



REPORT TO PLANNING COMMISSION

Hearing Date: September 27, 2010
File Number: 2010-7493

SUBJECT: Capella Holdings, LLC & BRE Properties
[Owners/Applicants]: Applications for mixed use project located at 311 Capella Way in Downtown Specific Plan Area, Block 1a Zoning District (APN: 209-07-03, 04, 05, 06, 09, 14, 15, 16, 17, and 18):

Motion **Special Development (Use) Permit** to allow the development of two new mixed use buildings with 280 rental units and 34,575 square feet of ground floor commercial space and 486 parking spaces located on Blocks A (lot 1) and B (lot 2) of the proposed tentative map;

Motion **Tentative Map** for the creation of four lots.

Motion **Mitigated Negative Declaration** for the Special Development Permit and Tentative Map.

REPORT IN BRIEF:

Existing Site Conditions Former Town and Country Village site (demolished)

Surrounding Land Uses

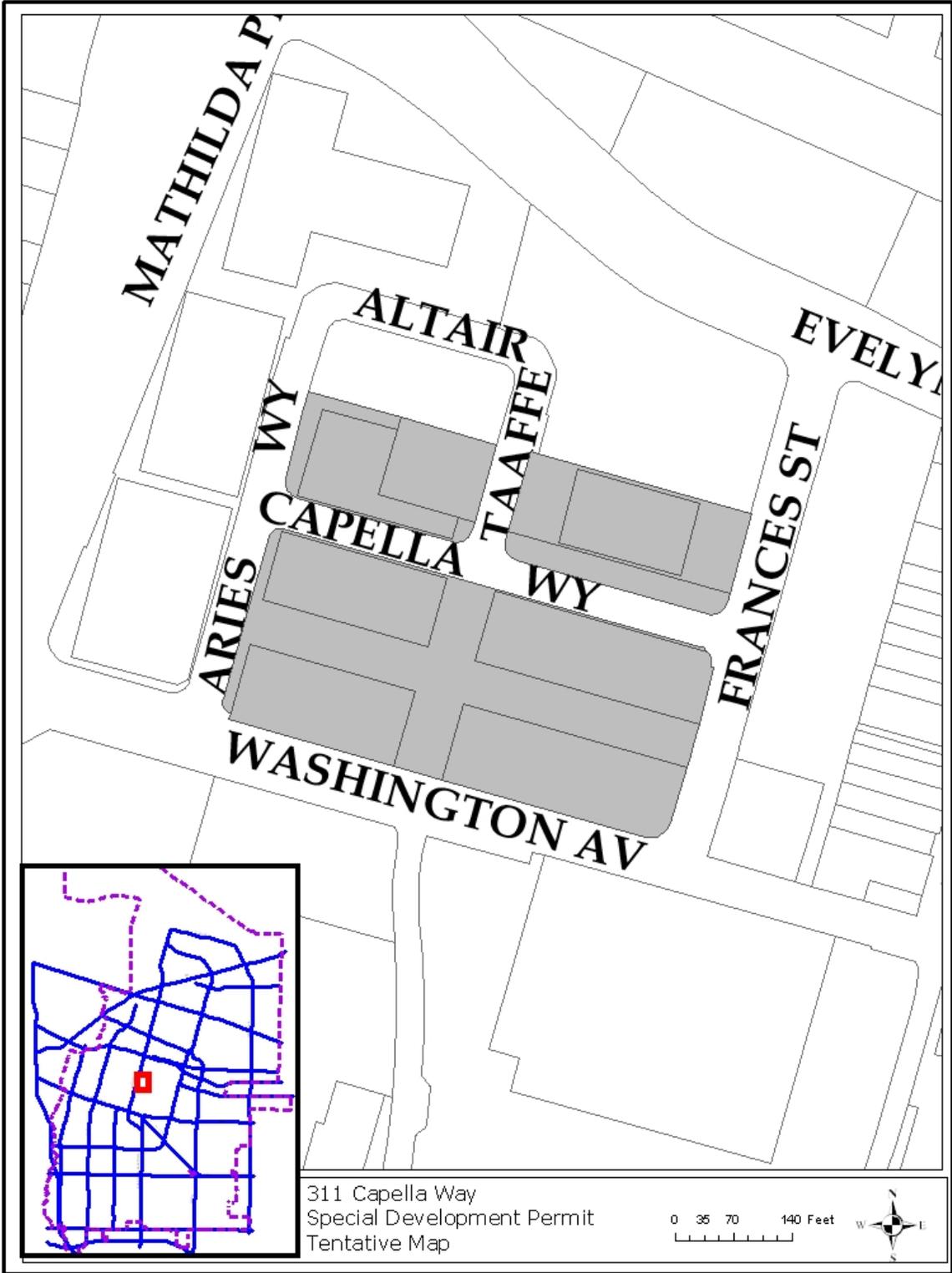
- North Plaza del Sol, Mixed use retail/residential/post office, JP Morgan office buildings
- South (across Washington) former Town center development
- East (across Frances) Frances Street parking lot, 100 Block of South Murphy Avenue (retail/entertainment)
- West (across Aries) JP Morgan buildings

Issues Architecture, Parking, Construction-related impacts

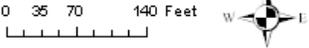
Environmental Status A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approval with conditions

VICINITY MAP



311 Capella Way
Special Development Permit
Tentative Map



PROJECT DATA TABLE

	PREVIOUS	PROPOSED	REQUIRED/ PERMITTED
General Plan	DSP	Same	N/A
Zoning District	DSP - Block 1a	Same	N/A
Lot Size (acres)	4.61 acres	Block A (Lot 1): 1.366 acres Block B (Lot 2): 1.087 acres Block C (Lot 3): 0.768 acres Block D (Lot 4): 0.611 acres <i>Total: 3.832 acres</i>	.30 ac
COMMERCIAL/RETAIL (PHASE 1, BLOCKS A AND B)			
Gross Floor Area (s.f.)	87,860 (6 buildings comprising Town and Country village, demolished)	34,575 (Blocks A and B combined)	52, 500 max. (DSP-1a combined) <i>17,925 square feet remain for DSP-1a</i>
Lot Coverage (%)	44%	100%	100% as per SDP max.
RESIDENTIAL (PHASE 1, BLOCKS A AND B)			
No. of Units	0	280	450 max. (DSP- 1a combined) <i>170 remaining</i>
Bedrooms/Unit	N/A	6 studio units 144 1-BR units 130 2-BR units	N/A
No. of BMR units	N/A	N/A	N/A
Unit Sizes (s.f.)	N/A	434 -1,495 sq. ft.	N/A
Lockable Storage/Unit	N/A	300 cu. ft. per unit	300 cu. ft. min. per unit
No. of Buildings On-Site	4 buildings in Blocks A and B combined, and, 2 buildings in Blocks C and D	2 Buildings – 1- Block A; and 1 Block B Both facing Washington Ave.	N/A
Building Height (ft.)	N/A	75'	85' max. (including rooftop mechanical)
No. of Stories	1	6	6 max.
Setbacks	Varied	0	No setbacks are required for Block 1a

	PREVIOUS	PROPOSED	REQUIRED/ PERMITTED
Landscaping			
• Total Landscaping	N/A	Block A: 16,038 Block B: 9,739 <i>Total: 25,777</i> (includes paved, lawn and planting areas)	20% as per SDP min.
• Vegetative	N/A	Block A: 5,755 Block B: 3,819 <i>Total: 9,574</i>	Per SDP
• Hardscaped	N/A	Block A: 8,628 Block B: 5,263 <i>Total: 13,891</i>	Per SDP
• Usable Open Space/Unit (sq. ft.)	N/A	Block A: 10,597 s.f. Block B: 7,025 s.f.	50 sq.ft. min. per unit Block A: 7,600 s.f. Block B: 6,400 s.f. <i>Total: 14,000</i>
• Clubhouse (s.f.)	N/A	2 clubhouses; 1,000 sq. ft. each	450 min. per site (building)
Parking			
• Total No. of Spaces	N/A	261 spaces in Block A; and 225 spaces in Block B <i>Total: 486</i>	261 spaces in Block A; and 225 spaces in Block B <i>Total: 486 spaces</i>
• Standard Spaces	N/A	343	280 min.
• Compact Spaces/ % of Total	N/A	44 spaces (28%) for unassigned 93 spaces (33%) for assigned	72 (35% max) unassigned
• No. of Underground (in parking garage)	N/A	486	No requirement



	PREVIOUS	PROPOSED	REQUIRED/ PERMITTED
• No. of Surface parking stalls	Approx. 200 spaces in the parking district and on-street parking in the Block 1a area	Approx. 60 on-street parking spaces (not included in total proposed parking)	Per parking district
• No. of Accessible	N/A	17	Per Building Code
• Bicycle Parking	N/A	Under design	93 Class 1 spaces 18 Class 2 spaces min. per VTA standards
• Driveway isle	N/A	24'	24' min.
Stormwater			
Impervious Surface Area (s.f.)	333,556	345,113	No max.
Impervious Surface (%)	100 %	Block A: 98% Block B: 96.7%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

On June 22, 2009, the Planning Commission reviewed a similar project for a tentative map and two new mixed use buildings. The previous approval was deficient in residential parking by approximately 32 spaces and on-site parking was available for the retail uses, which were concerns of Planning Commission and the Sunnyvale Downtown Association. Staff recommended approval with an aggressive parking management plan and transportation demand management plan (as proposed by the applicant) and several architectural changes that required the final architecture go back to the Planning Commission for review. The Planning Commission noted the following concerns:

- The residential parking deficiency needs to be addressed;
- The Planning Commission is reviewing the plans too soon as the architecture is not complete and the required architectural changes in the conditions of approval are substantial;
- The architecture of the two buildings is too similar; and,
- Sidewalk widths;

Based on the outstanding issues, which the Planning Commission felt were substantial, the project was denied. Detailed summary minutes have been attached for reference (see Attachment E).

Planning Commission Study Session

The applicant reworked the plans and submitted a new application in July 2010. The application was presented to the Planning Commission as a Study Session item on August 23, 2010. Staff provided a brief overview and the applicant provided a brief presentation indicating how items from the June 22, 2009 meeting have been addressed. The Planning Commission made the following comments:

- The design has improved since the June 22, 2009 proposal;
- The large facades need additional relief;
- Townhouse units should be differentiated with the use of color or other architectural elements;
- Aries Way elevation appears “ally” like and it is a prominent elevation that should be further enhanced;
- Ample moving and loading area should be provided;
- Sidewalk width seems narrow;
- Pedestrian/garage interface needs further refinement; and

Staff has worked with the applicant to develop conditions of approval that can address the concerns raised at the Planning Commission Study Session.

Downtown Specific Plan

The subject site is located within the Downtown Specific Plan (DSP), which was adopted by the City Council in 2003. Specifically, the site is located in Block 1a of the DSP, which is described as part of the Commercial Core District of the Downtown. This district includes Blocks 1, 1a, 2, 3, 18, and 20. The “commercial core district” supports a wide variety of uses ranging from Class A office, regional commercial retail, local retail, personal service businesses, a cinema, hotel and high density housing.

The DSP has two main goals: to link the different blocks together into a cohesive downtown core and to create a lively street life on all primary streets. With that in mind, the DSP encourages ground floor retail, restaurant and entertainment land uses to increase street activity with residential uses facilitating use of the downtown during day and night. High levels of architectural detail for pedestrian interest are important to create a pleasant pedestrian experience.

The DSP identifies the Land Uses and Development Intensities for the various blocks. Block 1a is allowed up to 450 residential units and 52,500 square feet of retail space. The proposed development will be subtracted from the allowable development, which will be available to the remaining area. Further clarification is provided under the analysis section.

DISCUSSION:

The subject site is located in Block 1a of the DSP and is surrounded by office development to the west, partially constructed mixed use development to the south, commercial and parking area to the east and Plaza del Sol and the Kasik mixed use property to the north. The Kasik property is currently developed with 20 residential units and 10,000 square feet of commercial retail service. The subject site was previously occupied by the Town and Country Village development, which comprised six separate buildings, totaling 87,860 sq. ft. The site was occupied by retail/commercial uses; the buildings were recently demolished. The proposed Tentative Map will reconfigure the former Town and Country Site into a four block area resulting in a pattern that is consistent with the downtown area. The map includes typical streetscape improvements such as sidewalks, street lights, and street trees. The proposed mixed use buildings will be located on the two blocks adjacent to Washington Avenue and will include primarily ground floor retail space facing Washington with residential located above and three levels of parking.

Requested Permit(s)

The applicant is requesting approval of a Tentative Map to re-subdivide the project area into four lots, totaling 3.83 acres and a Special Development Permit (SDP) for site and architectural review for Blocks A and B (lots 1 and 2 respectively) to allow a mixed-use project of 280 residential rental units situated above retail buildings totaling approximately 34,575 sq. ft. and 486 parking spaces with some shared parking stalls for commercial use on the ground level of the garage. The proposed project does not include conceptual plans for Blocks C and D (lots 3 and 4 respectively) of the proposed map.

• Tentative Map

The proposed project requires a Tentative Map to re-subdivide the area bounded by Aries Way, Washington Avenue, Frances Street and approximately 150 feet north of the center line of Capella Way, totaling 4.61 acres, into 4 lots, totaling 3.83 acres. The purpose of the Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines for buildings, public streets, etc., and displaying areas of future ownership lots. As indicated on the plans, a total of 280 residential units are proposed for Blocks A and B.

The Tentative Map is valid only in conjunction with the approved site map and approved Conditions of Approval. The standard Tentative Map Conditions of Approval are listed in Attachment B and the Tentative Map plans can be found in Attachment C.

- **Special Development Permit/Use Permit**

A Special Development Permit (SDP) is required for site and architectural review for Blocks A and B to allow a mixed-use project of 280 residential rental units situated above retail buildings totaling approximately 34,575 sq. ft. and 486 parking spaces with shared parking stalls for commercial use on the ground level of the garage. A SDP may also allow deviations from Zoning Code requirements and in this case the applicant is requesting a deviation from the maximum limit of compact spaces allowed for residential parking (see data table). The proposed project does not include conceptual plans for Blocks C and D of the proposed map.

The future development of Block C will be specifically influenced by the DSP which states that *'a physical relationship must be established between the Plaza and buildings facing the Plaza. Restaurants with outdoor dining are encouraged'*. To ensure that future development on Block C will address Plaza del Sol adequately, staff has included conditions of approval as part of the Special Development Permit, requiring that a significant retail component be included in the Block C design and required that the design further study of the feasibility of underground access through the parking garage currently under Plaza del Sol. It is understood that these issues will affect the feasibility of any future design. The included conditions will serve as a point of reference for the property owner and staff. These design issues will be evaluated through the review of a new SDP permit for Block C.

ANALYSIS:

Architecture

The proposed development is a true mixed-use development with both vertical and horizontal integration of a variety of retail and housing uses. The proposed ground floor commercial uses in Blocks A and B facing Washington Avenue achieve the DSP goal of creating a traditional downtown district and the proposed residential units above will spur activity in Downtown for both night and daytime uses as envisioned in the DSP. The proposed development includes a total of 280 residential rental units, with 152 units in Blocks A and 128 units in Block B of the project site. The residential units are located above retail facing Washington Avenue with additional units facing an interior landscaped courtyard area within each block. Sixteen (16) townhouse units are located along the frontage facing Capella Way to provide a strong residential feel to the Capella streetscape as envisioned in the DSP. At this time, all 280 units are proposed as rental units. If the property owner wishes to sell individual units in the future, it will require the submittal of a new tentative map for condominium purposes.

The proposed housing units are within the maximum 450 units allowed in Block 1a in the DSP. Based on land area, the Kasik property could have 43 residential units (vs. the existing 20). A total of 127 housing units could be built in Blocks C and D combined.

The proposed project provides ground floor retail all along the north side of the frontage of the two blocks facing Washington Avenue and Frances Street, totaling approximately 34,575 square feet (Block A - 22,006 square feet , Block B - 12,569 square feet). These retail spaces have been designed to allow a ground floor height (floor to floor) of at least 18 feet as per the DSP. The commercial portion of the project has a service hallway extending all along its rear leading into the common commercial/residential trash enclosure area facing Taaffe Street. All service and residential garage entrances have been provided off of Taaffe Street.

In June 2009, staff had included a recommended condition of approval requiring the applicant to develop *Tenant Storefront Design*. The revised plans submitted for this application have included a much higher level of detail and section illustrations clearly indicating storefront design elements. Staff has added a condition requiring that any future tenant improvements substantially comply with the approved plans. The condition also allows the owner/manager to submit guidelines if they would like to assist future tenants and their improvements. Staff has also prohibited the use of fabric awnings on the structure as they would not be consistent with clean modern design. Awnings or similar elements may be constructed of metal framing or glass to enhance the architecture at the pedestrian level.

Response to Comments

The applicant has revised the design to address comments from the June 22, 2009 hearing. In addition, staff has worked with the applicant prior to submittal to further refine the architecture. The resulting design will have substantial character with high quality design features to meet the DSP design standards. Blocks A and B have been designed using a modern/contemporary architectural style. The overall building form establishes a basic building line with projections and recesses for interest and architectural relief. Detailed information on the proposed architecture (streetscape views, elevations, enlarged details, and materials) can be found in the plan set in Attachment F. The applicant has responded to the following key issues either raised by the Planning Commission or staff:

- Parking needs to be addressed – The applicant has revised the plans to eliminate the residential parking deficiency. The previous approval was approximately 32 parking spaces short of the required 486 spaces. The applicant has also opened up a portion of the ground floor parking to share with the commercial tenants. These shared spaces would have an hour limit during the hours of 9:00 a.m. to 6:00 p.m., which is consistent with the

parking hours in the downtown area. Also refer to the Parking discussion in the Development Standards section below.

- The architecture is not complete – The architectural plans have been substantially refined adding additional details and renderings to illustrate the look and feel of the structures.
- The architecture of the two buildings is too similar – The architecture of the two buildings remains similar in overall appearance. The architect has flipped the corner bay elements to provide variation at the corner and to help reduce the repetition of patterns.
- Loading Areas – The proposed site does not specifically call out loading areas; however, there appears to be ample area on Taaffe Street. Staff has conditioned that the applicant identify ample loading area for each building. This may be addressed by identifying specific spaces and coordination with the site manager for residents.
- Sidewalk widths – The proposed sidewalks are all ten feet, which is consistent with the DSP and other developments with the downtown area. The applicant has provided recessed entries to provide some visual relief at the pedestrian level. The project will also include street trees, street lights and furniture as required by the DSP. Although these will ultimately reduce the useable width of the sidewalk, they will greatly enhance the overall pedestrian experience. The buildings on the south side of the Washington will have 10 feet sidewalks.
- Required architectural changes from the June 22, 2009 meeting – Staff recommended several architectural changes as part of the conditions of approval for the project. The applicant has worked with staff to address items as follows:
 - Articulation has been added to the upper floor through the addition of a darker recessed element located on the larger elements. While this helps, staff is concerned that the building still has an unfinished appearance on the upper floor.
 - Small projecting balconies have been added across bay window elements located in the center of the building. They were shown on the previous plans as mounted virtually flush against the bays. They have been pushed out about six inches to provide more articulation and interest.
 - Further articulation has been added to the townhouses through the addition of awning elements and a better separation between the units and residential floors above. Fencing and planter beds have also been added to further define the residential space from the public space. Overall, the appearance of the townhouses has improved; there is still some minor refinement necessary.
 - The townhouse material has been extended around the corners of the building to the Taaffe and Aries sides.
 - A “public art” element has been added on the Washington elevation in front of the residential breezeway on Block A. The proposed element

- will provide interest to this large expanse. The applicant has been in contact with Visual Arts and they are receptive to the idea. The applicant will need to submit for the Art approval process once they have received approval of the project.
- A formal roof or top element has not been added to the corner bay elements; however, the height of the upper floor has been increased which defines the top portion of the bays.

Remaining Architectural Changes Identified by Staff

As noted above, the applicant has addressed several items from the Planning Commission Study Session and those changes included in the recommended conditions of approval from the June 22, 2009 hearing. Although, the changes have resulted in an improved design, staff has identified several architectural items for further refinement, including the following:

- The top portion of the structures needs to be further refined. This would include further refinement of the top floor dark recessed element to add interest and shadow lines. The addition of trim or a finish element to the upper portion of the bays located on the central portion of both structures will add further definition to the upper floors.
- The townhouse levels should be further enhanced by the improvement of architectural treatment of the townhouse landings, fencing and planter beds and enhanced in width, depth and color to mimic the width of the banding found on the bay window elements.
- The scoring pattern shown on plastered walls should be accomplished through the use of a one inch (wide and deep) reveal. This would provide clean lines and movement on the facades. It would also pull the metallic elements from the corner bay windows to the center of the structure.
- All raised planter beds need to include recessed stamped skateboard deterrents. Raised deterrents can clutter the appearance of the beds.
- The treatment for the blank walls on Taaffe and Aries should be further enhanced through more substantial landscaping features and trellis work. Trellis work shall complement the style of screens used for the balconies and townhouse fencing.
- The retail frontage material and corner bay window elements should be of a finish that complements the proposed white vinyl windows. If the metal finish does not complement the vinyl, then an alternate residential window material shall be used to achieve this requirement.
- Additional high quality materials on the exterior facades may be added to break up the expanse of stucco on the residential units at upper levels.

The remaining items noted above have been included in the conditions of approval for the project. Staff feels that these items should provide the finishing architectural elements that the project needs.

Site Layout

The proposed Tentative Map will result in the reconfiguration of the existing parcels to create four parcels consistent with a downtown block pattern. The associated improvements for the map will include the creation of new streets, sidewalks, street trees, street lights and crosswalks. The alignment of the blocks will provide alignment with the existing street network. The new structures proposed on Blocks A and B will be built to the property lines and will provide common open space within a courtyard area located on the podium of each building. The first floor of each building will provide small alcoves and recessed entry elements for the retail components. Additional street furniture will be added for Blocks A and B as part of the new structure development and will be included in the formal landscape plan.

Parking/Circulation

The proposed project includes 280 residential units with 6 studio units, 144 one-bedroom units and 130 two-bedroom units, in Blocks A and B combined. The project as proposed provides the required 486 residential parking spaces for assigned and unassigned spaces. As part of the environmental review, the owner/manager will be required to provide one Eco-pass annually for each unit. This was required as a mitigation measure to reduce the greenhouse gases resulting from the operations of the site. In addition, the proximity of the site to the VTA stops and Caltrain will further encourage residents to use public transit.

The project site is located within the Downtown Parking Maintenance District and properties located within this area are assessed a fee for parking provided within the district. The project as proposed does not provide parking for the sole use of the commercial space. The former Town and Country Village development comprised 87,860 square feet of retail space; the allowed retail development on Blocks A, B, C and D will include up to 52,500 square feet.

Block 1a Land Use and Parking (pre-2010)				
	Retail s.f.	Parking per DSP (1:250)	Available Street and Surface Parking	Deficit
Town and Country	87,860	351		
Kasik	10,000	40		
TOTAL	97,860	391	~200	191

Block 1a Land Use and Parking (Future)				
	Retail s.f.	Parking per DSP (1:250)	Available Street and Surface Parking	Deficit
Capella A and B	34,575	138		
Future: Capella C and D plus Kasik	17,925	72		
TOTAL	52,500	210	~60	150

The proposed allowed retail space as per the DSP will result in a deficiency that is less than the previous development. The proposed development and future development of Blocks C and D will not negatively impact the existing parking in the area.

Concerns were raised during the previous application regarding the lack of on-site commercial parking. While none is required, the applicant has relocated the access gates on the ground floor for both buildings to allow shared parking for 33 spaces. These spaces will be available for both guests for residential units and patrons of commercial tenants during normal business hours. Staff has added a condition requiring a Parking Management Plan to address how parking will be managed on site. In addition, staff has required the applicant to study opening up all parking on the ground floor for shared spaces. This would provide approximately 69 shared parking spaces. Additional commercial parking will be available in the public garage below Plaza Del Sol, the surface parking lot on Frances Street and the new “orange” garage west of the Macy’s building.

Circulation for the buildings proposed on Blocks A and B will be directed to Taaffe Street for residents and guests. In addition all trash pick up facilities will also be accessed on Taaffe Street. Pedestrian circulation will be provided through new sidewalks, street crossings and bulb outs at corners.

