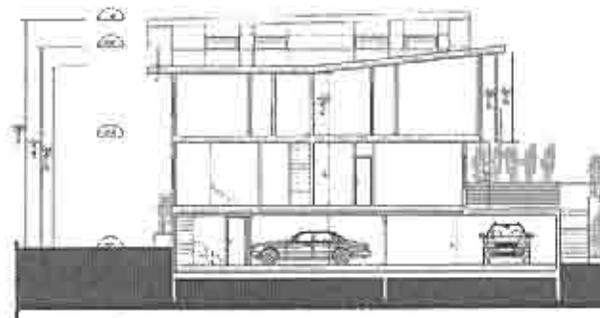
MORGAN MOORE ARCHITECTS
 1000 BAY STREET
 SUITE 1000
 SAN FRANCISCO, CA 94109
 TEL: 415.774.1000
 WWW.MORGANMOORE.COM

NEW TOWNHOMES FOR
 BRYAN AGUIAR LOWE HOMES
 585 OLD SAN FRANCISCO ROAD
 SUNNYVALE, CA

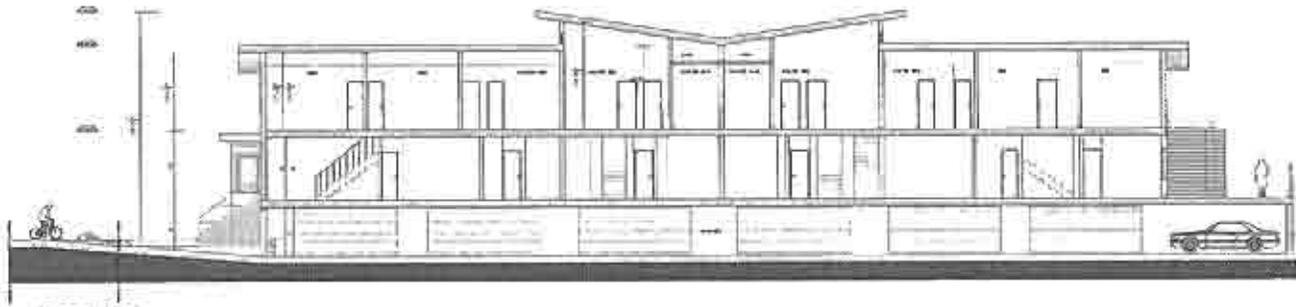
ATTACHMENT
 Page 2 of 12

SUNO VALLEY CASADORA
 PROPOSED BUILDINGS

A3.1



SECTION AA



SECTION BB

DATE REVISION



H. Pagan Architects
 16 DESIGN ARCHITECTS
 15 N. DIVISADERO AVE.
 LOS ALTOS, CA 94022
 TEL: 650.949.1000
 WWW.H-PAGAN.COM

NEW HOMES FOR
 PEANUTS & TWINK HOMES
 565 OLD SAN FRANCISCO ROAD
 SUNNYVALE, CA

SECTIONS

A5.1

ATTACHMENT E
 Page 10 of 13

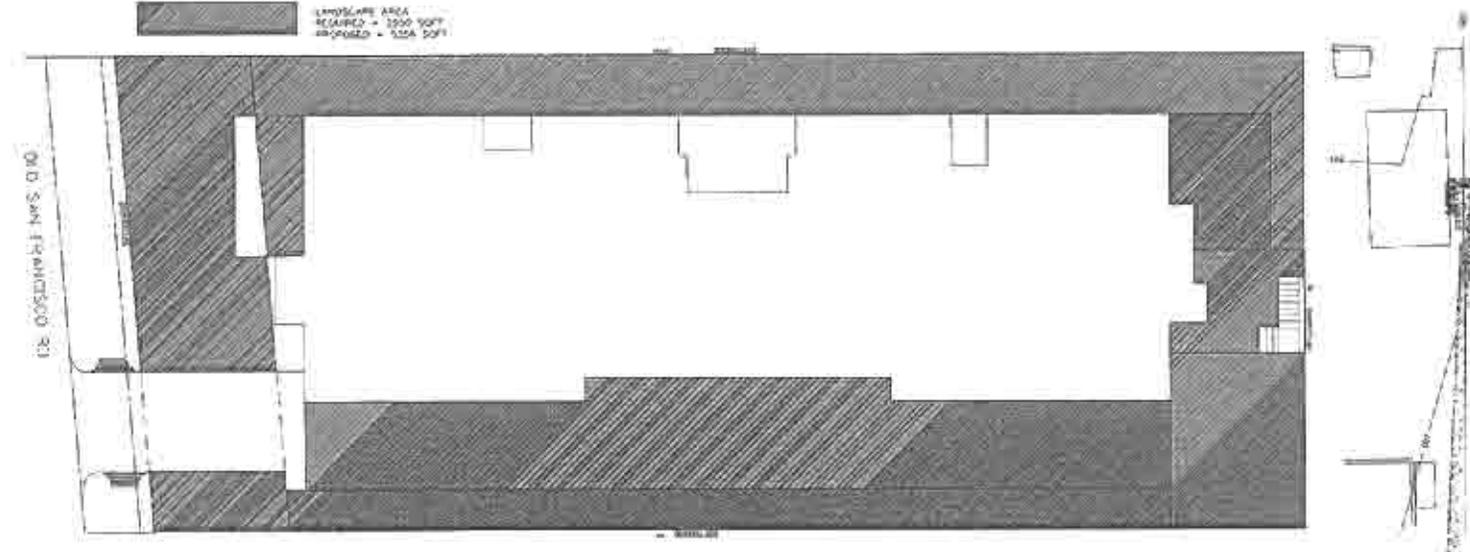
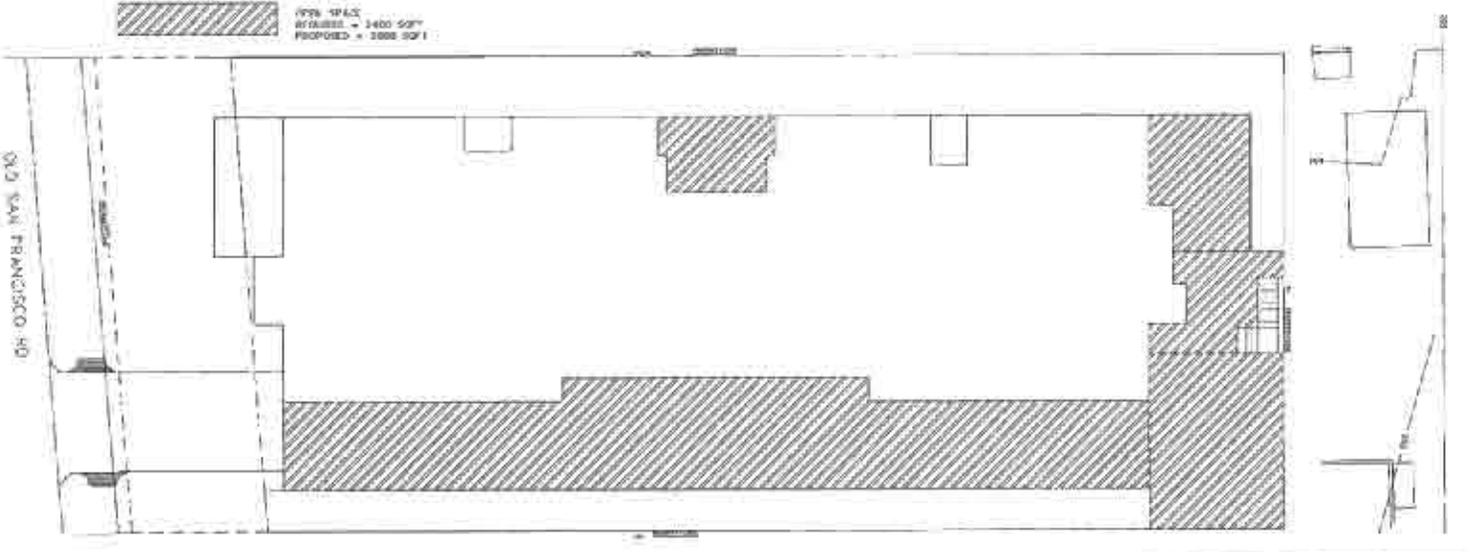
DATE	REVISION