Landscaping

The project applicant has provided a preliminary landscape plan to illustrate that the required facilities can be provided. Specifically, the proposed buildings provide the required 25,777 square feet of landscaped area and required common facilities such as a club houses. The preliminary plan also includes landscape furniture such as planter wall types, pots and hardscape (see sheet L-7.0). In addition, the buildings will also include new streetscape furniture for the sidewalks area around the building. These will include new benches, bike racks, and news racks consistent with the DSP guidelines and requirements.

The project has been required to apply for a final landscape plan, which will be reviewed against the new landscape water efficiency requirements. The final landscape plans must be in substantial conformance with what was included in the plans reviewed by the Planning Commission. Implementation of the landscape plan will require the removal of trees currently located on the project site. This will be coordinated with the Public Works Department through the review of the final landscape plan.

Stormwater Management

A preliminary Stormwater Management Plan has been submitted for the project and has been deemed adequate at this stage of the project. A complete, third-party certified Stormwater Management Plan (SWMP) is required prior to building permit issuance.

Art in Private Development

The applicant is required to provide public art for this project. A minimum of 1% of the construction valuation of the commercial portion of the project must be earmarked for providing public art. Possible locations for pieces of art have been identified in the project design; the artwork could be integrated into the screen wall feature fronting the residential units in Block A. The application has included an example of a sculptured wood art piece that would act as a screen (see sheet A 27 of the plans).

Green Building Requirements

The project is required to implement green building features into the residential and commercial elements. The project will have to comply with the applicable green building ordinance requirements at the time of applying for building permits.

Easements and Utilities

All existing and new utilities, such as power, phone, etc. are required to be underground.

In 2009, the property owner for the Kasik property (facing Aries Way) in DSP-Block 1a contacted staff regarding a service alley located along the south side of the Kasik site. This alley could be part of Block D of the Capella project. Based on information available to staff, it is not clear at this time whether access easements were recorded in the past to retain pedestrian/vehicular access through the service alley and how that might impact the future development of Block D. The property owner has not contacted staff regarding the new proposal. However, staff has included a condition of approval requiring that the applicant address issues related to the service alley located behind the

Kasik development adjacent to Block D as part of the SDP application for Block D.

Below Market Rate (BMR) Housing

A recent court case (Palmer) has invalidated BMR requirements for rental housing. Since the proposed project does not include a condominium map to allow the individual sale of units, the BMR requirements will not be imposed. The applicant has been informed that the BMR requirements will apply at the time they decide to move forward with a condominium map. A condition has been added to the Tentative Map conditions clarifying this future requirement.

Deviations from Municipal Code Requirements

Deviations from the requirements of the Zoning Code are allowed through the Special Development Permit process. The proposed project requires a deviation from the permitted compact spaces for residential assigned parking. The project complies with the maximum amount of parking allowed for unassigned parking spaces for a total 44 spaces or 28%. The maximum allowed per the Zoning Code is 72 spaces or 35%. The project has also included 93 compact spaces or 33% for assigned residential parking. Without approval of a deviation, compact spaces are not allowed for assigned spaces; this is to ensure ease of availability of parking as the type of automobile driven by a resident varies. However, the owner/property manager will be required to develop a Parking Management Plan and staff has added language requiring the plan to address management of the assigned parking spaces and availability of standard spaces versus compact spaces. Staff finds it acceptable in a downtown setting to allow a higher rate of compact spaces to help encourage alternative travel modes.

Environmental Review

The subject project is located within the boundaries of the previously certified Downtown Improvement Program Update Final EIR (2003). The Final Program EIR considered the impacts of development for buildout of the Downtown, including the types and maximum intensity of uses for Block 1a. The effects of buildout are discussed in terms of cumulative impacts of development and include such issues as traffic volume, noise, cultural resources, and air quality. The Final EIR includes mitigation measures that address the potentially significant impacts identified in the EIR analysis and are applicable to all future development in Downtown.

The project as proposed, is well within the scope identified for Block 1a of the DSP area. An Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared and focused on whether there are new impacts or mitigation measures, as defined by CEQA Guideline Section 15162, not previously disclosed in the Final Program EIR. Specific changes regarding green house

gases have gone into effect recently and were further analyzed in the IS/MND. The MND determined that the proposed project would not create any significant environmental impacts with implementation of the recommended mitigation measures for air quality, aesthetics, noise and traffic (see Attachment D, MND). Mitigation measures identified in the MND have been incorporated in the attached conditions of approval at the appropriate stages of construction (see Attachment B and C). In addition, the subject project will be required to comply with Mitigation Monitoring Program (MMP) requirements identified in the 2003 Final EIR for downtown Sunnyvale.

FISCAL IMPACT

Traffic Impact Fee

Projects resulting in net new peak hour trips are subject to a citywide traffic impact fee. The fee is calculated based upon the type of development/intensification proposed and the number of net new trips generated (SMC 3.50.050(c) & 3.50.060), and is calculated based on the actual fee in place at the time of payment. Payment is due prior to issuance of a building permit for construction or expansion of any uses (excepting parking structures). The fee for Blocks C and D will be determined at the time a new development proposal submitted to the City for review.

Park Dedication In-Lieu Fee

The Park Dedication In-Lieu Fee shall be paid in accordance with SMC 19.74. for the 280 housing units upon submittal of building permit application, based on the acreage requirement of 0.00405 acres per dwelling unit.

PUBLIC CONTACT

Public hearing notices were sent to property owners and tenants in an approximate 300-foot radius of the project area, as well as the following: all neighborhood associations, downtown business property and business owners and other interested parties. In addition, information was posted on the website regarding the Planning Commission hearing dates for this project as well as the availability of the staff reports.

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 • 345 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings based on the project description, justifications, supplemental studies and the above analysis for the Special Development and Tentative Map as conditioned below. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachments B (SDP) and C (TM).

ALTERNATIVES

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

RECOMMENDATION

Recommend Alternative 1 .

Prepared by:

Shaunn Mendrin
Project Planner

Approved by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval (Special Development Permit)
- C. Recommended Conditions of Approval (Tentative Map)
- D. Mitigated Negative Declaration
- E. Minutes from the Planning Commission Hearing Dated June 22, 2009
- F. Site and Architectural Plans

RECOMMENDED FINDINGS

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Downtown Specific Plan

DSP B: *To establish the Downtown as the cultural, retail, financial, and entertainment center of the community, complemented by employment, housing and transit opportunities.*

DSP B.: *Encourage mixed uses throughout downtown when consistent with the district character.*

DSP D3: *Encourage intensification of specified high density residential and commercial districts while maintaining the character and density of single family neighborhoods surrounding downtown.*

Land Use and Transportation Element

C1.2.1: *Promote downtown as a unique place that is interesting and accessible to the whole City and the region.*

R1.7.1: *Locate higher intensity land uses and developments so that they have easy access to transit services.*

C3.1.5 *Promote the reduction of single occupant vehicle (SOV) trips, and encourage an increase in the share of trips taken by all other forms of travel.*

C4.2.3 *Develop incentive programs to reduce parking demand, support alternative transportation, and reduce peak period traffic.*

N1.12.1 *Use the Downtown Specific Plan to facilitate the redevelopment of downtown.*

The proposal is located in Block 1a, an area located in close proximity to the transit station at Evelyn Avenue and zoned to allow high density residential and mixed use type developments. The Capella project proposes to build 280 residential units and approximately 35,000 sq. ft. of retail in Block A and B. Most of the residential units are designed around central courtyards located within each building to provide a sense of privacy; the retail component of the project is oriented towards Washington Avenue which will blend well with the Town Center development across the street; proposed townhomes face Capella Way that has been designed to have a strong residential character. The project will provide a balanced mix of residential and commercial uses in the core of downtown in accordance with the goals and policies laid out in the

DSP. The proposal as conditioned will have a cohesive physical form that will assist in identifying Sunnyvale’s downtown.

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 project blends in with the existing uses in the surrounding neighborhood. The site is located immediately adjacent to the commercial core of downtown and is currently mostly empty. The proposed project through its mix of permitted uses, provisions for additional permits for sensitive uses, high quality architectural design, contemporary building forms, supply of parking, and investments in street frontage improvements and landscaping will improve the overall appearance of downtown Sunnyvale. The proposal, as conditioned, minimizes development impacts on the surrounding properties and allows development complementary to Sunnyvale DSP goals and image. Redevelopment of the currently vacant Town and Country village site will in fact be a positive benefit to surrounding uses and improve the general appearance and form of Block 1a as well as Block 18.

Design Guidelines of the Downtown Specific Plan

The Downtown Specific Plan contains very specific Design Guidelines in both textual and diagrammatic form. The level of detail is precise for many guidelines (e.g. colors, exterior glazing, landscape, materials and art features) and is most appropriately utilized for review of final building details. However, the pertinent project level and general building guidelines are discussed below in relation to the nature of the proposed Special Development Permit.

Site Design and Organization	
GOAL A2: Locate private on-site parking below grade or behind active uses.	The project will provide parking for the residential uses only; all the proposed parking is located in parking structures below each building and wrapped on all sides with active commercial or residential uses. The commercial portion of the project will utilize on-street parking and other parking district spaces which is appropriate for the pedestrian friendly and lively streetscape intentions of the

	DSP.
GOAL A5: Locate retail entrances, displays and special design features at building corners. Locate less active uses, such as lobby entrances to upper levels, at mid-block.	The retail component of the project is oriented towards Washington Avenue; the project has been conditioned to require a unique corner design element at the corners of Taaffe and Washington. Residential lobbies and service entrances are located mid-block and face the less active Taaffe Street frontage.
GOAL A6: Provide direct entrances or stoops to street level residential units to create an intimate streetscape	All proposed, on-grade townhomes facing Capella Way have walk-up front doors, landscaped porches located behind 3' low gated areas immediately adjacent to the sidewalk.
<i>Architecture and Design details</i>	
GOAL B1: Use variable heights and roof forms to break up the building mass	The project has been conditioned to relieve the relatively flat top profile of the structure, particularly along the Washington Avenue and Frances Street frontages. As currently designed, the facades have some articulation with projections and recesses along each frontage but there is limited variation in roof forms and height.
GOAL B.2: Interrupt ground floor facades every 30 ft. with various architectural elements such as trellises, balconies, steps, openings etc.	The project has been conditioned to require more detailing on the upper residential levels with grills, projecting faux balconies, upper floor finishing elements. Some positive features of the design include the two-story metal louvers in Block B facing Washington Avenue, projecting bay windows at the corners of each block, broken up portions of the retail frontage, extensive of glass etc. The project has been conditioned to require that these positive elements of the design be retained.
GOAL B3: New commercial development should have a variety of styles and appear to be constructed over a long period of time.	Final design schemes for the retail portion of the project are in the design development phase. Staff has condition that future tenant improvements be in substantial conformance with the approved designs and DSP.

Site Landscaping	
GOAL C1: Demonstrate a landscape design concept and link various site components.	The street trees and streetscape design features are the primary link to the broader Downtown as a whole and also within the project. The streetscape as a whole is the most critical link to the site. In addition to streetscape improvements, the project has been designed around central courtyard areas with a lot of attention given to the location of raised planters, walkways, outdoor seating, grass and trees.
Building Facades	
GOAL B9. Use strongly defined bases for buildings. Delineate the building base with architectural features such as a string course or cornice element or quality exterior materials such as stone, precast concrete, brick, terracotta and limited applications of metals such as steel, chrome or bronze	The project has been conditioned to include accent materials and a continuous band at the base of the buildings to differentiate the retail from the residential above as well add more distinction to the townhome frontages and separate them from the residential units at the upper levels. Staff has also included a condition requiring that an inch-deep scoring pattern be used on the facades; alternatively, the same effect could be achieved through the inclusion of a metal piece in the grooves to create a shadow effect.
GOAL B11. Provide awnings, canopies and shade structures along the street level to create intimate enclosures at the sidewalk and accommodate signs, graphics and lighting	Fabric awnings have been prohibited as they will not be consistent with the architectural design. Awning elements will need to be of a metal or glass materials A separate <i>Master Sign Program</i> will be required for the project to ensure consistency in the design of signage for the project.
GOAL B13. For upper floors, articulation is the most important quality. Continuous flat facades should be avoided through recessed windows, awnings, bay windows and vertical elements	The design includes articulation in the form of projections and recesses along each façade – in staff’s opinion, the depth of these projections and recesses could be increased to add more depth to the facades. Staff has included a condition addressing this issue.. The residential floors could be articulated further using architectural details such as faux balconies, unique mix of materials, deep set scoring patterns etc.
GOAL B18. Accentuate special locations such as street intersections and major building entrances	Staff has included a requiring that the project include a corner tower element or a similar distinguishing feature that could be located at the corner of both buildings at

<p>with building treatments such as tower elements.</p>	<p>Taaffe/Washington or alternatively at the corners of Frances/Washington and Aries/Washington. The projecting glass feature located at the corners of each building is a positive element in the design and should be retained.</p>
---	---

Open Space

<p>GOAL 9: Provide private outdoor space for each residential unit as an outward projecting balcony or an inward projecting terrace when possible.</p>	<p>The project includes balcony treatments although these may not be designed as usable space; some of the ground floor residential unit share private outdoor spaces located adjacent to the central courtyard area. In addition, a large central courtyard space with ample seating area, planters and high quality landscaping has been provided inside each building that would meet the outdoor space requirements of residents.</p>
--	---

Service Facilities and Mechanical Equipment

<p>GOAL F1: Locate service areas and drives away from public streets and nearby residential uses. Place service facilities in least visible areas.</p>	<p>The buildings are at the property line, therefore service areas cannot be set away from the streets in all locations. Service areas are integrated into the buildings facades rather than as separate "enclosures" as utilized throughout Sunnyvale. The entrances to the parking garages and trash enclosures have been located along Taaffe Street. Staff has included a condition requiring that services entrances shall include exterior architectural treatments and decorative doors that create visual interest and minimize their appearances as parking structures.</p>
--	--

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.

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SEPTEMBER 27, 2010

Planning Application 2010-7493 311 Capella Way
Special Development Permit

To allow the construction of two mixed use buildings located on blocks A (lot 1) and B (lot 2) of the proposed tentative map including 280 residential units, 34,859 square feet of commercial space and 486 parking spaces and future development requirements for blocks C and D in accordance with the plans dated on August 9, 2010.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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

THE FOLLOWING GENERAL CONDITIONS SHALL APPLY TO THE APPROVED PROJECT.
--

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION – All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application (plans dated on August 9, 2010), including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
2. PERMIT EXPIRATION (Ordinance 2895-09): The Special Development Permit must be exercised within three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)

3. TITLE 25 - Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]
4. ON-SITE AMENITIES - Swimming pools, pool equipment structures, play equipment and other accessory utility buildings, except as otherwise subject to Planning Commission review, may be allowed by the Director of Community Development subject to approval of design, location and colors. [COA] [PLANNING]
5. TENANT IMPROVEMENTS – All future tenant improvements shall comply with the approved plans and shall respect the architectural character of the building. The owner or manager may provide design guidelines for tenant improvements subject to review by the Director of Community Development. The materials and guidelines shall be submitted for review as a Miscellaneous Plan Permit application with the appropriate fees. [COA] [PLANNING]
6. RECREATION FACILITIES - The recreation facilities (pool and clubhouse) shall be installed in connection with the construction of the buildings located on blocks A and B and included on the building permit plans for the first phase. [COA] [PLANNING]
7. STORMWATER MANAGEMENT PLAN - Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed “Stormwater Management Plan Data Form”, and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]
8. DOWNTOWN PARKING MAINTENANCE DISTRICT – The property owner shall be required to vote in favor of the Downtown Parking Maintenance District. [COA] [[PUBLIC WORKS]
9. BELOW MARKET RATE PROGRAM – Any future subdivision resulting in the individual sales of the residential units will require the submittal of a Tentative Map application subject to review by the City and compliance with the City’s Below Market Rate program and SMC 19.66. [SDR] [PLANNING]
10. FUTURE DEVELOPMENT OF LOTS 3 and 4: Future development on these lots shall address the following:
 - a) The unit density and commercial square footage established for this block in the Downtown Specific Plan shall apply and the design shall address issues related to the service alley located behind the “Kasik” development behind lot 4. Future development subject to review through a new Special Development Permit and associated permits based on the proposed project.
 - b) Future development of Lot 3 (adjacent to Plaza del Sol) shall activate the area facing the plaza by adding retail space and outdoor seating areas and shall study the feasibility of providing underground parking access

through the existing underground parking garage located under Plaza del Sol. [COA] [PLANNING]

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

11. REQUIRED REVISIONS TO PROJECT PLANS - The plans shall be revised to address comments from the Planning Commission including the following:
 - a) The top floor dark recessed element on both structures needs to be further refined to add an additional recess and trim.
 - b) Additional architectural interest shall be added to upper portion of the center bay elements on all four sides of buildings A and B (indicated as Plaster 2 or 5 on the color elevations in the submitted plans). Alternate materials may be used to achieve this goal.
 - c) The townhouse level on both buildings shall be further enhanced to improve the pedestrian experience through improved architectural treatment of the townhouse landings, fencing and planter beds.
 - d) The exterior break located at the podium level shall be enhanced in width, depth and color to mimic the width of the banding found on the bay window elements (similar to what is indicated on the Taaffe color elevations).
 - e) The scoring pattern shown on plastered walls shall be accomplished with the use of a one inch (wide and deep) reveal. A detail shall be included in the plans.
 - f) All raised planter beds shall include recessed stamped skateboard deterrents. Details shall be provided and included in the landscape plan.
 - g) The treatment for the blank walls on Taaffe and Aries shall be further enhanced by substantial landscaping features and trellis work. The trellis work shall complement the style of screens used for the balconies and townhouse fencing.
 - h) The retail frontage material and corner bay window elements shall be of a finish that complements the proposed vinyl windows. If the metal finish does not complement the vinyl, then an alternate residential window material shall be used to achieve this requirement.
 - i) All standpipes and backflow preventors to the extent feasible shall be screened from public view and shall not encroach into the pedestrian path of travel. Those elements that can not be screened shall be of a high quality material.
 - j) Additional high quality materials on the exterior facades may be added to break up the expanse of stucco on the residential units at upper levels.
[COA] [PLANNING]

12. EXTERIOR MATERIALS REVIEW - Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

13. PARKING AND CIRCULATION PLAN - Submit a revised parking and circulation plan subject to review and approval by the Director of Community Development prior to submittal of a building permit. The plan shall provide alternatives for further open the ground level area for shared parking between the commercial and residential uses and identify ample loading areas for each building. The revised plan shall include adequate room for turnaround and both gate points. [COA] [PLANNING]

14. LANDSCAPE PLAN - Landscape and irrigation plans required and shall be subject to review and approval by the Director of Community Development prior to submittal of a Building Permit. The landscape plan shall be subject to current landscaping requirements and reviewed through a Miscellaneous Plan Permit application and the submittal of appropriate fees. The landscape plan shall include the following elements:
 - b) All areas not required for parking, driveways or structures shall be landscaped.
 - c) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
 - d) 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.
 - h) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
 - i) Landscaping shall incorporate California Natives in the courtyard areas.
 - j) All ornamental landscape shall use pavers, decorative concrete or other equivalent enhanced material, unless otherwise approved by the Director of Community Development.
 - k) All street furniture as required by the Downtown Specific Plan and as proposed in the approved plans. [COA] [PLANNING]

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

15. CONDITIONS OF APPROVAL – Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

16. RESPONSE TO CONDITIONS OF APPROVAL – A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

17. COMPLETE PLAN SET SUBMITTAL REQUIRED - A complete plan check submittal (except demolition, rough grading, excavation, foundations up to grade level, and utilities) shall be submitted for the first building permit submittal; no partial sets are allowed. [COA] [PLANNING]

18. NOTICE OF PROJECT CONDITIONS – A Notice of Project Conditions shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Project Conditions shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Project Restrictions. [COA] [PLANNING]

19. BLUEPRINT FOR A CLEAN BAY – The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
20. GREEN BUILDING - The project shall comply with the City’s Green Building zoning standards applicable at the time of applying for building permits. [COA] [PLANNING]
21. TITLE 24 (21% Improvement) – The building permit plans and Title 24 calculations shall illustrate that each building achieves a 21% improvement over the 2008 Title 24 energy requirements. [COA] [PLANNING] **MITIGATION MEASURE**
22. EXTERIOR MATERIALS – All exterior materials shall comply with the following:
- a) Visible roof material shall be of a high quality and durable materials such as various tiles, slates, or metal, as approved by the Director of Community Development.
 - b) In accordance with the DSP, the following materials are not permitted in this project: EIFS, composition roofing, glazed tiles (except as accents and on the base of buildings), mirrored glass, and foam trim (unless the material can be shown to be of a quality, appearance, and longevity equivalent to real wood, concrete, or stone).
 - c) All plaster or stucco materials must have a controlled surface texture that is subject to review and approval by the Director of Community Development, in accordance with the DSP.
 - d) The finish of the “prefinished corrugated metal panels” shall not be reflective. [COA] [PLANNING]
23. WASTE AND RECYCLING MANAGEMENT PLAN – A Waste and Recycling Management Plan prepared by a private consultant approved by the City with scope of work approved by the City, shall be submitted to the Director of Community Development prior to building permit issuance. The consultant shall:

- a) Identify and plan for type and quantity of projected waste/recycling generation.
 - b) Design collection systems for operational efficiency & safety.
 - c) Integrate recycling and waste diversion systems into design.
 - d) Consolidate sites to reduce waste storage locations where possible.
 - e) Design to minimize visual and traffic impacts of collection vehicles and garbage/recycling facilities.
 - f) Design to provide adequate space allotment for facilities. [COA] [PUBLIC WORKS]
24. SOLID WASTE AND RECYCLING – The building permit plans shall include details for the installation of recycling and solid waste enclosures that are consistent with SMC 19.38.030. The required solid waste and recycling facilities shall:
- a) Be screened from view;
 - b) All gates, lids and doors shall be closed at all times;
 - c) Shall not conflict with delivery/receiving areas;
 - d) Shall be consistent with the approved Waste and Recycling Management Plan;
 - e) Waste and recycling diversion systems shall be incorporated into the facilities and tenant improvements. [COA] [PUBLIC WORKS/PLANNING]
25. WASTE & RECYCLING REPORTING FORM (CONSTRUCTION) - To mitigate the impacts of large projects on local waste disposal and recycling levels, construction weights/volumes, demolition waste weights/volumes, and recycling weights/volumes are to be reported to the City, per City’s “Waste & Recycling Reporting Form” (electronic copy available) or a similar chart approved by the City. As part of the project’s construction specifications, the developer shall track the type, quantity, and disposition of materials generated, and forward a complete report the Department of Public Works, Solid Waste Division both periodically and at project completion. [COA] [PUBLIC WORKS]
26. ROOF EQUIPMENT - Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]
27. PARKING GARAGE MECHANICAL VENTILATION – The mechanical ventilation for the parking garage shall be vented to the roof of the structure. Alternative may be considered and shall be subject to review and approval of the Director of Community Development. [COA] [PLANNING]
28. SOLID WASTE AND RECYCLING MANAGEMENT - All Waste and Recycling services for all similar uses shall be maintained under master accounts held by the property management, except in the case of non-shared facilities or services (such as major department stores). The property management will be responsible for ensuring adequate services and that all locations, sidewalks and streets are kept free of litter and stains. Requirements shall be specified in the

appropriate documents and be submitted for approval by the City. [COA]
[PUBLIC WORKS]