M. PROBERT ARCHITECTS
 ARCHITECTS
 12 W. PUEBLO AVE.
 LOS ALAMOS, CA 94022
 TEL: 650.938.1100
 FAX: 650.938.1101

NEW TOWNHOMES FOR
 JEREM ASGAR TOWN HOMES
 585 OLD SAN FRANCISCO ROAD
 SANMATEO, CA

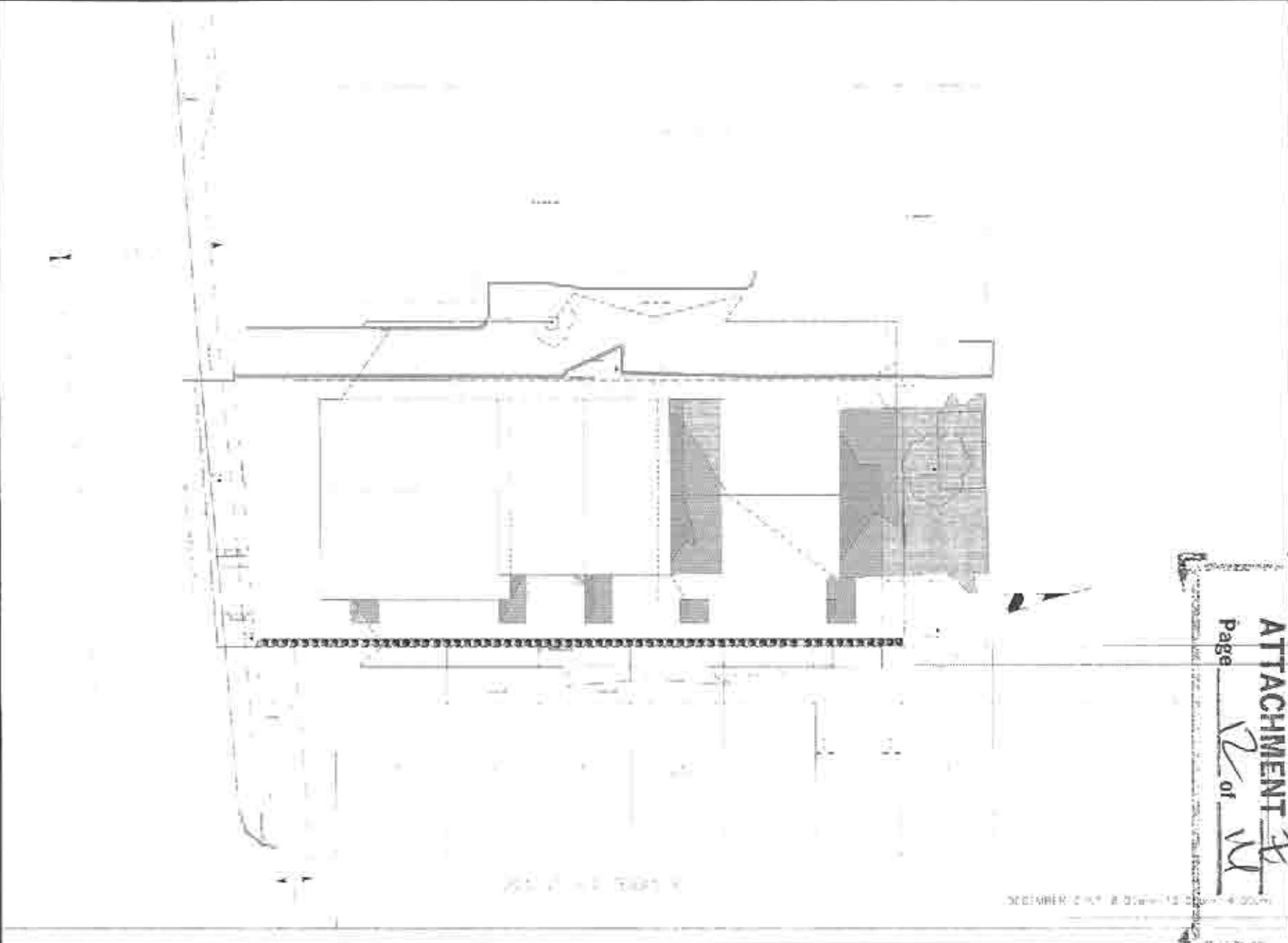
AREA LANDSCAPE &
 AREA OPEN SPACE

A6.1



ATTACHMENT
 Page 11 of 10

ATTACHMENT 12
 Page 12 of 14

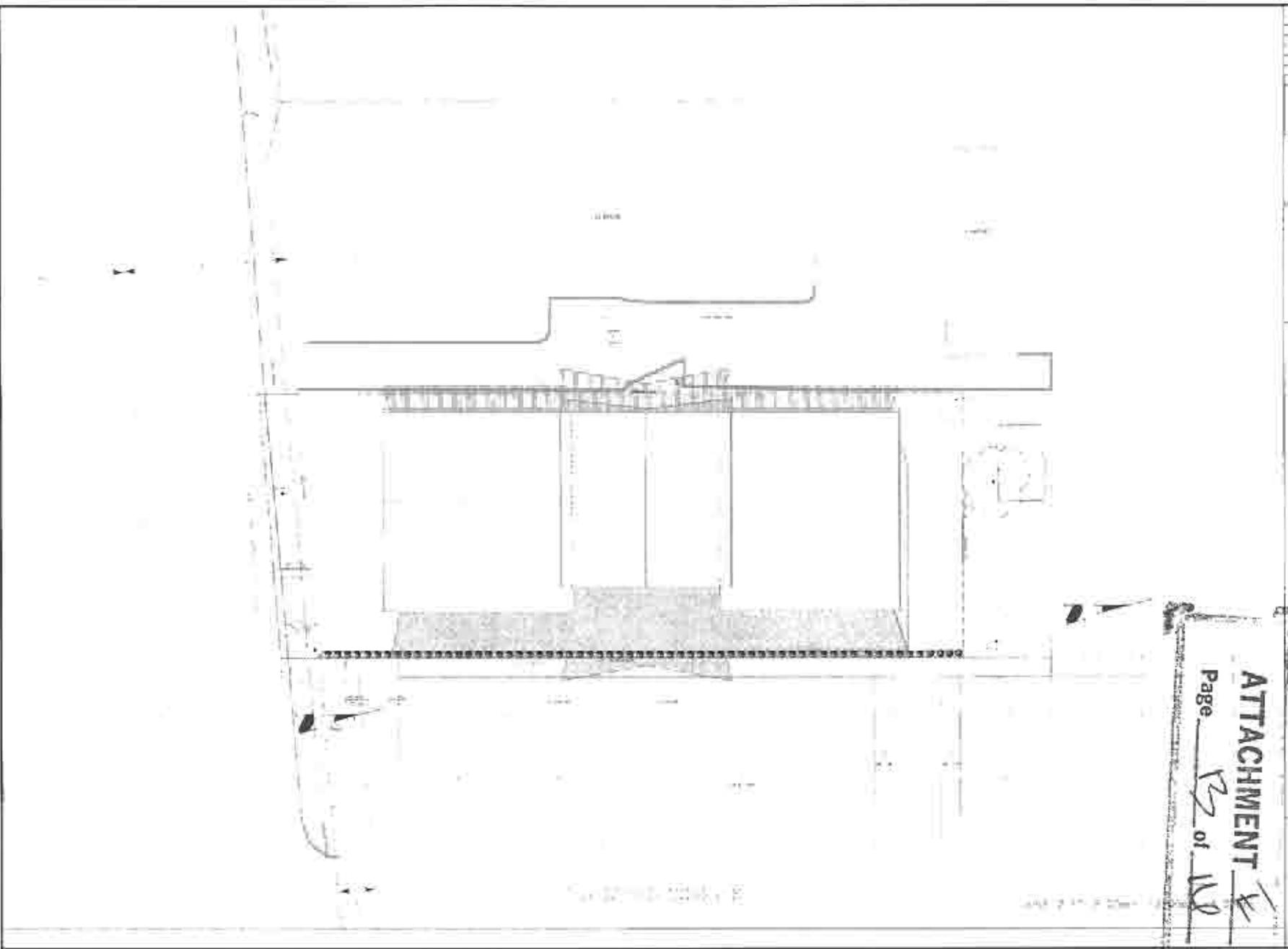