29. FIRE PREVENTION – The following shall either be addressed on the building permit plans or submitted as supplemental information and shall be subject to review and approval by the Department of Public Safety (Fire Prevention) prior to issuance of building permit:
- a) A “pre-fire survey” shall be provided by the applicant to the Public Safety Department in both hard copy and electronic format. The survey must be completed using the “Visio” computer aided design software program. The specific items to include on the pre-fire survey can be provided by the Fire Prevention Unit of the Public Safety Department. This document must be delivered to the Fire Prevention Unit two months before new areas of the site are open to the public.
 - b) A fully automatic fire sprinkler system is required. The fire sprinkler systems shall be in accordance with NFPA 13, and CFC. (16.52.270 SMC & Section 903 CFC)
 - c) Water supply for fire protection and fire fighting shall be approved by the Department of Public Safety prior to the issuance of a building permit for new construction.
 - d) Knox box(s) are required for each building - A separate box shall be provided for residential and retail portions of the same building. Security gates for the parking garage will likely require a Knox switch or box. Refer to standard (www.fireprevention.inSunnyvale.com)
 - e) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems. (UFC 8704)
 - f) Provide a written Fire Protection Construction Plan. (Refer to Unidocs.org Fire Prevention documents).
 - g) Provide required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568)
 - h) Fire hydrants are required every 300 feet. Provide locations of existing city fire hydrants, existing on-site fire hydrants and any proposed on-site hydrants. (508 CFC). Provide locations of existing City fire hydrants and specify any potential locations for onsite fire hydrants per SMC.
 - i) Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection (CFC).
 - j) Emergency call boxes are required for the garage areas. Refer to standard (www.fireprevention.inSunnyvale.com)
 - k) Landscaping shall not obstruct the placement of ground ladders in courtyard areas. Landscaping/deck materials for areas designated for ground ladder placement shall be approved by the fire code official.
 - l) If interior courtyards do not have a clear path to bring up ground ladders (including 35 & 45 foot ladders) onto the podium, the following shall apply: Ladder purchase, storage, and maintenance and alternate materials/methods for the required access of emergency egress windows in residential occupancies. Ladder requirements shall be written in any Covenants, Conditions, & Restrictions (CC&Rs) or other legal documents as appropriate, and shall indicate who the responsible party for purchase

- and maintenance will be. Refer to standard -
(www.fireprevention.inSunnyvale.com)
- m) A firefighter's air system may be required based on the below requirements: Fire fighter's air systems. Approved fire fighters breathing air refill systems shall be installed when any building has six (6) or more floors used for human occupancy above the lowest floor level having building access. This system shall provide an adequate pressurized fresh air supply for filling breathing air bottles carried by fire suppression, rescue, and other personnel in the performance of their duties. Mobile refill stations will generally be located away from the building. Interior refill stations will generally be located inside vestibules or rooms within close proximity to a stairway enclosure or as approved.
 - n) Radio retransmission system(s) may be required based on the below requirements: All buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications system of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications system. Emergency responder radio coverage systems shall be installed in accordance with Section 510 and Appendix J (2010 CFC).
 - o) Obstruction by new buildings. When in the opinion of the fire code official, a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure. [COA] [PUBLIC SAFETY]
26. CRIME PREVENTION - The applicant shall consult with Crime Prevention Division at the Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a building permit. The applicant shall incorporate features recommended by crime prevention or explain why the features cannot be incorporated, subject to review and approval by the Director of Community Development. [COA] [PUBLIC SAFETY]
27. FEES AND BONDS - The following fees and bonds shall be paid in full prior to issuance of building permit.
- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at \$ 272,384.61, prior to issuance of a Building Permit. The TIF for this project was based on a credit for the previous Town and Country development occupying the area where buildings A and B are proposed. A remainder credit of 31,960 square feet of retail space is available for the remaining development on blocks C and D. (SMC 3.50). [SDR] [PLANNING]
 - b) PARK IN-LIEU - Pay Park In-lieu fees estimated at \$ 4,742,115.00, shall be paid upon building permit application. (SMC 18.10). [SDR] [PLANNING]
 - c) ART IN PRIVATE DEVELOPMENT - Provide an Art in Private Development bond estimated at \$34,500,000.00 (1% of \$3.45 million for construction

- valuation for the commercial area), prior to issuance of a Building Permit. [SDR] [PLANNING]
- d) ART IN PRIVATE DEVELOPMENT BOND – A bond, letter of credit, cash deposit or other similar security instrument for 1% of the construction valuation of the entire shopping center development project will be required prior to issuance of a building permit. The bond will not released until completion and installation of the artwork requirement including related landscaping, lighting, base work and commemorative plaque. [PLANNING] [SDR]
28. ART IN PRIVATE DEVELOPMENT REVIEW – An Art in Private Development application shall be submitted to the Director of Community Development subject to review and approval by the Arts Commission, prior to issuance of a Building Permit. The application shall provide public visible artworks along Washington Avenue. [COA] [PLANNING]
29. CONSTRUCTION PHASING AND MITIGATION PLAN – The permittee shall prepare a detailed construction phasing and mitigation plan for the subject project; the plan shall be subject to review and approval by the Director of Community Development with input from Public Safety and Public Works Departments, to include at a minimum the number of parking spaces available at any one time, location of construction activities and routes of construction vehicles, public safety and protection measures. Plan shall include measures to protect downtown businesses and residents from construction related impacts and include measures to assure compliance and accountability.
- a) If multiple general contractors are utilized for development of this project, construction mitigation shall be coordinated amongst the contractors.
- b) Any residual materials and/or contaminated soil shall be handled cautiously during construction or construction related activities. [COA] [PLANNING/PUBLIC WORKS/PUBLIC SAFETY]
30. LANDSCAPE MAINTENANCE PLAN - Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]
31. NEWS RACKS – News racks on private property shall be of the same design as the 100 block of South Murphy Avenue. News racks and details shall be included in the building permit plans and shall be subject to review by the Director of Community Development. [COA] [PLANNING]
32. MASTER SIGN PROGRAM – A Master Sign Program shall be submitted and shall be subject to review and approval by the Director of Community Development. The Master Sign Program shall address individual tenant wall signs, awnings signage, fin signs, temporary signage allowances, shopping center ground signs, information or directional kiosk signage or any other form of commercial advertisement intended to be located within the project area. [COA] [PLANNING]
33. STORMWATER MANAGEMENT PLAN - Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community

Development and third party certification, pursuant to SMC 12.60.180, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

34. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION - Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]

35. BEST MANAGEMENT PRACTICES - The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:
 - a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
 - b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
 - c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
 - d) Covered trash, food waste, and compactor enclosures.
 - e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i. Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii. Dumpster drips from covered trash and food compactor enclosures.
 - iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv. Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

36. EXTERIOR LIGHTING PLAN – The building permit plans shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:
 - a) Sodium vapor (or illumination with an equivalent energy savings).
 - b) Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.

- c) Provide photocells for on/off control of all security and area lights.
- d) All exterior security lights shall be equipped with vandal resistant covers.
- e) Wall packs shall not extend above the roof of the building.
- f) Lights shall have shields to prevent glare onto adjacent residential properties.
- g) Any exterior lighting located at 50 feet or greater shall include a timing system that will turn off such lighting at 10:00 p.m. The plans shall include notes and details for clarification. [COA] [PLANNING]

MITIGATION MEASURE

37. PARKING MANAGEMENT PLAN - A Parking Management Plan (PMP) shall be submitted and is subject to review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a) The final Parking Management Plan shall be implemented at the time of issuance of Certificate of Occupancy and may be revised, as necessary, subject to review and approval by the Director of Community Development.
- b) Features described and subsequently approved in the final Parking Management Plan shall be incorporated into the project's design at the time of applying for building permits and installed prior to issuance of Certificate of Occupancy.
- c) The final Parking Management Plan shall include penalty provisions for non-compliance with the features included in the PMP document.
- d) The Parking Management Plan shall clearly describe how the property managers will meet the requirements outlined in the plan. The plan will confirm the responsibility of the property owner to enforce provisions of the PMP. Planning staff may provide the tools for property owners to carry out their responsibility to enforce provisions of the PMP.
- e) The Parking Management Plan shall be designed to allow flexibility in the PMP plans and programs that would provide room for substitutions in the future with other auto use reduction measures subject to review and approval by the Director of Community Development.
- f) Each residential unit shall have at least one assigned parking space per unit at no cost to the residents. To assure sufficient total parking to accommodate guests and residents, at least 25% of the remaining unassigned spaces shall be available for guests and prospective tenants. No more than 75% of the unassigned spaces could be offered to residents at an additional cost. Developer shall specify the number of spaces that will be assigned, or available to be assigned and unassigned (guests/tenants) as well as secured and unsecured bicycle parking stalls as part of the final *Parking Management Plan* to be submitted prior to issuance of building permits or final map approval, whichever occurs first.
- g) All residential guest shared parking areas shall be available on a 24-hr basis for residential guest parking use.
- h) At least four spaces shall be reserved for use by prospective tenants and located as close to the proposed leasing office in Block A as possible.
- i) The PMP shall include measures to ensure that residents use their assigned parking spaces prior to using open parking.
- j) The PMP shall include adequate signage to provide directions to visitors.
- k) The parking available on the ground floor shall remain open for resident guest parking and shared commercial parking during normal business

- hours of 9:00 a.m. to 6:00 p.m. The PMP shall include provisions for enforcement.
- l) The owner/manager shall provide at least one annual ridership Eco-pass to each residential unit that would allow the holder to use VTA buses on an unlimited basis. [PLANNING] [COA] **[MITIGATION MEASURE]**
38. COMPACT SPACES - Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]
39. BICYCLE SPACES – The project is require to provide bicycle parking consistent with VTA Bicycle Technical Guidelines, which includes the following facilities:
- a) Building A shall provide 50 Class I and 10 Class II bicycle facilities.
 - b) Building B shall provide 43 Class I and 8 Class II bicycle facilities. Class II spaces shall be of the most current VTA Bicycle Technical Guidelines.
- The facilities shall be consistent with VTA Bicycle Technical Guidelines. [COA] [PLANNING]
40. RESIDENTIAL AMENITIES – The building permit plans shall include the following:
- a) One clubhouse of a minimum of 1,000 square feet shall be provided for each building on block A and B.
 - b) All residential serving amenities (open space area, recreational amenities, private landscaping, and outdoor seating) shall be incorporated into the residential component of this project in accordance with the approved plans. [COA] [PLANNING]
41. STORAGE UNITS – Storage units shall be provided as required by the SMC and as proposed in the approved plans. [SDR] [PLANNING]
42. NOISE REDUCTION - Final construction drawings shall incorporate all noise mitigation measures as set forth under “Mitigation Measures” in the approved environmental document and all plans shall be wetstamped and signed by the consultant. [COA] [PLANNING] **Mitigation Measure**

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

43. PUBLIC IMPROVEMENT UPGRADES - Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works. Obtain an encroachment permit with insurance requirements for all public improvements. [COA] [PUBLIC WORKS]

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

44. LANDSCAPING AND IRRIGATION – All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]
45. COMPACT SPACES - All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]
46. PARKING LOT STRIPING – All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)
47. TENTATIVE MAP IMPROVEMENTS – All improvements required as part of the approved Tentative Map shall be completed prior to final inspection or release of utilities for either building on Block A or B. [COA] (PLANNING/ENGINEERING)
48. IRRIGATION METERS - For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building. [COA] [PLANNING]
49. NOISE REDUCTION VERIFICATION - Acoustical tests shall demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met on the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units. [COA] [PLANNING] **Mitigation Measure**

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

50. BLUEPRINT FOR A CLEAN BAY – The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]
51. TREE PROTECTION – All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]
52. GRADING ACTIVITY MONITORING - Prior to the initiation of any construction that has the potential for ground disturbing activities within the project area, the project proponent applicant 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.

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. [COA] [PLANNING] **MITIGATION MEASURE**

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

53. HOURS OF OPERATION – The use permitted as part of this application shall comply with the following hours of operation at all times:
- a) The hours of operation are limited to 6:00 a.m. to 10:00 p.m. for standard hours of operation, excluding short duration sales events which may have extended hours. Hours extending beyond 10:00 p.m. shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]
54. DELIVERY HOURS – Delivery hours for the approved use shall comply with SMC 19.42.030:
- a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.
 - b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [PLANNING]
55. RECYCLING AND SOLID WASTE - All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

56. STORE FRONT GLAZING – All tenant spaces shall maintain clear glass with a low reflectivity, unless an exception is granted by the Director of Community Development. All storefronts shall maintain a minimum of 75% of the storefront shall maintain visibility into the tenant space. No exterior retail elevations shall have the storefronts obscured by opaque materials, product displays (i.e. back side of display cases or shelving), or signage (temporary or permanent), unless the tenant space is vacant. This shall not prohibit showcase window displays. [COA] [PLANNING]
57. ALLOWABLE USES – Uses shall comply with the requirements set forth in the Title 19 of the Sunnyvale Municipal Code. [COA] [PLANNING]
58. SERVICE ENTRANCES – All service entrances shall remain closed when not in use for the purposes of loading and unloading of vehicles and deliveries. Uses which generate noise shall keep doors closed. [COA] [PLANNING]
59. LOUDSPEAKERS PROHIBITED - Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]
60. EXTERIOR EQUIPMENT - All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]
61. LANDSCAPE MAINTENANCE - All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]
62. AWNINGS - Fabric awnings are prohibited. All awnings and similar projects shall be consistent with the approved architectural design. [COA] [PLANNING]
63. PARKING MANAGEMENT - On-Site parking management shall conform to the approved parking management plan. [COA] [PLANNING]
64. PARKING LOT MAINTENANCE - The parking lot shall be maintained in accordance with the approved plans and as follows:
 - a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 - b) Maintain all parking lot striping and marking.
 - c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
 - d) Require signs to direct vehicles to additional parking spaces on-site, as needed.

-
- e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]
65. OFF-STREET PARKING - Off-street parking for both residents and guests shall be maintained at all times in accordance with approved plans. [COA] [PLANNING]
66. EXTERIOR LIGHTING – All exterior light shall comply with the approved exterior lighting plan. [COA] [PLANNING]
67. RECREATIONAL VEHICLE STORAGE PROHIBITED - Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]
68. BMP MAINTENANCE – The project applicant, owner, landlord, or HOA, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]
69. BMP RIGHT OF ENTRY – The project applicant, owner, landlord, or HOA, shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan.[SDR] [PLANNING]

ATTACHMENT C

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SEPTEMBER 27, 2010

Planning Application 2010-7493 311 Capella Way
Tentative Map

To allow the creation of four parcels out of Assessor Parcel Numbers 209-07-03, 04, 05, 06, 09, 14, 15, 16, 17, and 18 and public right of way improvements as indicated on the plans submitted on August 10, 2010.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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

THE FOLLOWING GENERAL CONDITIONS SHALL APPLY TO THE APPROVED PROJECT.
--

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION – All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application (plans submitted on August 10, 2010), including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
2. FINAL MAP REQUIRED - This project is subject to, and contingent upon, the approval of a tentative map and recordation of a Final map prior to any permit issuance. All existing and proposed property lines, easements, dedications shown on the tentative map are subject to City's technical review during the final map process. [COA] [PUBLIC WORKS]
3. MAP PHASING - The developer has indicated desire to file multiple Final Maps with one tentative map for phased development. All public improvements shall

- be completed with phase 1 development, unless otherwise approved by the Director of Public Works. All conditions for phase 1 development shall be completed prior to issuance of any permits for subsequent phase(s), unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]
4. SUBDIVISION AGREEMENT - The developer shall execute a Subdivision Agreement and post surety bond(s) and/or cash deposit(s) for all proposed public and/or private improvements prior to the first final map recordation and/or any permit issuance. [COA] [PUBLIC WORKS]
 5. DEVELOPMENT FEES - The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to first final map recordation and/or any permit issuance, unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]
 6. UTILITY IMPACT ANALYSIS - This project is subject to developer's submittal and City approval of a focused "Utility Impact Analysis" as required by the 2003 "Downtown Specific Plan Utilities Analysis Report" and a stormwater management plan for the DSP areas 1 and 1a, in particular, the updated water pressure zone, the incremental and cumulative sanitary sewer impact analysis, the storm runoff tributary area before and after the project, etc. Sewer flow data may be required as needed. The utility improvements shown on the tentative map is subject to change for compliance of any mitigated measures as identified by the focused "Utility Impact Analysis". [COA] [PUBLIC WORKS]
 7. EASEMENT DEDICATION - This project is subject to dedication of easements as required by Downtown Specific Plan. (DSP), unless otherwise approved by the Director of Public Works and the Director of Community Development. [COA] [PUBLIC WORKS]
 8. RECORDATION OF EASEMENTS - Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to occupancy. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits. [COA] [PUBLIC WORKS]
 9. A "NOTICE AND COVENANT RELATED TO PRIVATE CONSTRUCTION OVER PUBLIC EASEMENT" - This notice shall be recorded for all private facilities (such as signs, walls, lighting, landscaping, curbs, parking facilities, etc.) located within the public right-of-way or public utility easement, to the satisfaction of the Director of Public Works and the Director of Community Development. The subject Notice and Covenant shall be referenced in the CC&R's. [COA] [PUBLIC WORKS]

10. UTILITY COMPANY NOTIFICATION - All utility companies shall be contacted to establish appropriate easements to provide services to each lot/parcel. [COA] [PUBLIC WORKS]

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP.

11. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs) (DRAFT REVIEW) - 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. Four (4) sets of the CC&Rs including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:
- a) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
 - b) The owners 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.
 - c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to a owners association, following sale of at least 75% of the units, whichever comes first.
 - d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit # 2010-7493, and associated map shall be incorporated into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.
 - e) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
 - f) The CC&Rs shall contain the following provisions:
 - i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.
 - ii) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
 - g) The CC&Rs shall contain the following language:
 - i) "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.

- ii) 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.
- iii) 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.
- iv) 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.
- v) 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.
- vi) 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." [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED IN THE IMPROVEMENT PLANS. IMPROVEMENT PLANS SHOULD BE SUBMITTED CONCURRENTLY WITH THE BUILDING PERMIT PLANS FOR THE PROPOSED BUILDINGS ON LOTS 1 AND 2.

- 12. STREETSCAPE IMPROVEMENTS: The following streetscape improvement shall included in the improvement plans and shall be subject to review and approval by the Director of Public Works and the Director of Community Development prior to issuance of encroachment permit:
 - a) Streetscape elements shall be designed in accordance with Downtown Streetscape Standard Details and Specifications of the City of Sunnyvale.

- b) Street trees shall be a minimum of 25 gallon or 24-inch box trees or as determined appropriate of a smaller size by the City arborist. Final selection of street tree species shall be approved by the City arborist.
- c) Street trees on Washington Avenue shall be designed with infrastructure to include "twinkle lights."
- d) Backflow devices, water pipes, and other appurtenances (e.g. irrigation, standpipes, DCDAs) not placed underground are to include screening and covers as approved by the Director of Community Development and City Engineer. Covers should be black, metal mesh with rounded top covers (i.e. – "mailbox style"), or equivalent.
- e) Install root barrier and engineered soil per Downtown Streetscape Standard Details and Specifications, (Cornell University Structural Soil or equivalent subsurface soil mitigation measure approved by the Director of Public Works) for all trees placed in restricted areas (such as tree wells) to the approval of the Director of Community Development and the Director of Public Works. Utilities and adjacent paving should be designed to accommodate the trees and avoid direct conflicts.
- f) The following streets shall use the Downtown Streetscape Standard Details and Specifications for the sidewalk paving including sidewalk colors, scoring patterns, and surface finishes: Washington Ave, Taaffe Street, Capella Way, South Frances St. and Aries Way. The Community Development Director and City Engineer shall have final approval of the sidewalk design.
- g) Unless otherwise noted, minor deviations from the Downtown Streetscape Standard Details and Specifications may be approved by the Director of Community Development and City Engineer.
- h) A Certified Arborists report shall be submitted indicating the size, species, indication if California native, and condition of each tree.
- i) Save as many of the large trees along Aries, Washington, Frances, Taaffe and Capella Way as possible. If large trees are lost, the developer shall be responsible for planting new trees and ground cover to the satisfaction of the Director of Public Works.
- j) The landscape and streetscape plans shall supersede any utility permits previously issued by the City of Sunnyvale or any other agency.
- k) Per the Downtown Streetscape Standard Details and Specifications:
 - i) All trees in tree wells require Cornell University Structural Soil or equivalent.
 - ii) All Cornell University Structural Soil root zones shall be irrigated using inline drip irrigation.
 - iii) All street trees shall have electrical connections installed at their base.
- l) Exterior Streets (Washington, Frances, Capella, Aries, Taaffe)
 - i) Street light fixtures, tree spacing, street light spacing shall be designed in accordance with Downtown Streetscape Standard Details and shall be reviewed and approved by the City Engineer.
 - ii) Sidewalk minimum widths shall be as follows:
 - Ten (10) feet along the east side of Aries Way
 - Ten (10) feet along the east and west side of Taaffe Street

- Ten (10) feet along the west side of Frances Street (to the south of Capella)
 - Eight (8) feet along the west side of Frances Street (to the north of Capella)
 - Ten (10) feet along north side of Washington between Aries and Frances Street
 - Ten (10) feet along the south side of Capella Street
- iii) On-street parking lane minimum widths shall be as follows:
- No on-street parking along the east side of Aries Way (north of Washington Ave.)
 - Seven and a half (7.5') feet along the east and west side of Taaffe Street
 - Eight (8) feet wide along the west side of Frances to the north and south of Capella
 - Eight (8) feet along the north side of Washington Avenue
 - No on-street parking along Capella Street
- iv) Traffic lane minimum widths shall be as follows:
- Thirteen (13) feet along Aries Way
 - Thirteen (13) feet along Taaffe Street
 - Thirteen (13) feet along Frances Street (to the south of Capella)
 - Fourteen (14) feet along Frances Street (to the north of Capella)
 - Fifteen (15) feet along Washington Avenue
 - Thirteen (13) feet along Capella Street
- m) Install decorative crosswalks at all intersections within or adjacent to the project area. The crosswalk improvements are subject to review and approval by City Engineer. [COA] [PUBLIC WORKS]
13. PUBLIC IMPROVEMENTS: All Public Improvements shall be included in the building permit plan submittal, and shall be completed prior to issuance of certificate of occupancy (either temporary or final occupancies) for any structure.
- a) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works. Obtain an encroachment permit with insurance requirements for all public improvements.
 - b) Final approved public improvement plans shall be prepared on 24"x36", 4 mil mylars.
 - c) Record drawings (including street, sewer, water, storm drain, streetlight, traffic signal and interconnect, and off-site landscaping plans) shall be submitted to the City prior to occupancy release.
 - d) This project requires a minimum Type II slurry seal along the project frontage upon completion of each phased development, unless otherwise approved by the Director of Public Works. Additional pavement restoration may be required as deemed necessary by the Director of Public Works.

- e) This project requires installation of curb ramps at locations specified by the City in accordance with California Building code, Title 24 and Americans with Disabilities Act (ADA) requirements.
- f) This project requires connection to all City utilities or private utilities operating under a City franchise which provide adequate levels of service.
- g) The developer/owner is responsible for research on private utility lines (PG & E, telephone, cable, irrigation, etc.) to ensure there are no conflicts with the project.
- h) 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.
- i) All lots/parcels shall be served by utilities, allowing each lot/parcel to function separately from one another.
- j) Provide the Public Works Department with a detailed estimate of water consumption in gallons per day and peak water demand in gallons per minute, and estimate of sanitary sewer generation in gallons per day.
- k) All proposed on-site drainage and sanitary sewer systems shall be privately owned and maintained unless otherwise approved by the City as public system(s). The fire and domestic water systems shall be privately owned and maintained beyond the meter.
- l) All utility plans (PG & E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.
- m) Install sanitary sewer service backflow valve as required by Building Division when the upstream manhole finished grade elevation is higher than the finished floor elevation where the fixture units exist.
- n) No trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line.
- o) Installation of new Radio Read meters will be required.
- p) Metering of water utilities shall be per latest City Council policy 3.1.2.
- q) The existing fire hydrant shall be upgraded to Clow-Rich 75. Install new double check detector assembly for fire services.
- r) Fire service and domestic service shall be separate.
- s) This project shall not cause any negative impact on the drainage pattern for adjacent properties. Provide adequate drainage modification on adjacent properties as needed with consent from adjacent property owners.
- t) Adequate drainage/erosion control shall be provided at all times during each phase of the development.
- u) A separate irrigation water meter with backflow prevention device shall be installed.
- v) The fire hydrant shall be maintained free and clear of all vines, shrubs, bushes, ivy, etc for a minimum of 4 feet.

- w) All catch basins and storm drain inlet facilities shall be stenciled with the appropriate “No Dumping” message as supplied by the Public Works Department.
14. TRANSPORTATION AND TRAFFIC - Unless otherwise noted, the following Transportation and Traffic conditions shall be satisfied prior to building permit issuance (except demolition, rough grading, excavation, foundations up to grade level, and utilities), or shown on the building permit plan submittal.
- a) Approval of detailed street improvements plan shall be obtained from Public Works and bonds posted prior to issuance of a Building Permit. Improvements shall include but not be limited to:
- i) Streetlights will require a separate *Street Lighting Plan* with new conduits, pullboxes, conductors, street light service cabinet and 120/240v or 120/208v PG&E service. A set of final approved plans (electronic copy) shall be submitted in AutoCAD 2010 format for Division of Transportation and Traffic Records.
- ii) Submit a signage and striping plan in accordance with the 2006 California Manual for Traffic Control Devices (MUTCD) for project area including Washington Avenue between Frances and Mathilda. It should be noted that all new pavement markings will be in thermoplastic.
- iii) Traffic control plan will be required for any and all work that may impact the public right of way. The Traffic Control Plan shall be submitted along with improvement plans.
- b) Street improvement plans:
- i) Redlines shall be returned with the revised plan submittal, otherwise it will be considered an incomplete submittal.
- ii) Electronic set of final approved plans shall be submitted in AutoCAD 2010 format for Division of Transportation and Traffic Records.
- c) Provide two perpendicular curb ramps at each intersection corner.
- d) A bicycle parking plan should be prepared showing types of parking devices and placement of bicycle parking and shall be approved by the Transportation and Traffic Manager.
- e) Streetscape elements shall explicitly reference the Santa Clara Valley Transportation Authority Community Design and Transportation Manual and Pedestrian Technical Guidelines. Provision of a list or write-up summarizing and confirming referencing of this guidance will facilitate review and approval. [COA] [PUBLIC WORKS]

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

15. PUBLIC IMPROVEMENT UPGRADES - Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works. Obtain an encroachment permit with insurance requirements for all public improvements. [COA] [PUBLIC WORKS]



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

File Number: 10-11
No. 2010-7493

File#: 18302 9/08/2010

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE:

Application for a **Special Development Permit** and a **Tentative Map** filed by **Capella Holdings, LLC**.

PROJECT DESCRIPTION AND LOCATION (APN):

2010-7493: Special Development Permit and Tentative Map to allow the creation of four parcels and construction of a six-story mixed use project with 280 dwelling units and approximately 34,575 square feet of commercial space.

WHERE TO VIEW THIS DOCUMENT:

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, September 27, 2010**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

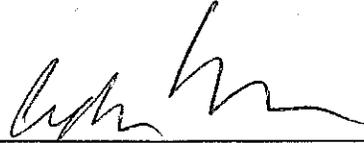
A public hearing on the project is scheduled for:

Monday, September 27, 2010 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

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

Circulated On September 3, 2010

Signed: 
Andrew Miner, Principal Planner

Project Title	Application for a Tentative Map to subdivide a 4.61-acre of land into 4 lots (Blocks A, B, C, and D), associated public right of way improvements for all blocks and to allow a mixed-use development comprising two buildings in Blocks A and B of the 'Town and Country Village' project area (located between Capella and W. Washington Ave.) with 280 residential units and approximately 35,000 sq. ft. of retail/commercial uses.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Shaunn Mendrin, Senior Planner
Phone Number	408-730-7429
Project Location	Former Town and Country site, Downtown Sunnyvale near the intersection of Washington and Taaffe.
Applicant's Name	Capella Holdings, LLC.
Project Address	311 Capella Way
Zoning	Downtown Specific Plan (DSP), Block 1a
General Plan	Downtown Specific Plan
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT: The project consists of the following two permit types:

1. Tentative Map to create four lots (Blocks A, B, C and D), associated public right of way improvements; and
2. Special Development Permit application to allow the construction of 280 rental units and approximately 35,000 sq. ft. of retail in Blocks A and B of the Town and Country Village site.

DETAILED PROJECT DESCRIPTION:

On-site Development: Vacant. The prior structures were demolished in early summer 2010. The proposed project would result in the demolition of the existing roads and sidewalks, construction of new roads, sidewalks and streetscape improvements based on the Tentative Map configuration and the construction of two new six story buildings on blocks A and B for a total of 280 rental units and approximately 35,000 square feet of commercial space.

Construction Activities and Schedule: Construction is anticipated to begin in early 2011 and will take approximately one year and four months (480 days).

Surrounding Uses and Setting: The subject site is located within the developed Sunnyvale Downtown area and is adjacent to the Caltrain station at Evelyn Avenue and Plaza del Sol to its north. To the east of the project site are the three five story Mozart buildings with the Frances Street parking lot located along the west side. The Town Center project is currently under construction to the south of the subject property across Washington Avenue.

Off-site Improvements: No off-site improvements are proposed as part of the project.

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:
6. Earlier Analysis Used. Identify and state where they are available for review.
7. 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.
8. 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
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|--|---|
| <input checked="" 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 checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" 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 | |

MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):

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? Yes No

Mandatory Findings of Significance? 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)? Yes No

Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes No

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

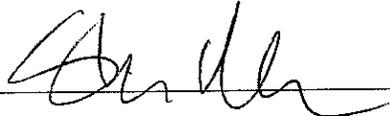
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Checklist Preparer: Shaunn Mendrin, AICP

Date: 9/2/10

Title: Senior Planner

City of Sunnyvale

Signature: 

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description Downtown Improvement Program Update FEIR
4. Population and Housing - 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) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element of the General Plan, General Plan Map www.sunnyvaleplanning.com Project Description
5. Population and Housing - Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element, Land Use and Transportation Element and General Plan Map www.sunnyvaleplanning.com Project Description
6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element www.sunnyvaleplanning.com Project Description
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com Project Description

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element, Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://gcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://gcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. Hazards and Hazardous Materials - For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. Hazards and Hazardous Materials - For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. Hazards and Hazardous Materials - For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-element, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-Element www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-element www.sunnyvaleplanning.com
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Preservation Sub-Element, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Description
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. Project Description
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element Project Description
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Project Description
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Project Description
31. Seismic Safety -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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if "Less than Significant" with or without mitigation:

2. Aesthetics (Less than Significant) - The Downtown Specific Plan contains very specific Design Guidelines in both textual and diagrammatic form. The level of detail is precise for many guidelines (e.g. colors, exterior glazing, forms, landscape, materials and art features) and is most appropriately utilized for review of final building details. The City's implementation of the Downtown Specific Plan's Design Guidelines and staff's review of final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will not degrade the visual character or quality of the site and its surroundings. As a result, the impacts will be less than significant.

3. Aesthetics (Less than Significant with Mitigation) - The Program EIR for DSP addressed impacts of exterior night-time illumination features from tall buildings; the Mitigation Monitoring Program of the EIR included specific mitigation measures for reducing impacts of light and glare resulting from new developments with a height of five-six stories. In accordance with these mitigation measures, staff has included conditions of approval prohibiting exterior illumination of any building element greater than 50 feet in height after 10:00 p.m. every day. Moreover, conditions have been included requiring exterior illumination features to be equipped with shields of special lenses to prevent glare or direct illumination on public streets or adjoining properties. As a result, the impacts will be less than significant.

The following mitigation measures are proposed:

WHAT: Permits must be obtained from the City of Sunnyvale prior to new construction that will include details of exterior illumination features.

WHEN: These permits are required prior to any construction on site.

WHO: The property owner will be solely responsible for obtaining permits.

HOW: These mitigation measures will be required to be completed prior to building permit issuance.

WHAT: Exterior lighting illuminating any portion of the exterior of the structure at 50 feet or greater above grade shall be turned off after 10:00 p.m.

WHEN: Operational and ongoing.

WHO: The property owner will be solely responsible for compliance.

HOW: These mitigation measures will be included in the operational conditions of approval for the project.

9. Transportation and Traffic (Less than Significant) – Parking is provided for the residential component of the project in structured parking garages (one level at grade, one level above and one below grade). As proposed, the project provides the required 486 parking spaces for both structures. The proposed development includes approximately 35,000 square feet of commercial space and it is located within Zone 4 of the Downtown Parking Maintenance District, which permits property owners to pay additional assessments for parking spaces in the district. The retail component of the project is significantly less than the previous use and it will have access to the public parking spaces available throughout the downtown area. The project also includes sharing a portion of the ground floor parking for guests and commercial uses with time limits. A condition of approval has been included requiring the submittal of a *Parking Management Plan (PMP)* that will include opening all parking spaces on the ground floor for both guest and commercial parking subject to review and approval by the Director of Community Development. The lower and upper levels will be reserved for residents. The PMP will also need to address the mitigations required as part of the Air Quality analysis included below.

14. Noise (Less than Significant with Mitigation) - The project may introduce short-term temporary sources of noise to the project area during construction. Through the City's implementation of the Municipal Code's construction regulations and the Bay Area Air Quality regulations, this impact will be lessened to a less than significant level during construction. Additionally, the subject site is located adjacent to office buildings, restaurants and retail establishments within the downtown area. There will also be traffic noise impacts (train and vehicular) resulting from the proximity of the subject property to a Caltrain station.

The new residential units will be located within close proximity to the existing Caltrain station and rail line, resulting in higher levels of existing noise. The applicant submitted a noise study prepared by Charles M Salter Associates analyzing the existing exterior noise levels at the site, both short term and long term, over a period of 48-hours, between 12th and 15th of January 2009. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

When determining if noise generated from adjacent streets and surrounding uses is at acceptable levels for a project, the Noise Sub-Element of the General Plan is typically applied to projects. The Sub-Element requires noise exposure levels between 60 and 75 dbA as "Conditionally Acceptable", subject to an analysis of the necessary noise reduction requirements. Inclusion of required noise-mitigation features in the design will be necessary. The mitigation measures must be capable of reducing the interior noise levels due to exterior sources to 45 db or less.

As discussed in the noise study, the average DBA of noise measured at different locations around Blocks A and B of the project ranged between 63-66 dBA, including both short-term and long-term measurements. From the compiled data of single-event noise, the Lmax30 was measured at 75 dBA along S Frances Street and Capella Way. These noise levels were used to determine the mitigation to meet the City's maximum noise goals. Based on acoustical measurements, the future noise levels at the proposed setback of the homes would range from DNL 64 dBA to 70 dBA. Residences facing S Frances Avenue and W Washington Avenue are exposed to the highest noise levels, DNL 70 dBA. Residences along Capella Way and Aries Way would be exposed to 64 dBA. All of these measured noise levels would be considered "conditionally acceptable" per the City's Noise Element. Therefore noise-reducing measures would be required to comply with City's noise standards and to reduce the impact to a less than significant level.

This could be accomplished through the following mitigation measures:

WHAT: 1) Based on the type of construction and the exterior noise levels, sound-rated windows are required to achieve the interior noise standard of DNL 45 dB inside the residential units in Blocks A and B. Specifics of the sound rating of windows by location have been provided in the noise consultant's report and these have been included as conditions of approval on the project. Sound rated windows of high quality (with STC rating of 31-36) would be required all along the Washington and Frances Avenue frontages.

2) Standard dual glazed windows would be acceptable at other locations in Blocks A and B.

3) Dual pane windows with identical internal and external glazing should not be used in higher noise areas.

4) Since all windows and doors are required to be shut to achieve a dbA of 45 or less, ventilation or air-conditioning systems must be incorporated to provide a habitable environment for all habitable space.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance.

WHO: The property owner will be solely responsible for implementation and maintenance of these mitigation measures.

HOW: The conditions of approval will require these mitigation measures to be incorporated into the construction plans.

15. Noise (Less than Significant) - The project may introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the DSP Design Guidelines and Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction. The project will not require pile driving.

16. Noise (Less than Significant) - The project will introduce additional sources of noise to the project area both during construction and as an operational aspect of the 280 additional housing units and 35,000 sq. ft. of retail/commercial establishments. The subject project proposes an overall increase in the total number of residential units and commercial uses on site. Through the City's implementation of the Downtown Specific Plan and Municipal Code noise regulations, this is anticipated to be less than significant.

23. Historic and Cultural Remains (Less than Significant with Mitigation) - The proposed project includes grading and land disturbance for public improvements associated with the tentative map and basements for parking. Although the DSP FEIR indicated that there were no recorded archeological sites for the subject properties, there still remains the possibility of discovery of Native American remains and that disturbance would result in a significant impact unless mitigated. In addition, a later excavation, in the area around the Sunnyvale Downtown Specific Plan area, found archeological resources in the form of Native American remains and in the form of evidence from early Sunnyvale town history. Therefore, the following mitigation measure has been included to reduce the impact to a less than significant level:

WHAT: 1) For projects involving substantial ground disturbance, the individual project sponsor shall be required to contact the California Historical Resources Information System (CHRIS) to determine whether the particular project is located in a sensitive area. Future development projects that the CHRIS determines may be located in a sensitive area--i.e., on or adjoining

an identified archaeological site--shall proceed only after the project sponsor contracts with a qualified archaeologist to conduct a determination in regard to cultural values remaining on the site and warranted mitigation measures.

2) To make an adequate determination in these particular instances, the archaeologist shall conduct a preliminary field inspection to: (1) assess the amount and location of visible ground-surface, (2) determine the nature and extent of previous impacts, and (3) assess the nature and extent of potential impacts. Such field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel, or backhoe unit), or, alternatively, the need for on-site monitoring of subsurface activities (i.e., during grading or trenching).

3) If a significant archaeological resource is identified through this field inspection process, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation in place to maintain the relationship between the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site. Preservation may be accomplished by:

- Planning construction to avoid the archaeological site;
- Incorporating the site within a park, green space, or other open space element;
- Covering the site with a layer of chemically stable soil; or
- Deeding the site into a permanent conservation easement.

4) When in-place mitigation is determined by the City to be infeasible, a *data recovery plan*, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be submitted to the California Historical Resources Regional Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources should be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities.

A *data recovery plan* and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the California Historical Resource Regional Information Center [CEQA Guidelines section 15126.4(b)].

In the event that subsurface cultural resources are otherwise encountered during approved ground-disturbing activities for a project area construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds following the procedures described above.

If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and *CEQA Guidelines* section 15126.4(b) shall apply.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit prior to its final approval by the City's Planning Commission. The conditions will become

valid when the SDP is approved. Conditions will be applicable during the construction of the project.

WHO: The property owner will be solely responsible for implementation and maintenance of these mitigation measures.

HOW: The conditions of approval will require these mitigation measures to be incorporated into the construction plans.

25. Air Quality (Less than Significant with Mitigation) – The project requires significant grading of the site, including demolition and removal of the existing buildings and construction of an underground parking structures. This may introduce temporary and short-term dust into the air, and therefore temporarily affect air quality. There are existing residential units to north of the subject property along Aries Avenue. This population could be negatively affected by the change in air quality, if mitigation is not implemented. Through the City's implementation of the Municipal Code's construction regulations and the Bay Area Air Quality regulations, this impact will be lessened to a less than significant level during construction.

The following mitigation measures are proposed:

WHAT: Permits must be obtained from the City of Sunnyvale, Bay Area Air Quality prior to demolition or new construction.

WHEN: These permits are required prior to any demolition or construction on site.

WHO: The property owner will be solely responsible for obtaining permits

HOW: These mitigation measures will be required to be completed prior to building permit issuance.

26. Air Quality (Less than Significant with Mitigation) – The project would generate greenhouse gas emissions (GHGs) during construction (one-time related) and annual (operational related). A GHG analysis was completed on August 20, 2010, which evaluated the proposed project against recent CEQA Guidelines adopted by the Bay Area Air Quality Management District (BAAQMD). BAAQMD provides thresholds for the operational and construction related emissions. Construction of the project is anticipated to take 480 days from inception to completion. The analysis indicated that construction emission for nitrogen oxides (No_x) and particulate matter (PM₁₀ and PM_{2.5}) would not exceed adopted thresholds. The BAAQMD CEQA Guidelines do not contain a threshold for construction related carbon dioxide (CO₂), but only that the amount be disclosed. Based on the 480 day construction period, emission would be 541,328 lbs for the entire period or a daily average of 246 lbs per day. The operational analysis evaluated stationary sources (i.e. back-up generator and gas-fired boiler for heating) and mobile sources using the Urban Land Use Emissions Model (URBEMIS) with the application of reductions (credits) based on things as location and mixed uses with those adopted by the State. URBEMIS was used to determine necessary mitigations to ensure that the proposed project was within the BAAQMD adopted CEQA Guidelines, reducing any potential impacts to a less than significant level.

The following mitigation measures are proposed:

WHAT: 1) The developer shall provide at least one annual ridership eco-pass to each residential unit that would allow residents to use VTA buses each year the resident resides at the property. This shall be included in the Parking Management Plan.

2) The developer shall provide a 21% improvement over 2008 Title 24 requirements.

WHEN: 1) This shall be subject to review and approval by the Director of Community Development prior to issuance of building permit for construction of buildings on block A and/or B.

2) The Title 24 requirements shall be satisfied with the building permit submittal and will be subject to review and approval by the Director of Community Development prior to issuance of building permit for construction of buildings on block A and/or B.

WHO: The property owner will be solely responsible for obtaining permits and providing the required information.

HOW: These mitigation measures will be required to be completed prior to building permit issuance.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 9/2/10

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City's Land Use and Transportation Element, Santa Clara County Transportation Plan, and AASHTO: A Policy on Geometric Design of Highways and Streets.
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Congestion Management Program and Technical Guidelines (for conducting TIA and LOS thresholds).
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan including the Land Use and Transportation Element.
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City and CA Standard Plans & Standard Specifications.
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, VTA Bicycle Technical Guidelines, and VTA Short Range Transit Plan.

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Community Design and Transportation Manual, and Sunnyvale Neighborhood Traffic Calming Program.
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, Pedestrian and Bicycle Opportunities Studies and associated capital projects.
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	VTA Transit Operations Performance Report, VTA Short Range Transit Plan, and Valley Transportation Plan for 2035.

Further Discussion if "Less Than Significant" with or without mitigation:

35. Transportation (Less than Significant) - Since the project is located within the DSP area, increases in traffic resulting from the project have been factored into the FEIR for the Downtown Specific Plan for the area. The number of residential units and square footage of the proposed retail do not exceed the density planned for Block 1a of downtown. In addition, the project will pay the require Traffic Impact Fees (TIF) as required by the Sunnyvale Municipal Code. The anticipated TIF fees are approximately \$484,470.00.

42. Transportation (Less than Significant) – The site current has a VTA bus shelter located on Frances near Plaza Del Sol. The tentative map will require reconfiguration of the existing lots and new streetscape improvements. The existing bus shelter will remain in place. Any minor changes will be coordinated with the Engineering Division of the Public Works Department.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: September 2, 2010

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Project Description
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Seismic Safety Sub-Element, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

Further Discussion if "Less than Significant" with or without mitigation:

47. Geology and Soils (Less than Significant) – The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the Uniform Building Code requirements for areas with potential for seismic activity, this aspect of the project will be reduced to a less than significant level.

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Water Resources Sub-Element www.sunnyvaleplanning.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Solid Waste Management Sub-Element www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Water Resources Sub-Element www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
61. Public Services Infrastructure? 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description

Further Discussion if "Less than Significant" with or without mitigation: None required.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: September 2, 2010

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Police and Fire protection - 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Law Enforcement Sub-Element Sunnyvale Fire Services Sub-Element Safety and Seismic Safety Sub-Element www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

Further Discussion if “Less than Significant” with or without mitigation: None required.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: September 2, 2010

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if "Less than Significant" with or without mitigation: None required.

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
69. Public Services Parks - 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description

Further Discussion if "Less than Significant" with or without mitigation: None required.

69. & 70. Recreation (Less than Significant) The project will generate an increase in the use of existing park facilities, but this impact is less than significant because the project will comply with the City's Park Dedication Fee requirement, which includes a fee of \$16,936.12 per unit. The project will generate \$4,742,115.84 (for the 280 housing units in Blocks A, B) in Park dedication fees for the Citywide acquisition and improvement of park facilities to offset this potential increased use.

ENVIRONMENTAL CHECKLIST REFERENCE LIST

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

City of Sunnyvale General Plan:

- A. General Plan Map
- B. Air Quality Sub-Element (1993)
- C. Arts Sub-Element (1995)
- D. Community Design Sub-Element (1990)
- E. Community Engagement Sub-Element (2007)
- F. Fire Services Sub-Element (1995)
- G. Community Vision (2007)
- H. Fiscal Sub-Element (2006)
- I. Heritage Preservation Sub-Element (1995)
- J. Housing & Community Revitalization Sub-Element (2009)
- K. Land Use & Transportation Sub-Element (1997)
Revised 4/28/09 with Allocation of Street Space Policies
- L. Law Enforcement Sub-Element (1995)
- M. Legislative Management Sub-Element (1999)
- N. Library Sub-Element (2003)
- O. Noise Sub-Element (1997)
- P. Open Space and Recreation Sub-Element (2006) *Updated with Parks of the Future Study 4/28/2009. Revised 4/24/09.*
- Q. Safety & Seismic Safety Sub-Element (2008)
- R. Socio-Economic Sub-Element (1989)
- S. Solid Waste Management Sub-Element (1996)
- T. Support Services Sub-Element (1988)
- U. Surface Run-off Sub-Element (1993)
- V. Wastewater Management Sub-Element (1996)
- W. Water Resources Sub-Element (2008)

City of Sunnyvale Municipal Code:

- A. Title 8 Health and Sanitation
- B. Title 9 Public Peace, Safety or Welfare
- C. Title 10 Vehicles and Traffic
- D. Title 12 Water and Sewers
- E. Chapter 12.60 Storm Water Management
- F. Title 13 Streets and Sidewalks
- G. Title 16 Buildings and Construction
- H. Chapter 16.52 Fire Code
- I. Chapter 16.54 Building Standards for Buildings Exceeding Seventy-Five Feet in Height
- J. Title 18 Subdivisions
- K. Title 19 Zoning
- L. Chapter 19.28 Downtown Specific Plan District
- M. Chapter 19.29 Moffett Park Specific plan District
- N. Chapter 19.39 Green Building Regulations
- O. Chapter 19.42 Operating Standards
- P. Chapter 19.54 Wireless Telecommunication Facilities
- Q. Chapter 19.81 Streamside Development Review

- R. Chapter 19.96 Heritage Preservation
- S. Title 20 Hazardous Materials

Specific Plans:

- A. Downtown Specific Plan
- B. El Camino Real Precise Plan
- C. Lockheed Site Master Use Permit
- D. Moffett Park Specific Plan
- E. 101 & Lawrence Site Specific Plan
- F. Southern Pacific Corridor Plan
- G. Lakeside Specific Plan
- H. Arques Campus Specific Plan

Environmental Impact Reports:

- A. Futures Study Environmental Impact Report
- B. Lockheed Site Master Use Permit Environmental Impact Report
- C. Tasman Corridor LRT Environmental Impact Study (supplemental)
- D. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- E. Downtown Development Program Environmental Impact Report
- F. Caribbean-Moffett Park Environmental Impact Report
- G. Southern Pacific Corridor Plan Environmental Impact Report
- H. East Sunnyvale ITR General Plan Amendment EIR
- I. Palo Alto Medical Foundation Medical Clinic Project EIR
- J. Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- K. NASA Ames Development Plan Programmatic EIS
- L. Mary Avenue Overpass EIR
- M. Mathilda Avenue Bridge EIR

Maps:

- A. General Plan Map
- B. Zoning Map
- C. City of Sunnyvale Aerial Maps
- D. Flood Insurance Rate Maps (FEMA)
- E. Santa Clara County Assessors Parcel
- F. Utility Maps
- G. Air Installations Compatible Use Zones (AICUZ) Study Map
- H. Noise Sub-Element Appendix A 2010 Noise Conditions Map

ENVIRONMENTAL CHECKLIST REFERENCE LIST

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

Lists / Inventories:

- A. Sunnyvale Cultural Resources Inventory List
- B. Heritage Landmark Designation List
- C. Santa Clara County Heritage Resource Inventory
- D. Hazardous Waste & Substances Sites List (State of California)
- E. List of Known Contaminants in Sunnyvale
- F. USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- G. USFWS / CA Dept. F&G Endangered, Threatened and Rare Plants of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEPlants.pdf>

Legislation / Acts / Bills / Resource Agency

Codes and Permits:

- A. Subdivision Map Act
- B. San Francisco Bay Region Municipal Regional Stormwater NPDES Permit
- C. Santa Clara County Valley Water District Groundwater Protection Ordinance
- D. The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
- E. The Leaking Underground Petroleum Storage Tank List
www.geotracker.waterboards.ca.gov
- F. The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
Section 404 of Clean Water Act

Transportation:

- A. California Department of Transportation Highway Design Manual
- B. California Department of Transportation Traffic Manual
- C. California Department of Transportation Standard Plans & Standard Specifications
- D. Highway Capacity Manual
- E. Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- F. Institute of Transportation Engineers - Traffic Engineering Handbook
- G. Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- H. Institute of Transportation Engineers - Transportation Planning Handbook
- I. Institute of Transportation Engineers - Manual of Traffic Signal Design
- J. Institute of Transportation Engineers - Transportation and Land Development