DATE: 08/20/2013
 BY: J. W. DECKER

PROJECT: 1001
 1001 S. WASHINGTON ST.
 DENVER, CO 80202

DATE: 10/1/10
 DRAWN BY: J. WOODRUM

18V

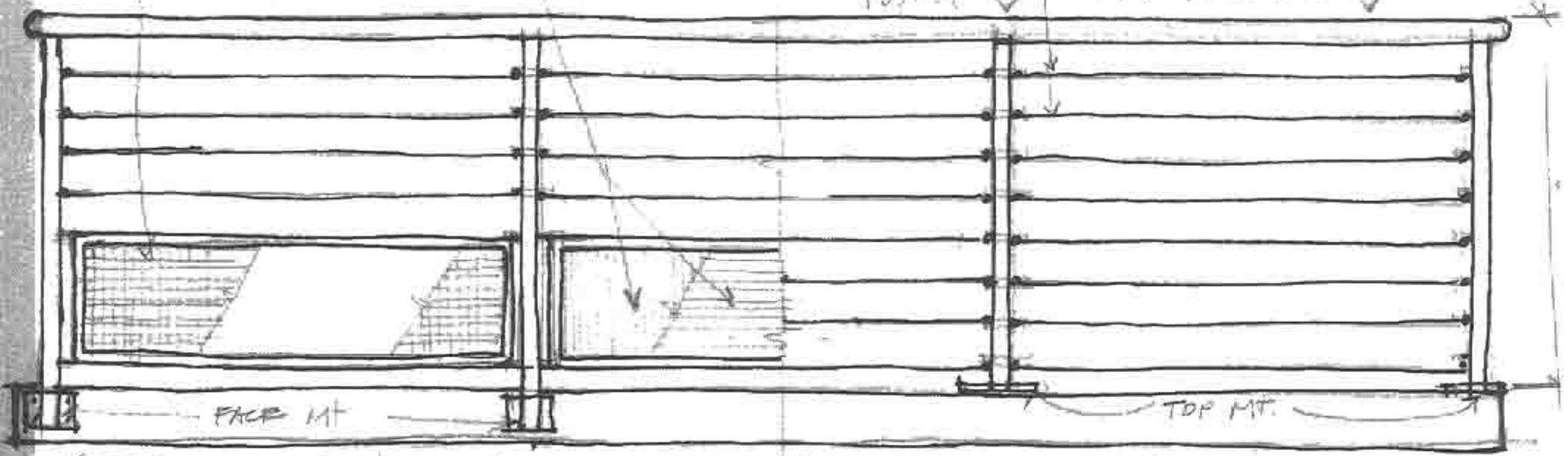


ATTACHMENT