- K. U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- L. California Vehicle Code
- M. Santa Clara County Congestion Management Program and Technical Guidelines
- N. Santa Clara County Transportation Agency Short Range Transit Plan
- O. Santa Clara County Transportation Plan for 2035
- P. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Q. Statewide Integrated Traffic Records System
- R. Sunnyvale Zoning Ordinance – including Titles 10 & 13
- S. City of Sunnyvale General Plan – land Use and Transportation Element
- T. City of Sunnyvale Bicycle Plan
- U. City of Sunnyvale Neighborhood Traffic Calming Program
- V. Valley Transportation Authority Bicycle Technical Guidelines
- W. Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- X. Santa Clara County Sub-Regional Deficiency Plan
- Y. City of Sunnyvale Deficiency Plan
- Z. AASHTO: A Policy on Geometric Design of Highways and Streets
- AA. City of Sunnyvale Pedestrian and Bicycle Opportunities Studies
- BB. Valley Transportation Authority Operations Performance Report

Public Works:

- A. Standard Specifications and Details of the Department of Public Works
- B. Storm Drain Master Plan
- C. Sanitary Sewer Master Plan
- D. Water Master Plan
- E. Solid Waste Management Plan of Santa Clara County
- F. Geotechnical Investigation Reports
- G. Engineering Division Project Files
- H. Subdivision and Parcel Map Files

ENVIRONMENTAL CHECKLIST REFERENCE LIST

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

Miscellaneous Agency Plans:

- A. ABAG Projections 2010
- B. Bay Area Clean Air Plan
- C. BAAQMD CEQA Guidelines
- J. Criteria of the National Register of Historic Places

File#: 16302

9/03/2010

Building Safety:

- A. California Building Code,
- B. California Energy Code
- C. California Plumbing Code,
- D. California Mechanical Code,
- E. California Electrical Code
- F. California Fire Code
- G. Title 16.52 Sunnyvale Municipal Code
- H. Title 16.53 Sunnyvale Municipal Code
- I. Title 16.54 Sunnyvale Municipal Code
- J. Title 19 California Code of Regulations

Guidelines and Best Management Practices

- A. Storm Water Quality Best Management Practices Guidelines Manual 2007
- B. Sunnyvale Citywide Design Guidelines
- C. Sunnyvale Industrial Guidelines
- D. Sunnyvale Single-Family Design Techniques
- E. Sunnyvale Eichler Guidelines
- F. Blueprint for a Clean Bay
- G. SCVWD Guidelines and Standards for Land Use Near Streams
- H. The United States Secretary of the Interior's Guidelines for Rehabilitation
- I. Criteria of the National Register of Historic Places

Additional Project References:

- A. Project Description
- B. Sunnyvale Project Environmental Information Form
- C. Project Development Plans dated 07/14/2010
- D. Project Noise Study
- E. Project Air Quality Analysis
- F. Field Inspection
- G. Project Site Plan dated 07/14/2010
- H. Project construction schedule
- I. Project Draft Storm Water Management Plan
- J. Project Tree Inventory
- K. Project Green Building Checklist
- L. Project LEED Checklist

Other: None

PLANNING COMMISSION MEETING OF JUNE 22, 2009

2008-0399 - Sand Hill Property Company [Applicant] Downtown Sunnyvale North LLC [Owner]: Application for related proposals located at **401 Town & Country** (near W Washington Ave) in a DSP-1a (Downtown Specific Plan-Subdistrict 1a) Zoning District. (APN: 209-07-014); SB

- **Special Development Permit** to allow a mixed-use development comprising two buildings in Blocks A and B of the 'Town and Country Village' project area (located between Capella and W. Washington Ave.) with 280 residential units and approximately 35,000 sq. ft. of retail/commercial uses and preliminary approval of up to 13,378 sq. ft. of retail and 127 dwelling units in Blocks C and D.
- **Tentative Map** subdivide a 4.61-acre of land, bordered by Aries Way, Washington Avenue, Frances Street and approximately 150 feet north of the center line of Capella Way, into 4 lots for condominium purposes for a maximum of 407 residential units and retail uses.

Surachita Bose, Associate Planner, presented the staff report. She discussed the staff recommendation. She provided a clarification to page 5 of the staff report, regarding parking, on the project data table, and said that the total number of "Standard Spaces" proposed should be 371 and not 429, and said under the "Required/Permitted" column of Standard Spaces there is no minimum requirement. She said that overall the project as conditioned meets the purpose and intent of the Downtown Specific Plan (DSP) and staff recommends approval subject to the conditions in Attachment B.

Comm. Klein discussed with staff on-street parking counts and asked staff how a developer can remove City parking on a street and take up more of the block. **Trudi Ryan**, Planning officer, explained that the areas along Capella Way are a combination of parking spaces that are part of the public right-of-way and some that are not, adding that the parking for this proposal is consistent with the DSP vision for Capella Way. Comm. Klein asked staff to clarify what decisions the Commission would be making a recommendation on. Comm. Klein discussed a condition regarding the sidewalk minimum being 8 feet wide in some places with staff explaining these sections were previously existing and are not required to be changed. Comm. Klein discussed with staff the parking calculations for the residential areas.

Comm. Travis expressed his concerns about parking including that the residential portion of the project could take the on-street parking for retail, and that there is a deficiency in parking, though improved from the current situation. Ms. Ryan addressed the concerns including the encouragement to use more mass transit.

Comm. Sulser discussed parking with staff including the City's philosophy on renting parking spaces. Staff agreed that this project is a departure from previous projects due to the location being in the middle of downtown across the street from a Caltrain station. Ms. Bose said the idea is to have mechanisms in place to encourage the use of public transit and to discourage car ownership. Comm. Sulser and staff discussed that these features would be most successful in the downtown area rather than other parts of Sunnyvale, and that there would be a parking management plan.

Comm. Hungerford discussed with staff the pedestrians perspective of the street view. Comm. Hungerford expressed concern about the architecture with staff confirming that the proposal has the general framework of the architectural style and that the Commission could include in the conditions the areas they would like made more interesting. Comm. Hungerford discussed with staff Taaffe Street and that it is more of a zone of transition from the primarily retail area on Washington.

Vice Chair Chang discussed with staff the amount of visitor parking inside the building, the percentage of parking spaces reserved for guest use only, and that there is a clubhouse in each building for the residents.

Chair Rowe discussed with staff that the code does not allow tandem parking stalls to be counted toward the required parking. Chair Rowe discussed with staff that page 15 of the report and the conditions of approval include certain design features required by staff and that the architecture would come back to the Planning Commission for review. Ms. Ryan said that the Commission could suggest guidance to the applicant in the conditions for architectural enhancements that are desired before the applicant returns to public hearing. Chair Rowe discussed with staff the conditions regarding rooftop features, balconies, and other levels of detailing.

Chair Rowe opened the public hearing.

Kelly Snider, applicant with Sand Hill Property Company, provided a PowerPoint presentation discussing the project. She acknowledged the Commission's questions about parking and the architecture. She clarified that Block C is being considered this evening for a Tentative Map and no application is pending for design at this time. She said that they would like some flexibility in the menu of options provided by staff and do not expect to incorporate all the bullet points. Ms. Snider said that in particular they would be addressing three elements, the corner elements, the roofline, and the townhouses individuality. She introduced **Rob Steinberg**, President of Steinberg Architects, to address the three elements. Mr. Steinberg described the architecture and views of the project from different locations on site. He also discussed the high-quality materials intended to be

used, how the project would be viewed by a pedestrian, and the different buildings and features proposed, for both retail and residential. He said much thought has been put into the design and said he appreciates the efforts of staff and the City's design consultant. He said they are proud of what they are presenting tonight and look forward to continuing to work with staff to refine the details.

Comm. Hungerford discussed the streetscape view with Mr. Steinberg and agreed there are things that can be done to make them more interesting.

Comm. Klein discussed with Mr. Steinberg the offsets of the J.P. Morgan building, the 20-foot sidewalks, changes in setbacks, and that the Aires Way corner is very prominent. Mr. Steinberg agreed and said they would continue to address this issue. Comm. Klein asked about residents moving in and said there does not seem to be a place for moving vans or service elevators. Ms. Snider said there are residential elevators and move-ins would be staged with fine detailed property management, adding that the adjacent project in downtown would have the same issues. Comm. Klein discussed with Ms. Snider the aesthetics and location of the parking gates, considering pedestrians and vehicles, discussing possible gate solutions.

Comm. Sulser expressed his concerns about the architecture and the character of Washington Avenue, saying that the architecture seems similar to Mathilda Avenue with the buildings flipped in design, with some variation in colors and detail work. Mr. Steinberg encouraged Comm. Sulser to look at the architecture from the pedestrian scale and the retail can be customized one story. He explained details and features that make the buildings similar and also different.

Chair Rowe confirmed with Mr. Steinberg that the "high levels of architectural detail for pedestrian interest" mentioned on page of 8 of the report are many of the features that have been discussed this evening. Chair Rowe commented that she has a problem with the look of the garage door, and discussed security gates with staff. Mr. Steinberg commented that there is a conflict between the pedestrian experience and safety experience and the need to be careful balancing these two items. Chair Rowe discussed the proposed sculpture, sidewalks that are taken up with benches or trees, material treatments on the exterior, awnings and replacement, and that the developer would work with staff and consultants to determine the correct choices for designs to refine the architecture. Ms. Ryan said that the staff recommendations in the conditions are a menu and that the applicant's comments are consistent with what staff is recommending.

Comm. Klein discussed traffic issues with staff.

Dr. Gary Gold, a longtime optometrist in the downtown area, expressed his concern about the deficit parking in the area, adding that this area is not a mass transit friendly environment yet. He said this is an opportunity to make the parking right. He commented that construction in the area also affects deficit parking and it hurt the merchants. He said it is the duty of government to facilitate infrastructure and that should be the goal here by providing adequate parking.

Joel Wyrick, Executive Director of the Sunnyvale Downtown Association (SDA) said that Sand Hill has been sensitive to many of the downtown's issues and the only issue he has with this project is the parking deficit. He said Sunnyvale has this opportunity to rebuild the downtown and having adequate parking can give Sunnyvale an edge over other downtowns making it a desired destination point.

Anne Dugan, resident and business owner in the downtown area and a member of the SDA, said she agrees with Dr. Gold, and that her patients have said they only come to Sunnyvale to see her, and not to shop, due to the difficult parking situation. She said we need our downtown parking and this is the opportunity to do it right. She said she hopes this becomes a mass transit area, but said we are not there yet and we need a realistic parking plan.

Joe Antuzzi, owner of il postale Restaurant, Chairman of the SDA and Chairman of the Downtown Specific Plan committee when it was created, said we cannot allow the parking deficiency. He said he supports mass transit, but we are not going to force people out of their cars. He discussed parking for apartments and that the rules should be followed. He said he thinks the project is great, that the project would take years to build, and this is the chance to not under-park downtown.

Andy Kasik, a downtown property owner, said he developed one of the first mixed-use buildings in downtown, 30 years ago. He requested this proposal be tabled until there are plans for the whole block, as he is concerned about Building D, adjacent to his property. He discussed concerns about drainage, solar access, garbage, and parking. He said there is the ability to supply adequate parking.

Comm. Sulser asked Mr. Kasik to discuss the parking ratio for his mixed-use development. He said he has 20 units and 20 parking spaces with parking overflow into the parking district which he pays for. He said residents in the units have two cars.

Nick Gera, a business owners and member of SDA, said that most everyone in the downtown area is in favor of the project except for the parking. He asked about a contingency plan if parking is not working and asked about parking ratios

in other cities where parking is working. He said we need to do a good job on this project.

Ms. Snider addressed parking issues brought up by the public providing parking ratios and standards in different developments of Sunnyvale.

Comm. Sulser asked if adding another level of parking is feasible with Ms. Snider explaining that it is not feasible due to building codes and the number of levels with wood frame. Ms. Snider clarified that the two different parking issues are the retail deficiency and the proposed residential parking.

Comm. Hungerford discussed digging down a level to add parking with Ms. Snider saying it is, technically possible, and not feasible from a cost perspective.

Chair Rowe closed the public hearing.

Comm. Klein discussed with staff parking ratios from Block 18 in the Downtown mixed-use area.

Comm. Sulser discussed with staff the parking district, how surrounding businesses and residential units pay towards maintenance, and that any development with a deficiency of parking pays toward the parking district maintenance. Ms. Ryan said this project would be part of the parking district for the retail component.

Comm. Hungerford clarified the parking deficiency with staff.

Comm. Sulser moved for Alternative 1 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with attached conditions. The motion failed for lack of a second.

Comm. Klein asked staff what the options are, other than denying the application, if he thinks there is not enough information in front of him to make a decision. Ms. Ryan commented the Commission could continue the application with a request for additional information and that the Commission may wish to reopen the public hearing to discuss the continuance with the applicant. Comm. Klein said that this project will have to come back to the Planning Commission for consideration of the architecture and that tonight the Commission is making a decision on portions of this project, including the parking impacts. He said he is worried that the Commission is trying to approve something without adequate information on the project. He said some of the problems with the project can be fixed, including the street parking and the interior parking, however not tonight. Ms. Ryan said that the Commission should look at the plan and determine if it is consistent with the DSP.

Ms. Ryan said the amount of parking for the residential can be modified if Commission decides it needs to be modified discussing the options.

Chuck Hungerford discussed with staff how the relative parking shortages for residential versus retail is analyzed with staff referring to the parking analysis in Table 7 on page 14 of the report.

Comm. Klein discussed the square footage of retail and what is allowed by the DSP.

Vice Chair Chang asked staff if the Commission could work on the parking issues at the next meeting. Ms. Ryan said that she thinks that the parking needs to be considered tonight.

Chair Rowe discussed with staff how the public could be kept from using the guest parking spaces with staff saying the parking would be administered by the property management company.

Comm. Klein moved for Alternative 4, to deny the Special Development Permit and Tentative Map application. Comm. Travis seconded the motion.

Comm. Klein said that with hesitancy he denies this application and that the issues with parking are the basic problem here. He said he is concerned about the impact on neighborhood, whether the parking numbers are correct, the loss of street parking, and the ongoing deficiencies in residential parking. He said he is happy the applicant is trying to look at alternative transportation. He said he thinks the parking issues will cause problems, the architecture is not complete, and that the Planning Commission is seeing this application too soon. He said that he still has questions on traffic flow and pedestrian traffic flow, adding that bike parking for the residential would need to be added to the conditions. He said he agrees with Comm. Sulser that the architecture of the buildings is too similar. Comm. Klein said he thinks there are a multitude of problems, the affects of the project are too great, and some issues could be mediated.

Comm. Travis said he likes this project and thinks this would be a nice addition to the downtown once some of the major hurdles are addressed, specifically the parking deficiency in retail and residential. He said he is concerned about the sidewalk widths in certain places and feels this project came to the Commission too soon.

Comm. Hungerford said he would be supporting the motion. He encouraged the applicant to come back to the Commission with architectural changes as follow-up

to the discussion this evening, and with some additional parking. He said he does not know how much additional parking, however some is needed.

Comm. Sulser said he made the original motion to approve the project which masks his ambivalence about this project. He said he is not as concerned as his colleagues about the parking as there is a parking management plan and the applicant would have to be a part of a parking district. He said he is concerned about what the Commission was asked to approve tonight in terms of the design and architecture and for that reason he will probably be supporting the motion.

Vice Chair Chang said he would be supporting the motion, not whole-heartedly, however there is too much additional information still needed, both parking and architecture. He encouraged the applicant to continue to work with staff and that next time around should have a better result.

Chair Rowe said she would be supporting the motion. She said the mass transit access is not fully available at this time so cars will be a problem, that she is concerned that the sidewalks are too narrow in some places, that the architecture is too angular, and that she has the same concerns as her fellow commissioners with the parking.

ACTION: Comm. Klein made a motion on 2008-0399 to deny the Special Development Permit and Tentative Map application. Comm. Travis seconded. Motion carried 6-0, with Comm. McKenna absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 7, 2009.





Steinberg Architects

CAPELLA MIXED-USE DEVELOPMENT

SAFE, A HOLDINGS, L.C.

Townhomes at Capella Street Perspective

11/09/10



Steinberg Architects

CAPELLA MIXED-USE DEVELOPMENT

CAPELLA HOLDINGS LLC

Kutback at Tappin Street Perspective

02/11/11

CAPELLA MIXED USE DEVELOPMENT

SUNNYVALE, CALIFORNIA

CAPELLA HOLDINGS, L.L.C.

SPECIAL DEVELOPMENT PERMIT - 08/09/2010

PROJECT TEAM:

OWNER: DONATON'S SUNNYVALE NORTH, L.L.C.
 8420 HIJ, PROPERTY COMPANY
 480 SOUTH EL CAMINO REAL
 SAN MATEO, CALIFORNIA 94402
 CONTACT: TOM CONEJUS II
 TEL: 650.814.1500

**ARCHITECT/
 PLANNING:** STEINBERG ARCHITECTS
 30 PERDUE AVE
 SAN JOSE, CA 95133
 CONTACT: DEBRAIS COCK
 TEL: 408.255.5416 FAX: 408.295.5420

**CIVIL
 ENGINEER:** M&B & WINDMONT CIVIL ENGINEERS & SURVEYORS, INC.
 3550 SCOTT BLVD, BLDG 22
 SANTA CLARA, CALIFORNIA 95051
 CONTACT: DARRY SCHEMME, CLERK OF WORK
 TEL: 408.277.6665 FAX: 408.727.5544

**LANDSCAPE
 ARCHITECT:** THE GUSDA LSC PARTNERSHIP, INC.
 530 MCINTOSH STREET
 SAN FRANCISCO, CALIFORNIA 94133
 CONTACT: SAM JAYSON
 TEL: 415.433.4372 FAX: 415.433.5103

**CODE
 CONSULTANT:** SCHIRMER ENGINEERING
 1250 GATWAY BOULEVARD, SUITE 1030
 DUNWOOD, CALIFORNIA 94525
 CONTACT: THOMAS DUSZA
 TEL: 925.827.5698 FAX: 925.827.8997

**PARKING
 DESIGN:** INTERNATIONAL PARKING DESIGN
 120 MARINA VILLAGES PARKWAY, SUITE 100
 ALHAMBRA, CALIFORNIA 91801
 CONTACT: RAJ KANUNGOIA, CLP-KANUNGOIA
 TEL: 510.473.0300 FAX: 510.473.0310

INDEX OF DRAWINGS

41	NEPHILAT WASHINGTON STREET PERSPECTIVE	010	TOPOGRAPHIC SURVEY
42	TOWNHOMES AT CAPELLA STREET PERSPECTIVE	020	STREET LAYOUT PLAN
43	ROAD LOOK AT TOWNHOMES STREET PERSPECTIVE	030	UTILITY PLAN
44	FILE SHEET	040	STORM WATER CONTROL PLAN
45	PROJECT LOCATION, SUMMARY AND CONDITIONS OF APPROVAL	050	IRPC TRUCK TURNING
46	CODE ANALYSIS	061	GARBAGE TRUCK TURNING
47	NEIGHBORHOOD CONTEXT IMAGES		
47.1	SUNNYVALE TOWN CENTER EXTERIOR ELEVATIONS	010	PRELIMINARY LANDSCAPE SITE DEVELOPMENT PLAN
48	CONCEPTUAL MASTER PLAN	020	CAPELLA WAY STREET SCAPE
49	ARCHITECTURAL SITE PLAN	030	PRELIMINARY LANDSCAPE POSITION DEVELOPMENT PLAN
410	BASEMENT LEVEL PARKING PLAN	040	TOOLIN USAGE PLAN
411	GRADE LEVEL RETAIL TOWNHOMES & PARKING PLAN	050	LANDSCAPE SECTIONS
412	SECOND LEVEL TOWNHOMES & PARKING PLAN	060	TREE DISPOSITION PLAN
413	THIRD LEVEL TOWNHOMES PLAN	070	LANDSCAPE MANGRY
414	FIFTH AND SIXTH LEVEL FLOOR PLANS (FIFTH FLOOR SIMILAR)		
415	SITE SECTIONS		
416	SITE ELEVATIONS		
417	EXTERIOR ELEVATIONS - BLOCK A		
418	EXTERIOR ELEVATIONS - BLOCK A		
419	EXTERIOR ELEVATIONS - BLOCK B		
420	EXTERIOR ELEVATIONS - BLOCK B		
421	BUILDING CORNERS		
422	GROUND FLOOR RETAIL		
423	TOWNHOUSES		
424	BUILDING TOP ARTICULATION		
425	PROJECTIONS		
426	ROOFTOP FEATURES		
427	CONCEPTUAL ART SCREEN		
428	EXTERIOR FINISHES, MATERIALS AND COLOR		
429	TYPICAL UNIT PLANS		
430	TYPICAL UNIT PLANS		
431	TYPICAL UNIT PLANS		
432	TYPICAL UNIT PLANS		
433	TYPICAL TOWNHOMES UNIT PLANS		

REVISIONS	DATE	BY
PLANNING FINAL	11/20/07	GA
PLANNING INITIAL	8/21/07	GA
PLANNING SUBMITTAL	07/27/07	GA
PRELIMINARY LANDSCAPE	06/27/07	GA
PRELIMINARY LANDSCAPE	05/22/07	GA
STREET LAYOUT PLAN	05/22/07	GA

ATTACHMENT
 Page 4 of 10
 File # 07

BUILDING SQUARE FOOTAGE SUMMARY

Category	Area (sq ft)	Notes
Office	400	
Residential	100	
Public	100	
Other	100	
Total	700	

PROJECT DATA

STREET ADDRESS	THE OFFICE BUILDING AND PUBLIC WORKS BUILDING AND AT 100 W.
GROSS FLOOR AREA	BLDG 1: 100 SQ FT BLDG 2: 100 SQ FT BLDG 3: 100 SQ FT BLDG 4: 100 SQ FT
STREET	100 W.
TOTAL GROSS FLOOR AREA	400 SQ FT
EXISTING DEVELOPMENT	RESIDENTIAL - HIGH-DENSITY - RESIDENTIAL / COMM.
EXISTING USE	RESIDENTIAL / COMM.
PROPOSED USE	OFFICE / PUBLIC WORKS
GROSS AREA	BLDG 1: 100 SQ FT BLDG 2: 100 SQ FT BLDG 3: 100 SQ FT BLDG 4: 100 SQ FT
TOTAL FLOOR AREA INCLUDING PARKING STRUCTURE	400 SQ FT
ADDRESS	100 W.
ADDRESS RANGE	100 W. - 100 W.
STREET NUMBER	100 W.

PROJECT LOCATION



Site Map



Aerial Photo

RESIDENTIAL STORAGE CALCULATION

Category	Value	Notes
Proposed Storage	100	
Required Storage	100	
Excess Storage	0	

PARKING CALCULATION

Category	Value	Notes
Proposed Parking	100	
Required Parking	100	
Excess Parking	0	

ATTACHMENT
 Page 5
 of 10



PRELIMINARY CODE ANALYSIS

- 1. APPLICABLE CODES**
- California Building Code (CBC) - 2019 Edition
 - California Fire Code (CFC) - 2019 Edition
 - California Electrical Code (CEC) - 2019 Edition
 - California Gas Code (CGC) - 2019 Edition
 - California Mechanical Code (CMC) - 2019 Edition
 - California Plumbing Code (CPC) - 2019 Edition
 - California Structural Code (CSC) - 2019 Edition
 - California International Building Code (IBC) - 2019 Edition
 - California International Fire Code (IFC) - 2019 Edition
 - California International Electrical Code (IEC) - 2019 Edition
 - California International Gas Code (IGC) - 2019 Edition
 - California International Mechanical Code (IMC) - 2019 Edition
 - California International Plumbing Code (IPC) - 2019 Edition
 - California International Structural Code (ISC) - 2019 Edition

SECTION	DESCRIPTION	APPLICABLE CODE
1. GENERAL	Building Use: Residential (Single-Family)	IBC, CBC, CFC, CEC, CGC, CMC, CPC, CSC
2. STRUCTURE	Foundation: Slab-on-grade	IBC, CSC
3. EXTERIOR	Roofing: Asphalt/Flt Shingles	IBC, CBC
4. INTERIOR	Partitions: Drywall	IBC, CBC
5. MECHANICAL	HVAC: Forced Air	CMC, IMC
6. ELECTRICAL	Wiring: NM-B	CEC
7. PLUMBING	Sewer: Cast Iron	CPC, IPC
8. GAS	Piping: Black Steel	CGC, IGC

SECTION	DESCRIPTION	APPLICABLE CODE
9. FIRE	Fire Protection: Fire Alarm	IFC, CBC
10. ELEVATOR	Elevator: Passenger	IBC, CBC
11. ENERGY	Energy Code: Title 24	CEC, CBC
12. ACCESSIBILITY	ADA Compliance	IBC, CBC
13. SIGNAGE	Signage: Exterior	IBC, CBC
14. SAFETY	Life Safety: Exit Signs	IBC, CBC
15. TRANSPORTATION	Vehicle Access	IBC, CBC

SECTION	DESCRIPTION	APPLICABLE CODE
16. SPECIAL USE	Special Use: Community Center	IBC, CBC
17. HISTORIC	Historic Preservation	IBC, CBC
18. ENVIRONMENTAL	Environmental: Stormwater	IBC, CBC
19. UTILITIES	Utilities: Power Lines	CEC, CGC
20. TELECOMMUNICATIONS	Telecommunications: Fiber Optic	CEC, CBC
21. RECORDS	Records Management	IBC, CBC
22. OTHER	Other: Various	IBC, CBC

SECTION	DESCRIPTION	APPLICABLE CODE
23. CONSTRUCTION	Construction: Temporary	IBC, CBC
24. MAINTENANCE	Maintenance: Regular	IBC, CBC
25. INSPECTION	Inspection: Final	IBC, CBC
26. PERMITS	Permits: Building	IBC, CBC
27. ENFORCEMENT	Enforcement: Code	IBC, CBC
28. APPEALS	Appeals: Code	IBC, CBC
29. OTHER	Other: Various	IBC, CBC

SECTION	DESCRIPTION	APPLICABLE CODE
30. GENERAL	General: Building	IBC, CBC
31. STRUCTURE	Structure: Foundation	IBC, CSC
32. EXTERIOR	Exterior: Roofing	IBC, CBC
33. INTERIOR	Interior: Partitions	IBC, CBC
34. MECHANICAL	Mechanical: HVAC	CMC, IMC
35. ELECTRICAL	Electrical: Wiring	CEC
36. PLUMBING	Plumbing: Sewer	CPC, IPC
37. GAS	Gas: Piping	CGC, IGC
38. FIRE	Fire: Protection	IFC, CBC
39. ELEVATOR	Elevator: Passenger	IBC, CBC
40. ENERGY	Energy: Title 24	CEC, CBC
41. ACCESSIBILITY	Accessibility: ADA	IBC, CBC
42. SIGNAGE	Signage: Exterior	IBC, CBC
43. SAFETY	Safety: Life Signs	IBC, CBC
44. TRANSPORTATION	Transportation: Vehicle	IBC, CBC

SECTION	DESCRIPTION	APPLICABLE CODE
45. SPECIAL USE	Special Use: Community	IBC, CBC
46. HISTORIC	Historic: Preservation	IBC, CBC
47. ENVIRONMENTAL	Environmental: Stormwater	IBC, CBC
48. UTILITIES	Utilities: Power Lines	CEC, CGC
49. TELECOMMUNICATIONS	Telecommunications: Fiber	CEC, CBC
50. RECORDS	Records: Management	IBC, CBC
51. OTHER	Other: Various	IBC, CBC

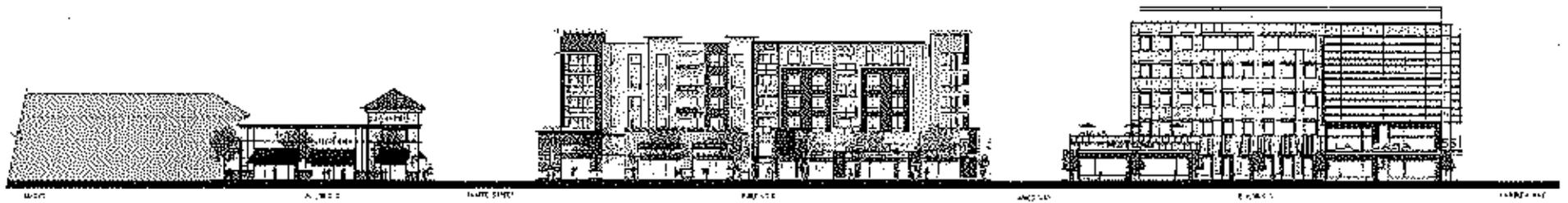
SECTION	DESCRIPTION	APPLICABLE CODE
52. CONSTRUCTION	Construction: Temporary	IBC, CBC
53. MAINTENANCE	Maintenance: Regular	IBC, CBC
54. INSPECTION	Inspection: Final	IBC, CBC
55. PERMITS	Permits: Building	IBC, CBC
56. ENFORCEMENT	Enforcement: Code	IBC, CBC
57. APPEALS	Appeals: Code	IBC, CBC
58. OTHER	Other: Various	IBC, CBC

SECTION	DESCRIPTION	APPLICABLE CODE
59. GENERAL	General: Building	IBC, CBC
60. STRUCTURE	Structure: Foundation	IBC, CSC
61. EXTERIOR	Exterior: Roofing	IBC, CBC
62. INTERIOR	Interior: Partitions	IBC, CBC
63. MECHANICAL	Mechanical: HVAC	CMC, IMC
64. ELECTRICAL	Electrical: Wiring	CEC
65. PLUMBING	Plumbing: Sewer	CPC, IPC
66. GAS	Gas: Piping	CGC, IGC
67. FIRE	Fire: Protection	IFC, CBC
68. ELEVATOR	Elevator: Passenger	IBC, CBC
69. ENERGY	Energy: Title 24	CEC, CBC
70. ACCESSIBILITY	Accessibility: ADA	IBC, CBC
71. SIGNAGE	Signage: Exterior	IBC, CBC
72. SAFETY	Safety: Life Signs	IBC, CBC
73. TRANSPORTATION	Transportation: Vehicle	IBC, CBC

SECTION	DESCRIPTION	APPLICABLE CODE
74. SPECIAL USE	Special Use: Community	IBC, CBC
75. HISTORIC	Historic: Preservation	IBC, CBC
76. ENVIRONMENTAL	Environmental: Stormwater	IBC, CBC
77. UTILITIES	Utilities: Power Lines	CEC, CGC
78. TELECOMMUNICATIONS	Telecommunications: Fiber	CEC, CBC
79. RECORDS	Records: Management	IBC, CBC
80. OTHER	Other: Various	IBC, CBC



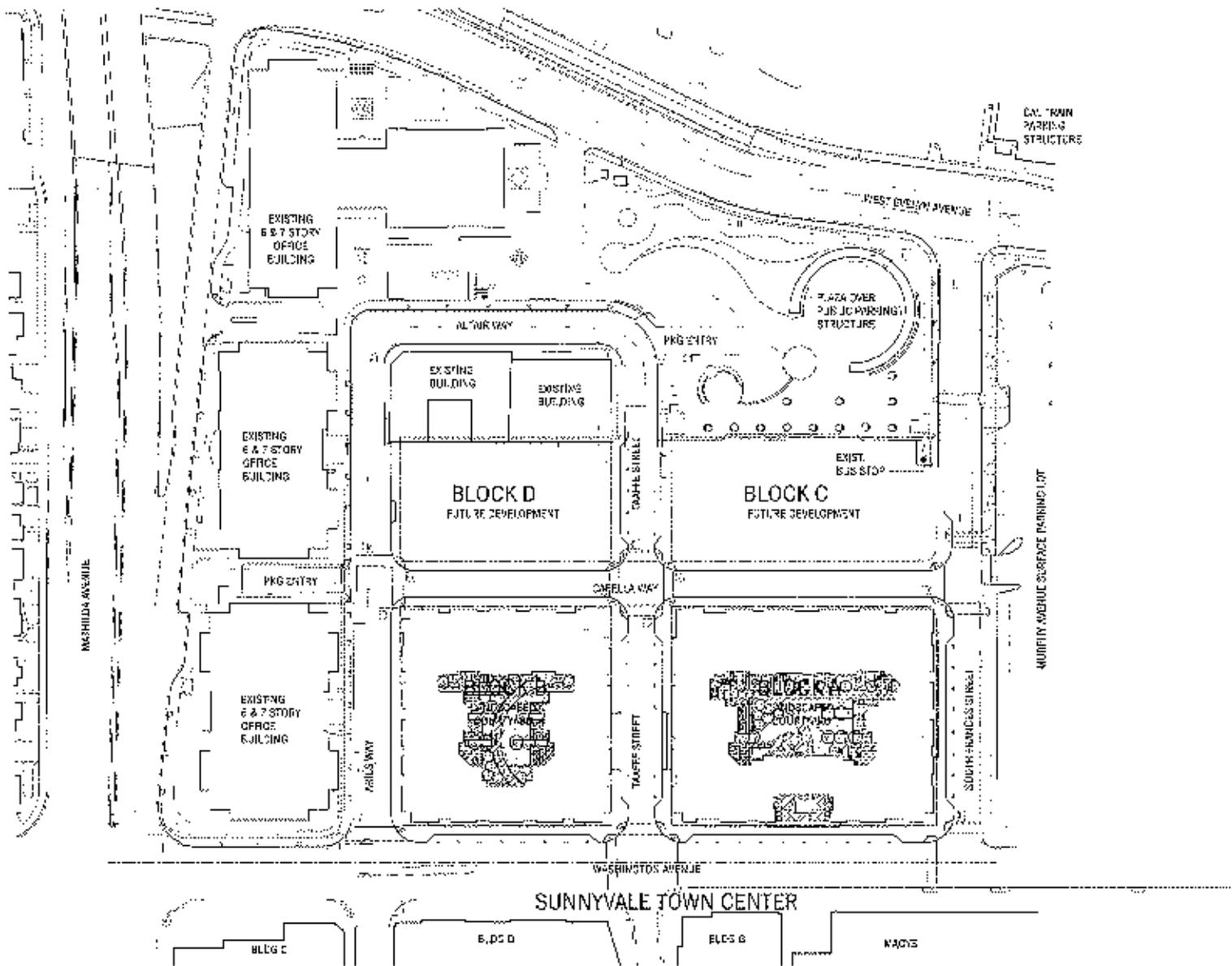
CAPELLA MIXED-USE DEVELOPMENT



West Washington Ave. Elevation looking South (Traffic to the left)

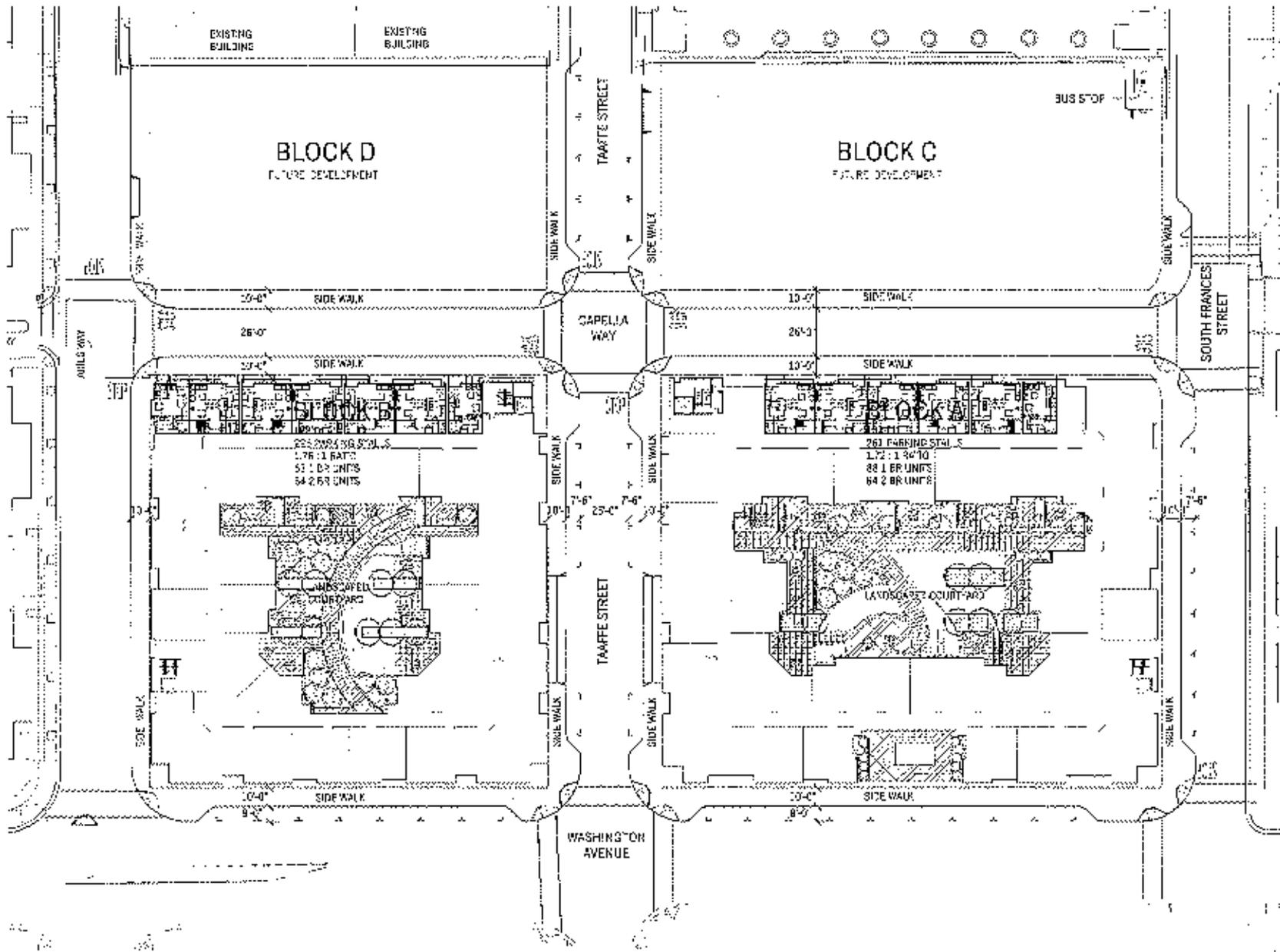
CAPELLA MIXED-USE DEVELOPMENT

ATTACHMENT
 Page 80 of 100
 SD



ATTACHMENT
 Page 1 of 50

CAPELLA MIXED-USE DEVELOPMENT



PROJECT SUMMARY:

PROJECT ADDRESS:
 PROJECT BOUNDARY: 11 WASHINGTON AVE,
 175-055 ST, ACROSS FROM 400 W 25TH ST.

PROJECT STREAMS:

BUILDING	1.00 AC	1.00 AC
DRIVEWAY	0.00 AC	1.00 AC
DECK	0.00 AC	0.00 AC
WALKWAY	0.00 AC	0.00 AC

TOTAL: 1.00 AC

TOTAL CROSS SECTION: 481.40

CAPELLA MIXED-USE DEVELOPMENT

CAPELLA HOLDINGS, LLC

Steinberg Architects

Prct: Security Site Plan / AS
 10/1/20

ATTACHMENT
 Page 10 of 50

PROPOSED PARKING CALCULATIONS

PROPOSED PARKING CALCULATIONS

PROJECT: CAPELLA MIXED-USE DEVELOPMENT

DATE: 10/20/11

USE	TYPE	AREA (SQ FT)	TYPE	PER 1,000 SQ FT	TOTAL
RESIDENTIAL	APARTMENT	100,000	RESIDENTIAL	1.0	100
RESIDENTIAL	CONDO	100,000	RESIDENTIAL	1.0	100
OFFICE	OFFICE	100,000	OFFICE	1.0	100
RETAIL	RETAIL	100,000	RETAIL	1.0	100
RESTAURANT	RESTAURANT	100,000	RESTAURANT	1.0	100
THEATER	THEATER	100,000	THEATER	1.0	100
TOTAL					500

RESERVED PARKING: 500

AVAILABLE PARKING: 500

NET PARKING: 0

PROPOSED PARKING CALCULATIONS

PROJECT: CAPELLA MIXED-USE DEVELOPMENT

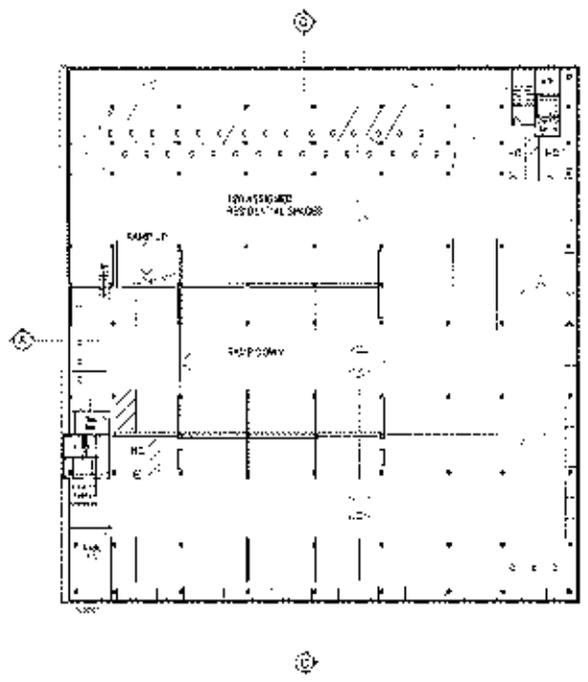
DATE: 10/20/11

USE	TYPE	AREA (SQ FT)	TYPE	PER 1,000 SQ FT	TOTAL
RESIDENTIAL	APARTMENT	100,000	RESIDENTIAL	1.0	100
RESIDENTIAL	CONDO	100,000	RESIDENTIAL	1.0	100
OFFICE	OFFICE	100,000	OFFICE	1.0	100
RETAIL	RETAIL	100,000	RETAIL	1.0	100
RESTAURANT	RESTAURANT	100,000	RESTAURANT	1.0	100
THEATER	THEATER	100,000	THEATER	1.0	100
TOTAL					500