 Page 13 of 110

WIRE MESH
FRONT RAIL

2x2
STL
POSTS

CABLE OR ROV 3/4" OR
STD ST. CAP

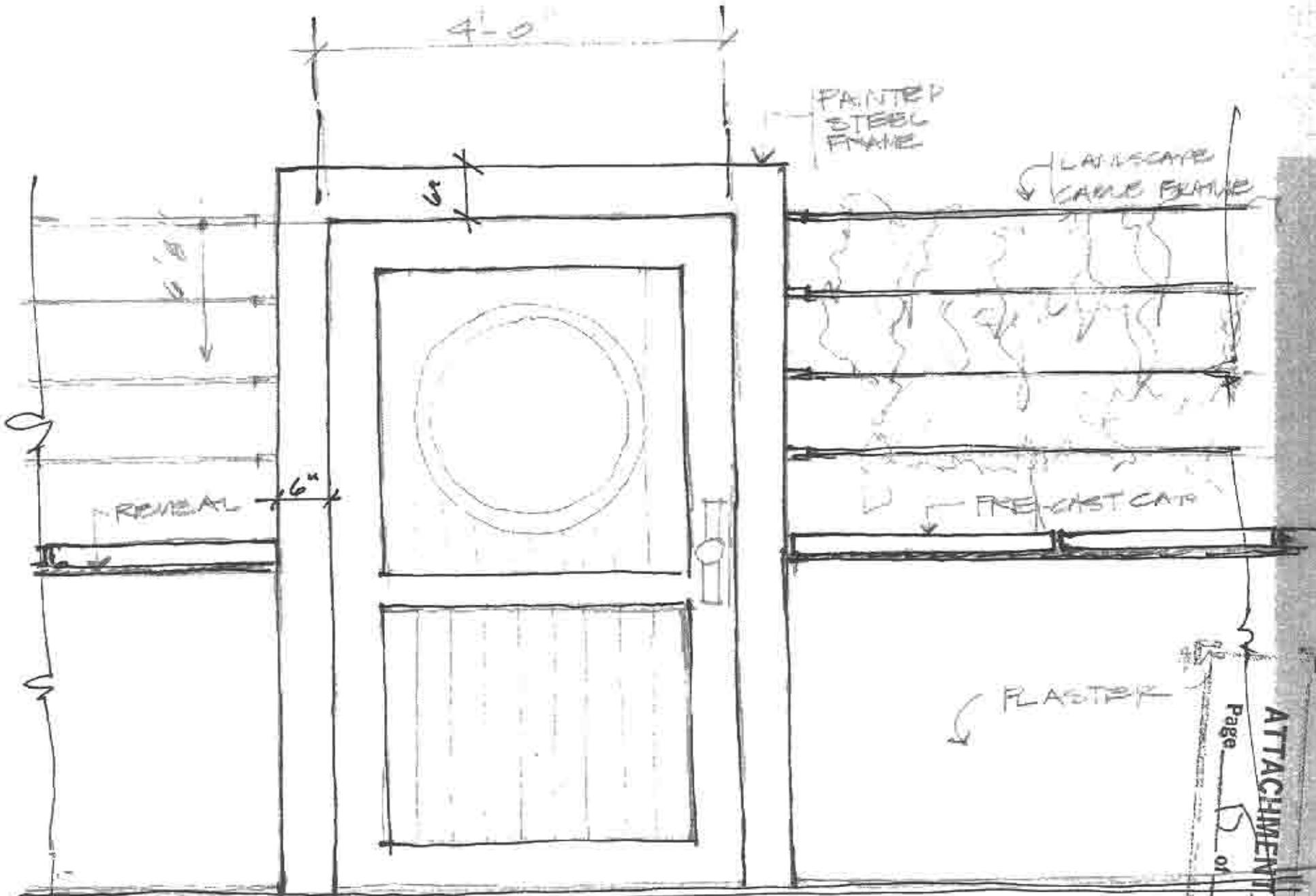


FACE MT

TOP MT.



DECK RAILING OPTIONS



YARD GATE