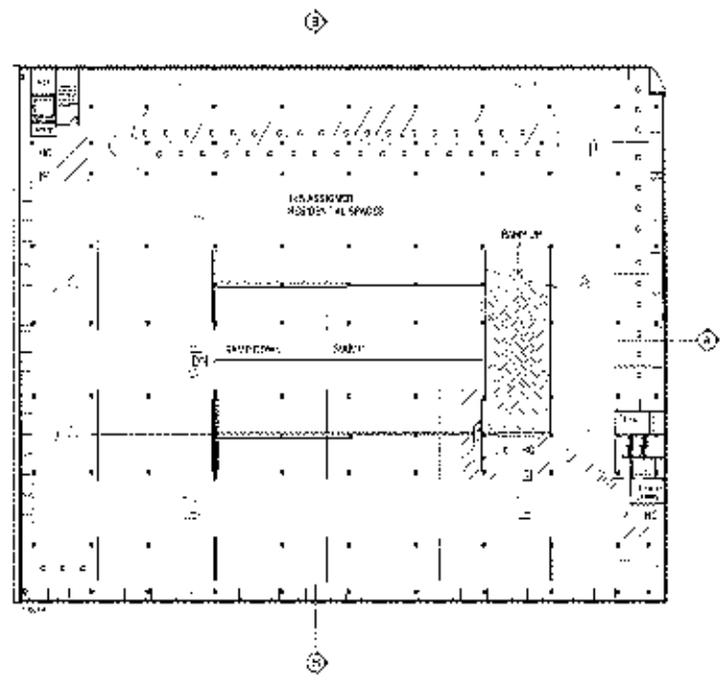
RESERVED PARKING: 500

AVAILABLE PARKING: 500

NET PARKING: 0

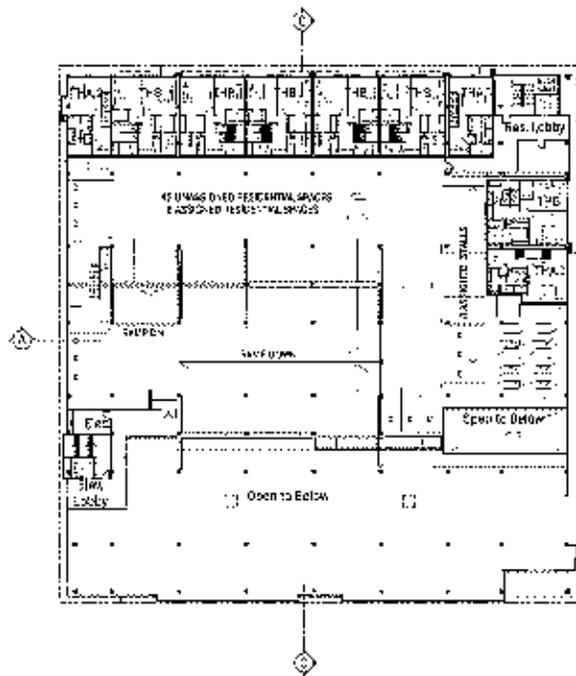


Block E

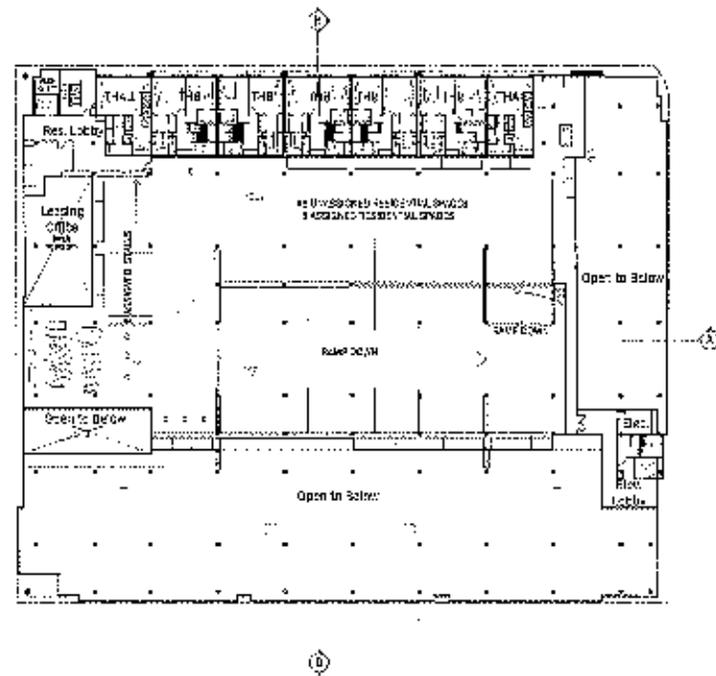


Block A

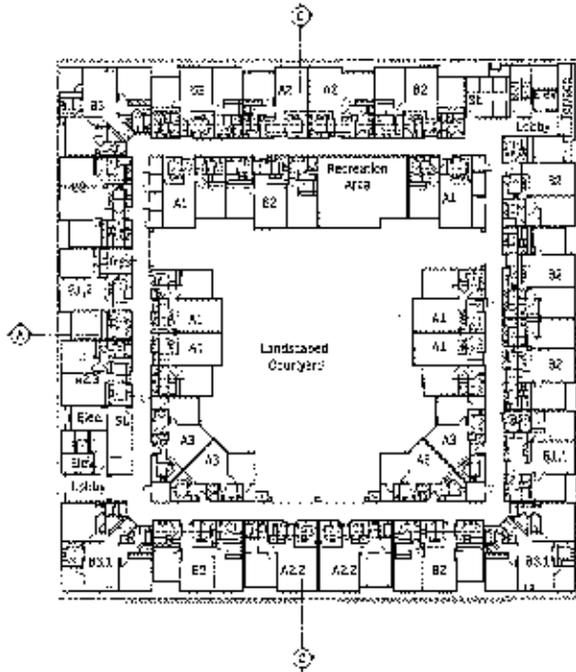
ATTACHMENT
Page 11 of 17



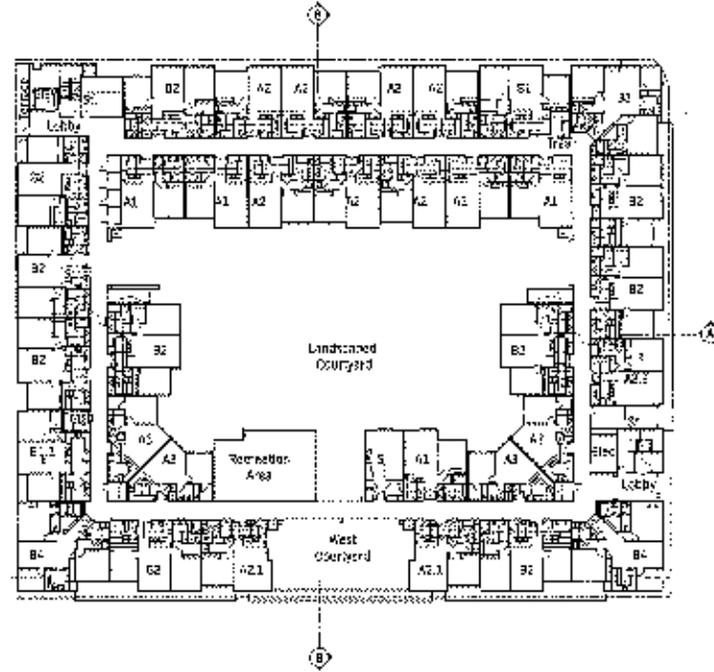
Block 3



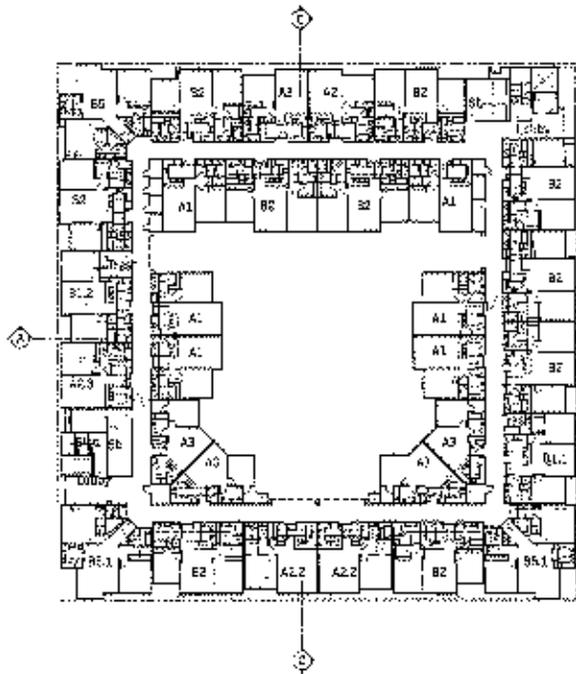
Block 4



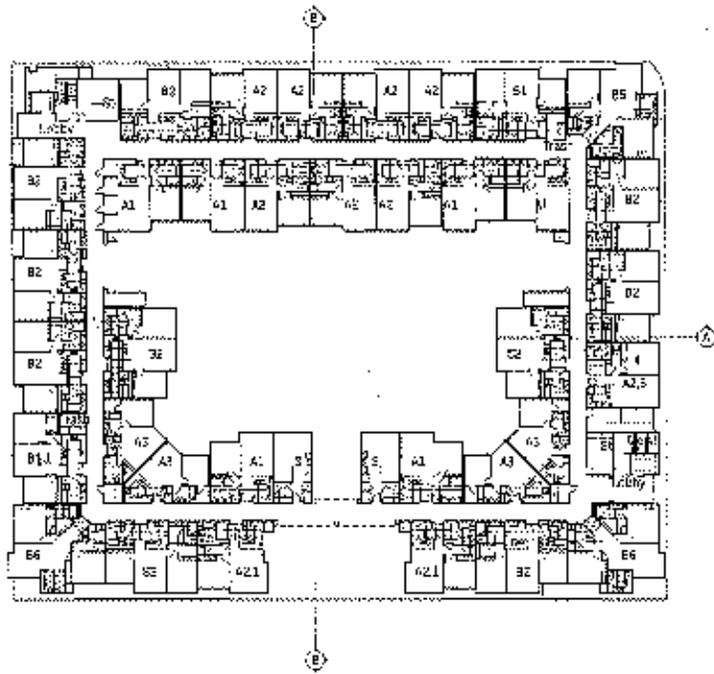
Sheet 3



Sheet 4



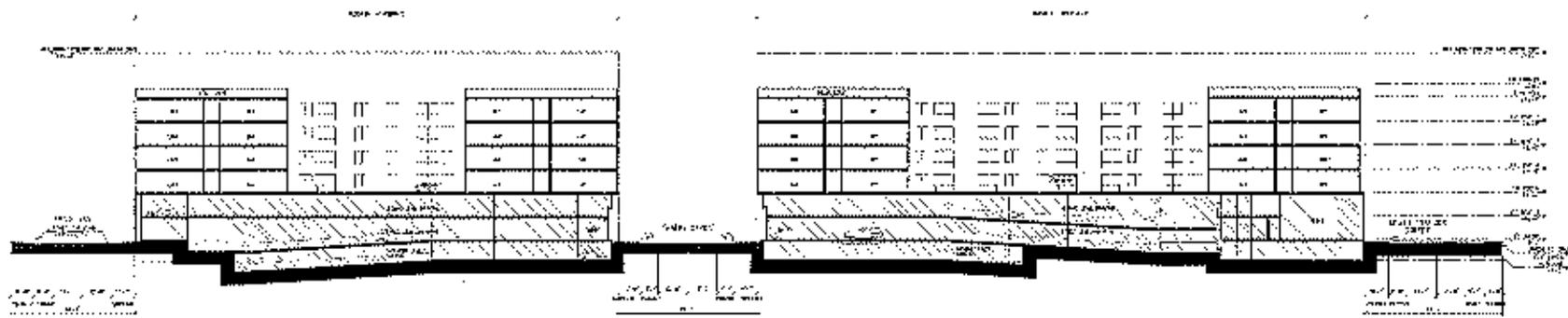
Sketch 3



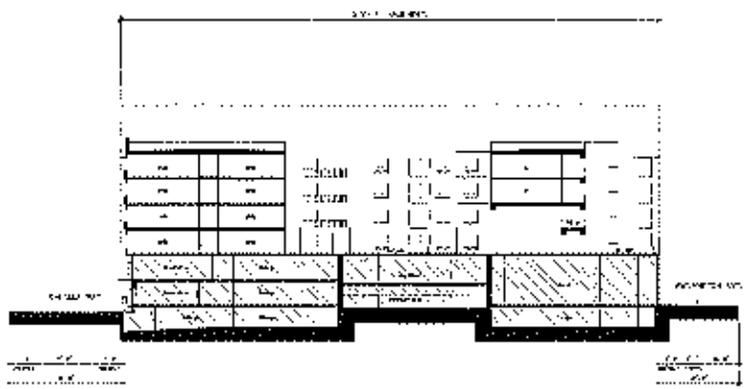
Sketch 4

CAPELLA MIXED-USE DEVELOPMENT

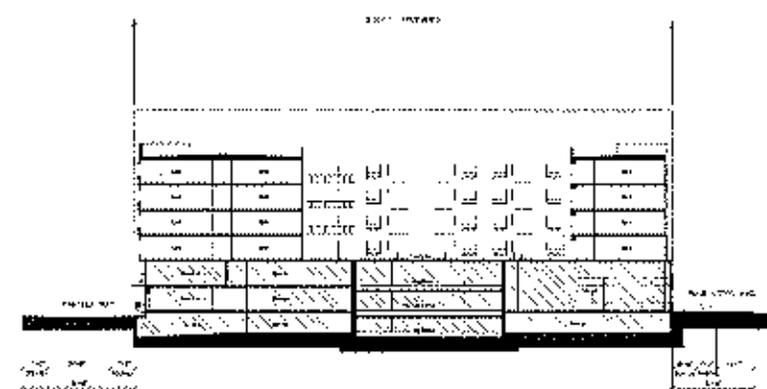
ATTACHMENT
 Page 15 of 30
 F



Section B-B

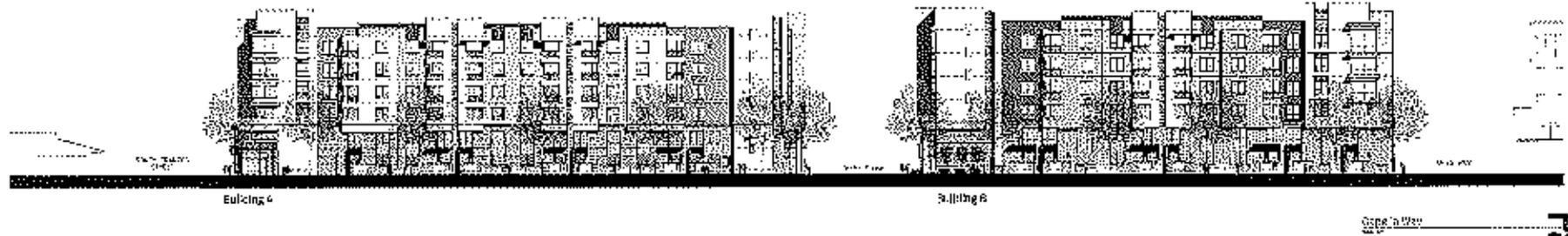
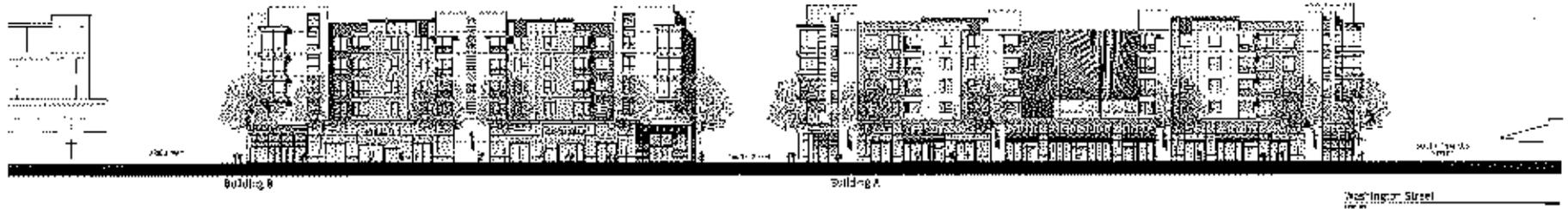


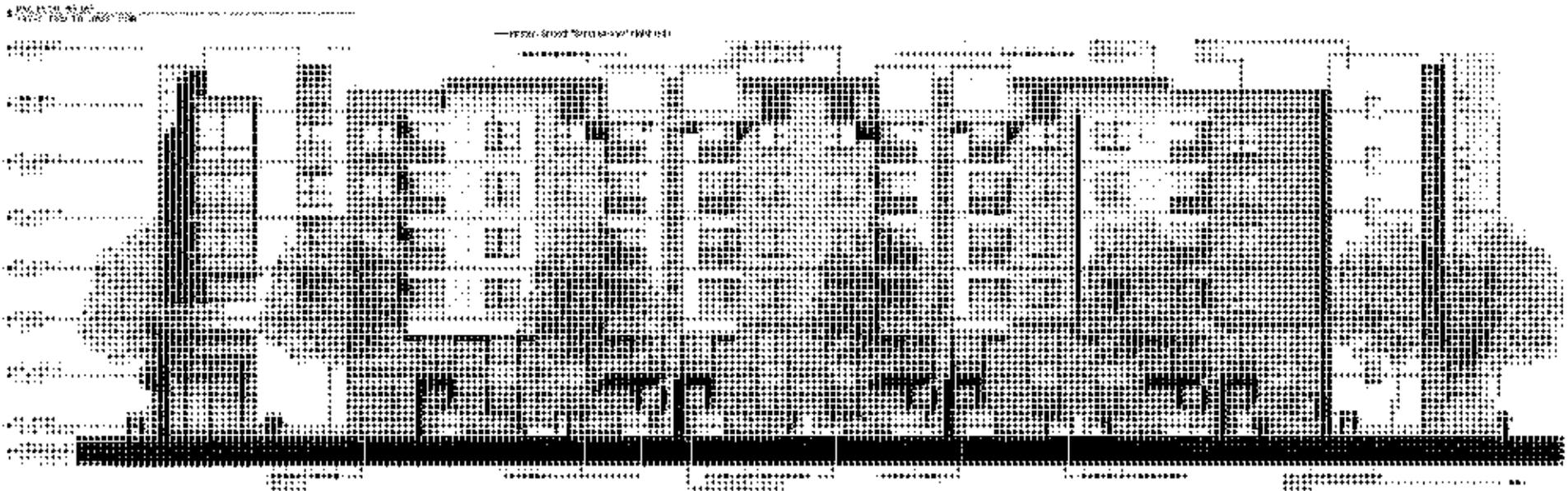
Section D-D



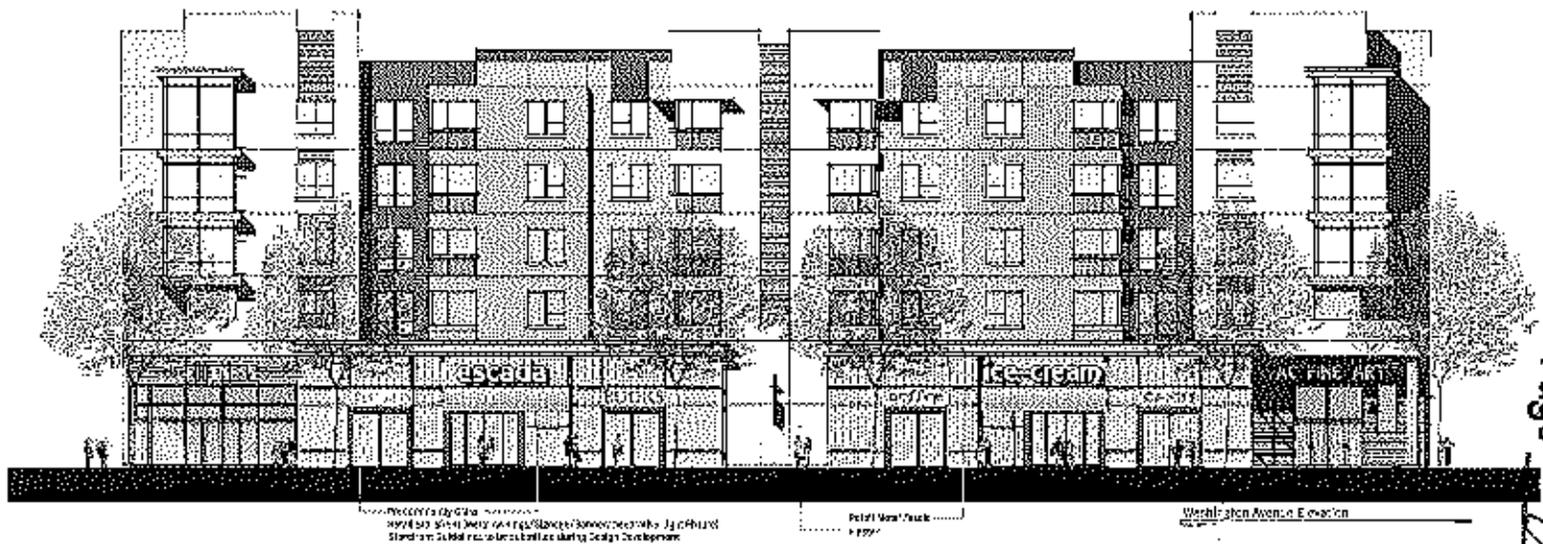
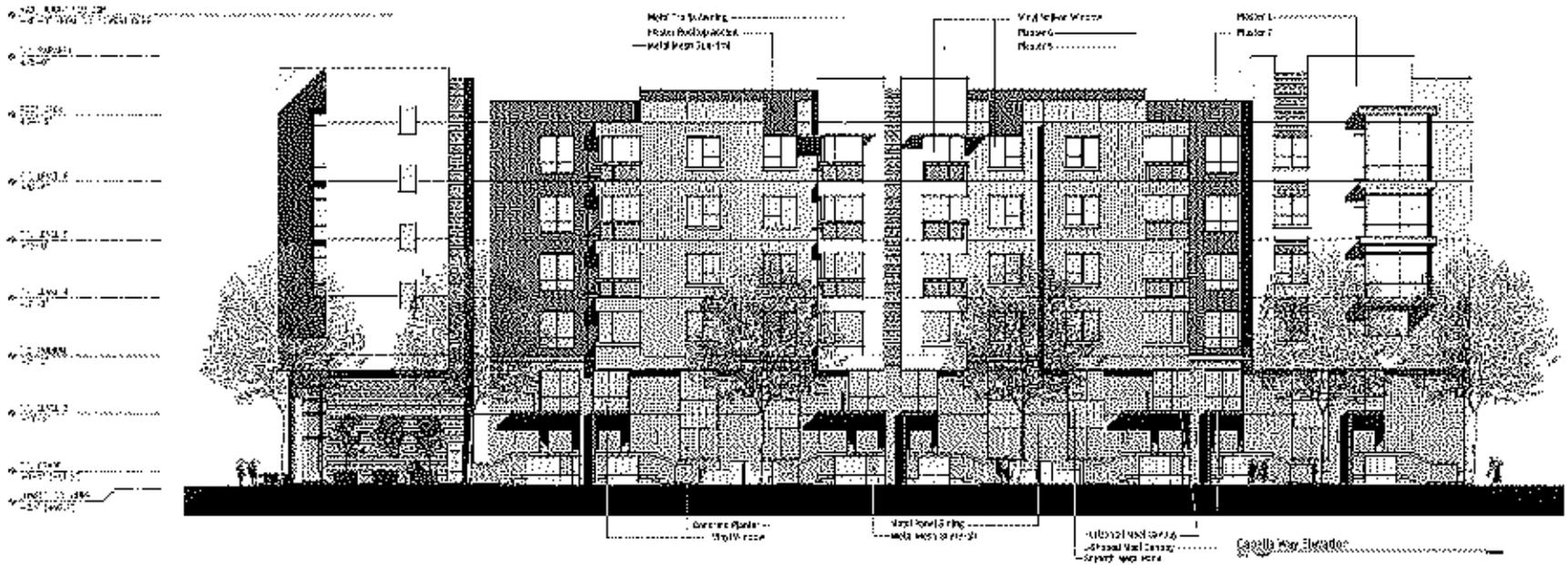
Section E-E

NO PART OF THIS DRAWING TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM STEINBERG ARCHITECTS.



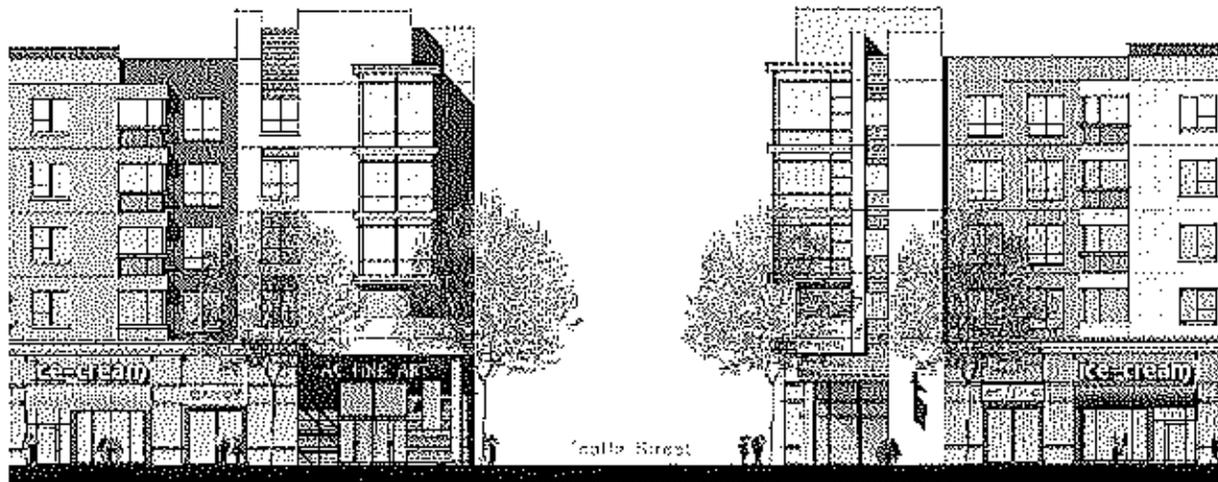


1'-0" = 1'-0" (1/4" = 1'-0")
 1/4" = 1'-0" (1/8" = 1'-0")
 1/8" = 1'-0" (1/16" = 1'-0")
 1/16" = 1'-0" (1/32" = 1'-0")
 1/32" = 1'-0" (1/64" = 1'-0")
 1/64" = 1'-0" (1/128" = 1'-0")
 1/128" = 1'-0" (1/256" = 1'-0")
 1/256" = 1'-0" (1/512" = 1'-0")
 1/512" = 1'-0" (1/1024" = 1'-0")
 1/1024" = 1'-0" (1/2048" = 1'-0")
 1/2048" = 1'-0" (1/4096" = 1'-0")
 1/4096" = 1'-0" (1/8192" = 1'-0")
 1/8192" = 1'-0" (1/16384" = 1'-0")
 1/16384" = 1'-0" (1/32768" = 1'-0")
 1/32768" = 1'-0" (1/65536" = 1'-0")
 1/65536" = 1'-0" (1/131072" = 1'-0")
 1/131072" = 1'-0" (1/262144" = 1'-0")
 1/262144" = 1'-0" (1/524288" = 1'-0")
 1/524288" = 1'-0" (1/1048576" = 1'-0")
 1/1048576" = 1'-0" (1/2097152" = 1'-0")
 1/2097152" = 1'-0" (1/4194304" = 1'-0")
 1/4194304" = 1'-0" (1/8388608" = 1'-0")
 1/8388608" = 1'-0" (1/16777216" = 1'-0")
 1/16777216" = 1'-0" (1/33554432" = 1'-0")
 1/33554432" = 1'-0" (1/67108864" = 1'-0")
 1/67108864" = 1'-0" (1/134217728" = 1'-0")
 1/134217728" = 1'-0" (1/268435456" = 1'-0")
 1/268435456" = 1'-0" (1/536870912" = 1'-0")
 1/536870912" = 1'-0" (1/1073741824" = 1'-0")
 1/1073741824" = 1'-0" (1/2147483648" = 1'-0")
 1/2147483648" = 1'-0" (1/4294967296" = 1'-0")
 1/4294967296" = 1'-0" (1/8589934592" = 1'-0")
 1/8589934592" = 1'-0" (1/17179869184" = 1'-0")
 1/17179869184" = 1'-0" (1/34359738368" = 1'-0")
 1/34359738368" = 1'-0" (1/68719476736" = 1'-0")
 1/68719476736" = 1'-0" (1/137438953472" = 1'-0")
 1/137438953472" = 1'-0" (1/274877906944" = 1'-0")
 1/274877906944" = 1'-0" (1/549755813888" = 1'-0")
 1/549755813888" = 1'-0" (1/1099511627776" = 1'-0")
 1/1099511627776" = 1'-0" (1/2199023255552" = 1'-0")
 1/2199023255552" = 1'-0" (1/4398046511104" = 1'-0")
 1/4398046511104" = 1'-0" (1/8796093022208" = 1'-0")
 1/8796093022208" = 1'-0" (1/17592186044416" = 1'-0")
 1/17592186044416" = 1'-0" (1/35184372088832" = 1'-0")
 1/35184372088832" = 1'-0" (1/70368744177664" = 1'-0")
 1/70368744177664" = 1'-0" (1/140737488355328" = 1'-0")
 1/140737488355328" = 1'-0" (1/281474976710656" = 1'-0")
 1/281474976710656" = 1'-0" (1/562949953421312" = 1'-0")
 1/562949953421312" = 1'-0" (1/1125899906842624" = 1'-0")
 1/1125899906842624" = 1'-0" (1/2251799813685248" = 1'-0")
 1/2251799813685248" = 1'-0" (1/4503599627370496" = 1'-0")
 1/4503599627370496" = 1'-0" (1/9007199254740992" = 1'-0")
 1/9007199254740992" = 1'-0" (1/18014398509481984" = 1'-0")
 1/18014398509481984" = 1'-0" (1/36028797018963968" = 1'-0")
 1/36028797018963968" = 1'-0" (1/72057594037927936" = 1'-0")
 1/72057594037927936" = 1'-0" (1/144115188075855872" = 1'-0")
 1/144115188075855872" = 1'-0" (1/288230376151711744" = 1'-0")
 1/288230376151711744" = 1'-0" (1/576460752303423488" = 1'-0")
 1/576460752303423488" = 1'-0" (1/1152921504606846976" = 1'-0")
 1/1152921504606846976" = 1'-0" (1/2305843009213693952" = 1'-0")
 1/2305843009213693952" = 1'-0" (1/4611686018427387904" = 1'-0")
 1/4611686018427387904" = 1'-0" (1/9223372036854775808" = 1'-0")
 1/9223372036854775808" = 1'-0" (1/18446744073709551616" = 1'-0")
 1/18446744073709551616" = 1'-0" (1/36893488147419103232" = 1'-0")
 1/36893488147419103232" = 1'-0" (1/73786976294838206464" = 1'-0")
 1/73786976294838206464" = 1'-0" (1/147573952589676412928" = 1'-0")
 1/147573952589676412928" = 1'-0" (1/295147905179352825856" = 1'-0")
 1/295147905179352825856" = 1'-0" (1/590295810358705651712" = 1'-0")
 1/590295810358705651712" = 1'-0" (1/1180591620717411303424" = 1'-0")
 1/1180591620717411303424" = 1'-0" (1/2361183241434822606848" = 1'-0")
 1/2361183241434822606848" = 1'-0" (1/4722366482869645213696" = 1'-0")
 1/4722366482869645213696" = 1'-0" (1/9444732965739290427392" = 1'-0")
 1/9444732965739290427392" = 1'-0" (1/18889465931478580854784" = 1'-0")
 1/18889465931478580854784" = 1'-0" (1/37778931862957161709568" = 1'-0")
 1/37778931862957161709568" = 1'-0" (1/75557863725914323419136" = 1'-0")
 1/75557863725914323419136" = 1'-0" (1/151115727451828646838272" = 1'-0")
 1/151115727451828646838272" = 1'-0" (1/302231454903657293676544" = 1'-0")
 1/302231454903657293676544" = 1'-0" (1/604462909807314587353088" = 1'-0")
 1/604462909807314587353088" = 1'-0" (1/1208925819614629174706176" = 1'-0")
 1/1208925819614629174706176" = 1'-0" (1/2417851639229258349412352" = 1'-0")
 1/2417851639229258349412352" = 1'-0" (1/4835703278458516698824704" = 1'-0")
 1/4835703278458516698824704" = 1'-0" (1/9671406556917033397649408" = 1'-0")
 1/9671406556917033397649408" = 1'-0" (1/19342813113834066795298816" = 1'-0")
 1/19342813113834066795298816" = 1'-0" (1/38685626227668133590597632" = 1'-0")
 1/38685626227668133590597632" = 1'-0" (1/77371252455336267181195264" = 1'-0")
 1/77371252455336267181195264" = 1'-0" (1/154742504910672534362390528" = 1'-0")
 1/154742504910672534362390528" = 1'-0" (1/309485009821345068724781056" = 1'-0")
 1/309485009821345068724781056" = 1'-0" (1/618970019642690137449562112" = 1'-0")
 1/618970019642690137449562112" = 1'-0" (1/1237940039285380274899124224" = 1'-0")
 1/1237940039285380274899124224" = 1'-0" (1/2475880078570760549798248448" = 1'-0")
 1/2475880078570760549798248448" = 1'-0" (1/4951760157141521099596496896" = 1'-0")
 1/4951760157141521099596496896" = 1'-0" (1/9903520314283042199192993792" = 1'-0")
 1/9903520314283042199192993792" = 1'-0" (1/19807040628566084398385987584" = 1'-0")
 1/19807040628566084398385987584" = 1'-0" (1/39614081257132168796771975168" = 1'-0")
 1/39614081257132168796771975168" = 1'-0" (1/79228162514264337593543950336" = 1'-0")
 1/79228162514264337593543950336" = 1'-0" (1/158456325028528675187087900672" = 1'-0")
 1/158456325028528675187087900672" = 1'-0" (1/316912650057057350374175801344" = 1'-0")
 1/316912650057057350374175801344" = 1'-0" (1/633825300114114700748351602688" = 1'-0")
 1/633825300114114700748351602688" = 1'-0" (1/1267650600228229401496703205376" = 1'-0")
 1/1267650600228229401496703205376" = 1'-0" (1/2535301200456458802993406410752" = 1'-0")
 1/2535301200456458802993406410752" = 1'-0" (1/5070602400912917605986812821504" = 1'-0")
 1/5070602400912917605986812821504" = 1'-0" (1/10141204801825835211973625643008" = 1'-0")
 1/10141204801825835211973625643008" = 1'-0" (1/20282409603651670423947251286016" = 1'-0")
 1/20282409603651670423947251286016" = 1'-0" (1/40564819207303340847894502572032" = 1'-0")
 1/40564819207303340847894502572032" = 1'-0" (1/81129638414606681695789005144064" = 1'-0")
 1/81129638414606681695789005144064" = 1'-0" (1/162259276829213363391578010288128" = 1'-0")
 1/162259276829213363391578010288128" = 1'-0" (1/324518553658426726783156020576256" = 1'-0")
 1/324518553658426726783156020576256" = 1'-0" (1/649037107316853453566312041152512" = 1'-0")
 1/649037107316853453566312041152512" = 1'-0" (1/1298074214633706907132624082305024" = 1'-0")
 1/1298074214633706907132624082305024" = 1'-0" (1/2596148429267413814265248164610048" = 1'-0")
 1/2596148429267413814265248164610048" = 1'-0" (1/5192296858534827628530496329220096" = 1'-0")
 1/5192296858534827628530496329220096" = 1'-0" (1/10384593717069655257060992658440192" = 1'-0")
 1/10384593717069655257060992658440192" = 1'-0" (1/20769187434139310514121985316880384" = 1'-0")
 1/20769187434139310514121985316880384" = 1'-0" (1/41538374868278621028243970633760768" = 1'-0")
 1/41538374868278621028243970633760768" = 1'-0" (1/83076749736557242056487941267521536" = 1'-0")
 1/83076749736557242056487941267521536" = 1'-0" (1/166153499473114484112975882535042072" = 1'-0")
 1/166153499473114484112975882535042072" = 1'-0" (1/332306998946228968225951765070084144" = 1'-0")
 1/332306998946228968225951765070084144" = 1'-0" (1/664613997892457936451903530140168288" = 1'-0")
 1/664613997892457936451903530140168288" = 1'-0" (1/1329227995784915872903807060280366576" = 1'-0")
 1/1329227995784915872903807060280366576" = 1'-0" (1/2658455991569831745807614120560733152" = 1'-0")
 1/2658455991569831745807614120560733152" = 1'-0" (1/5316911983139663491615228241121466304" = 1'-0")
 1/5316911983139663491615228241121466304" = 1'-0" (1/10633823966279326983230456482242932608" = 1'-0")
 1/10633823966279326983230456482242932608" = 1'-0" (1/21267647932558653966460912964485865216" = 1'-0")
 1/21267647932558653966460912964485865216" = 1'-0" (1/42535295865117307932921825928971730432" = 1'-0")
 1/42535295865117307932921825928971730432" = 1'-0" (1/85070591730234615865843651857943460864" = 1'-0")
 1/85070591730234615865843651857943460864" = 1'-0" (1/170141183460469231731687303715886921728" = 1'-0")
 1/170141183460469231731687303715886921728" = 1'-0" (1/340282366920938463463374607431773834464" = 1'-0")
 1/340282366920938463463374607431773834464" = 1'-0" (1/680564733841876926926749214863547668928" = 1'-0")
 1/680564733841876926926749214863547668928" = 1'-0" (1/1361129467683753853853498429727095337856" = 1'-0")
 1/1361129467683753853853498429727095337856" = 1'-0" (1/2722258935367507707706996859454190675712" = 1'-0")
 1/2722258935367507707706996859454190675712" = 1'-0" (1/5444517870735015415413993718908381351424" = 1'-0")
 1/5444517870735015415413993718908381351424" = 1'-0" (1/10889035741470030830827987437816762702848" = 1'-0")
 1/10889035741470030830827987437816762702848" = 1'-0" (1/21778071482940061661655974875633525405696" = 1'-0")
 1/21778071482940061661655974875633525405696" = 1'-0" (1/43556142965880123323311949751267050811392" = 1'-0")
 1/43556142965880123323311949751267050811392" = 1'-0" (1/87112285931760246646623899502534101622784" = 1'-0")
 1/87112285931760246646623899502534101622784" = 1'-0" (1/174224571863520493293247799005068203245568" = 1'-0")
 1/174224571863520493293247799005068203245568" = 1'-0" (1/348449143727040986586495598010136406491136" = 1'-0")
 1/348449143727040986586495598010136406491136" = 1'-0" (1/696898287454081973172991196020272812982272" = 1'-0")
 1/696898287454081973172991196020272812982272" = 1'-0" (1/139379657490816394634598239204054562596448" = 1'-0")
 1/139379657490816394634598239204054562596448" = 1'-0" (1/278759314981632789269196478408109125912896" = 1'-0")
 1/278759314981632789269196478408109125912896" = 1'-0" (1/557518629963265578538392956816218251825792" = 1'-0")
 1/557518629963265578538392956816218251825792" = 1'-0" (1/1115037259926531157076785913624365035651584" = 1'-0")
 1/1115037259926531157076785913624365035651584" = 1'-0" (1/2230074519853062314153571827248730071303168" = 1'-0")
 1/2230074519853062314153571827248730071303168" = 1'-0" (1/4460149039706124628307143654497400342606336" = 1'-0")
 1/4460149039706124628307143654497400342606336" = 1'-0" (1/8920298079412249256614287308994800685212672" = 1'-0")
 1/8920298079412249256614287308994800685212672" = 1'-0" (1/17840596158824498513228574617989601370425344" = 1'-0")
 1/17840596158824498513228574617989601370425344" = 1'-0" (1/35681192317648997026457149235979202740850688" = 1'-0")
 1/35681192317648997026457149235979202740850688" = 1'-0" (1/71362384635297994052914298471958405481701376" = 1'-0")
 1/71362384635297994052914298471958405481701376" = 1'-0" (1/142724769270595988105828596943916810963402752" = 1'-0")
 1/142724769270595988105828596943916810963402752" = 1'-0" (1/285449538541191976211657193887833621926805504" = 1'-0")
 1/285449538541191976211657193887833621926805504" = 1'-0" (1/570899077082383952423314387775667243853611008" = 1'-0")
 1/570899077082383952423314387775667243853611008" = 1'-0" (1/1141798154164767904846628775551334487707222016" = 1'-0")
 1/1141798154164767904846628775551334487707222016" = 1'-0" (1/2283596308329535809693257551102668975414444032" = 1'-0")
 1/2283596308329535809693257551102668975414444032" = 1'-0" (1/4567192616659071619386515102205337950828888064" = 1'-0")
 1/4567192616659071619386515102205337950828888064" = 1'-0" (1/9134385233318143238773030204410675901657776128" = 1'-0")
 1/9134385233318143238773030204410675901657776128" = 1'-0" (1/18268770466636286477546060408821351803315552256" = 1'-0")
 1/18268770466636286477546060408821351803315552256" = 1'-0" (1/36537540933272572955092120817642703606631104512" = 1'-0")
 1/36537540933272572955092120817642703606631104512" = 1'-0" (1/73075081866545145910184241635285407213262209024" = 1'-0")
 1/73075081866545145910184241635285407213262209024" = 1'-0" (1/14615016373309029182036848327057084422652418048" = 1'-0")
 1/14615016373309029182036848327057084422652418048" = 1'-0" (1/29230032746618058364073696654114168845304836096" = 1'-0")
 1/29230032746618058364073696654114168845304836096" = 1'-0" (1/58460065493236116728147393308228337690609672192" = 1'-0")
 1/58460065493236116728147393308228337690609672192" = 1'-0" (1/116920130986472233456294786616456675381219344384" = 1'-0")
 1/11692013098647223345



ATTACHMENT
 Page 10 of 10
 [Handwritten signature/initials]

CAPELLA MIXED-USE DEVELOPMENT

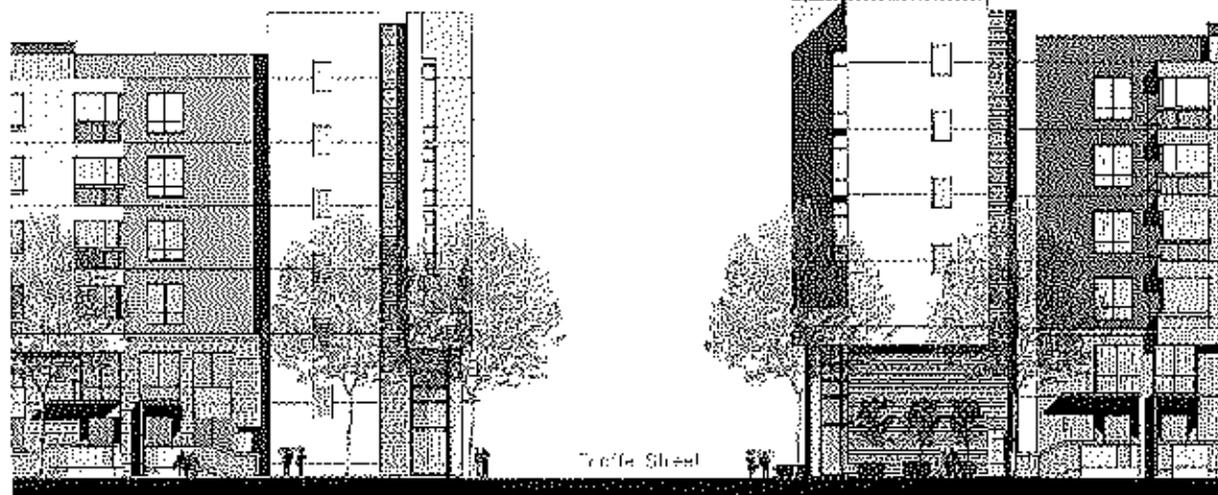


Building B

Building A

* Rotated corner units for unique condition at each building.

Washington Street

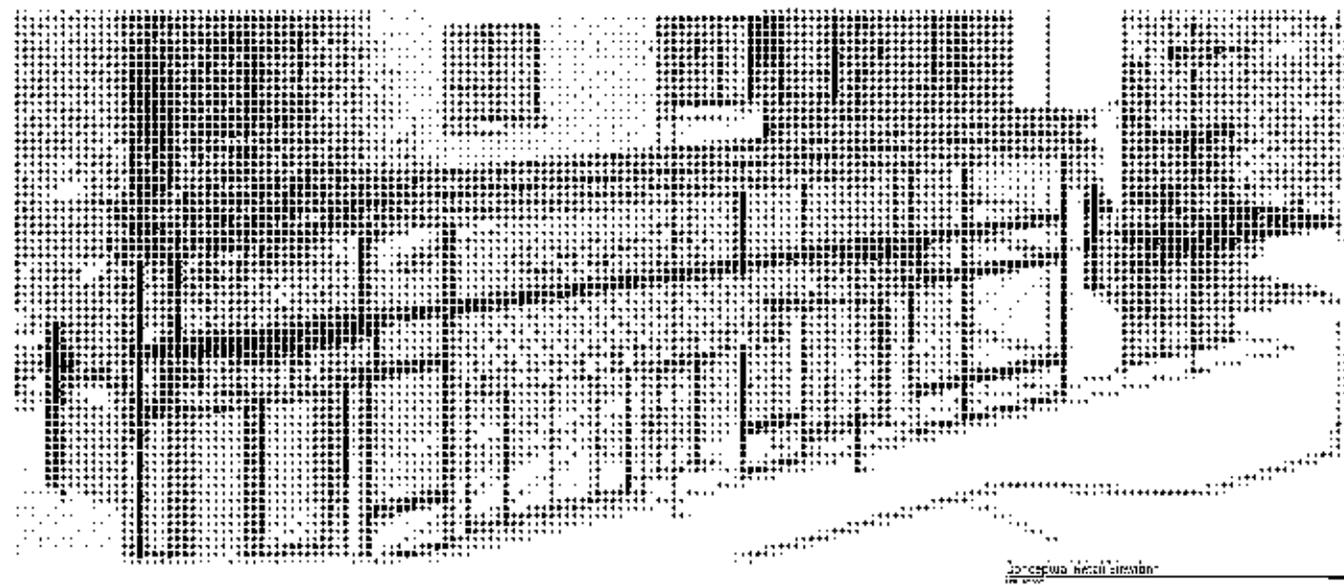
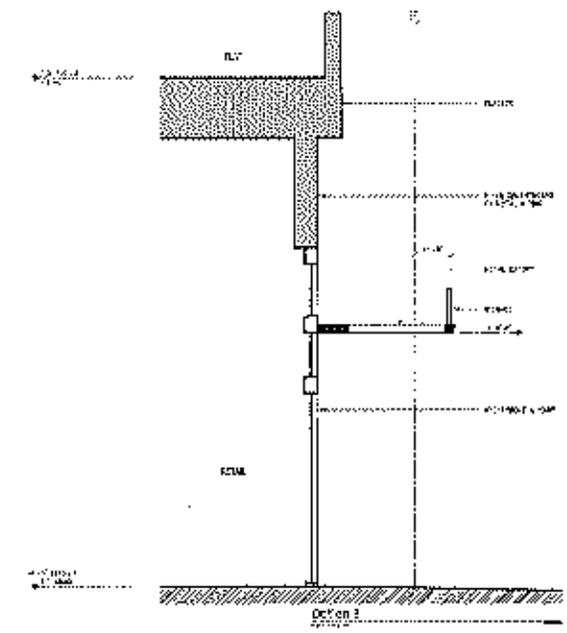
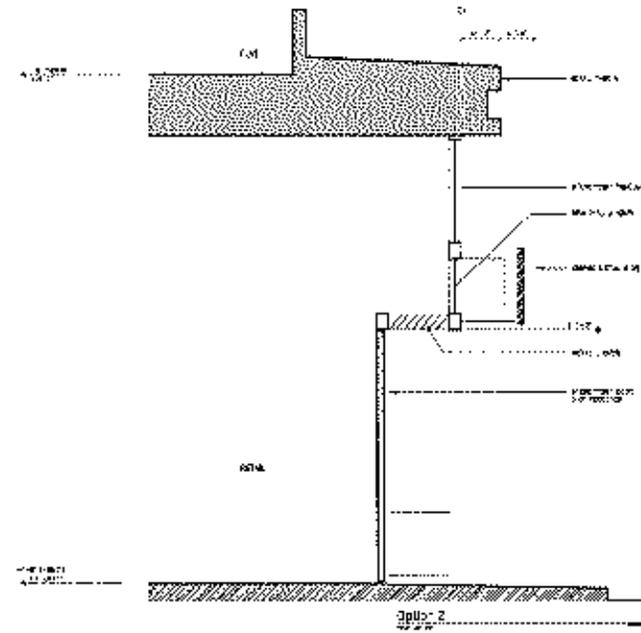
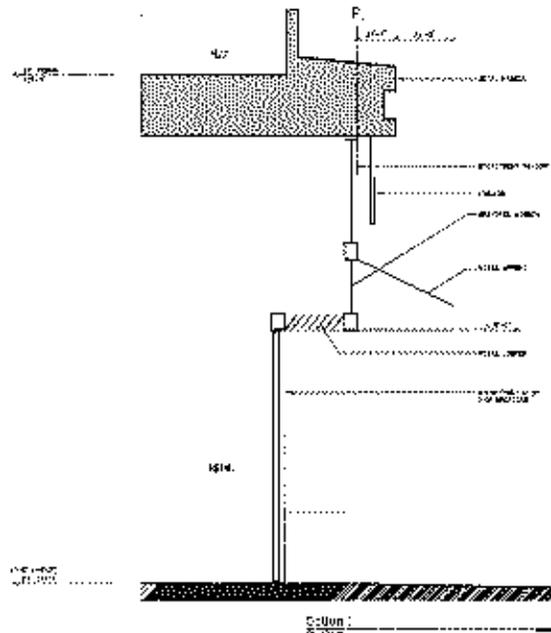


Building C

Building D

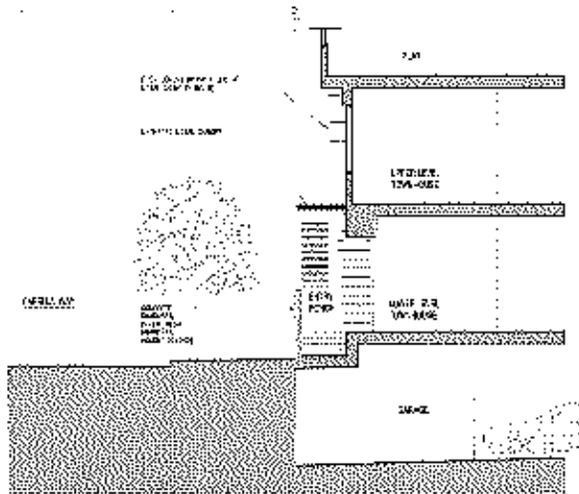
* Created similar but unique condition at each building.

Capella Way

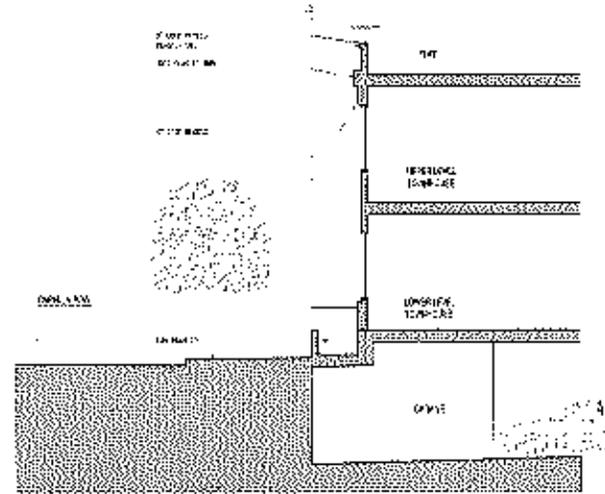


Conceptual Retail Simulation

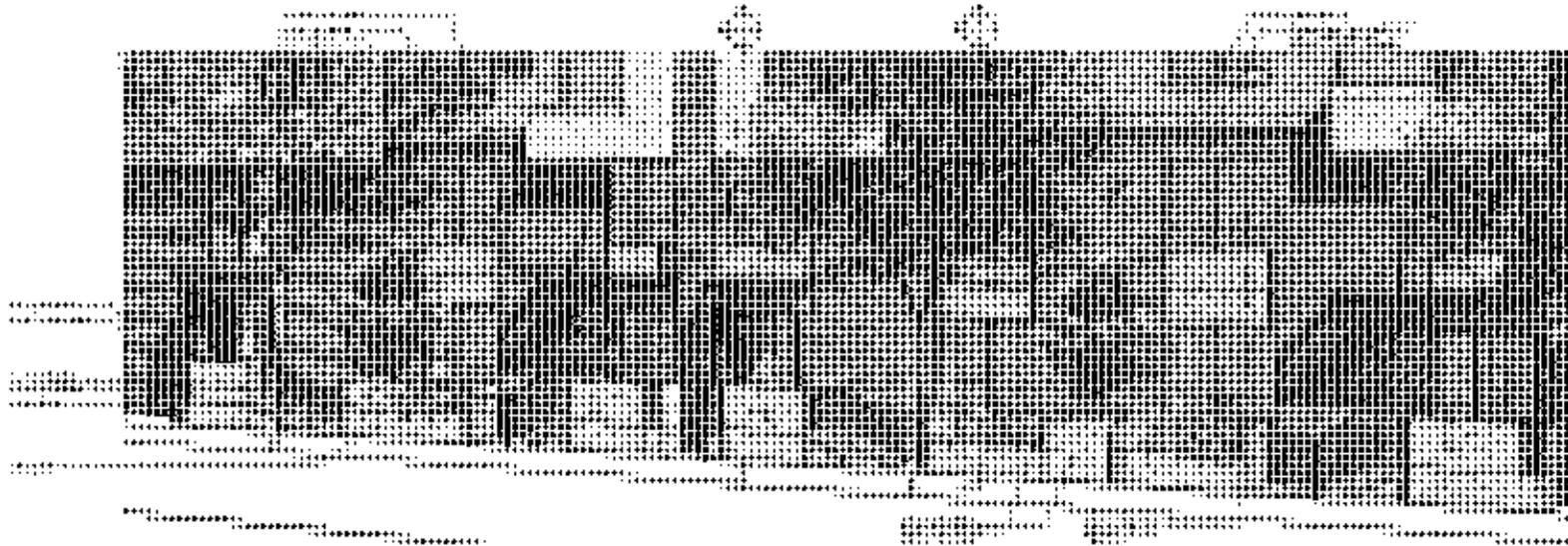
ATTACHMENT
 Page 22 of 45



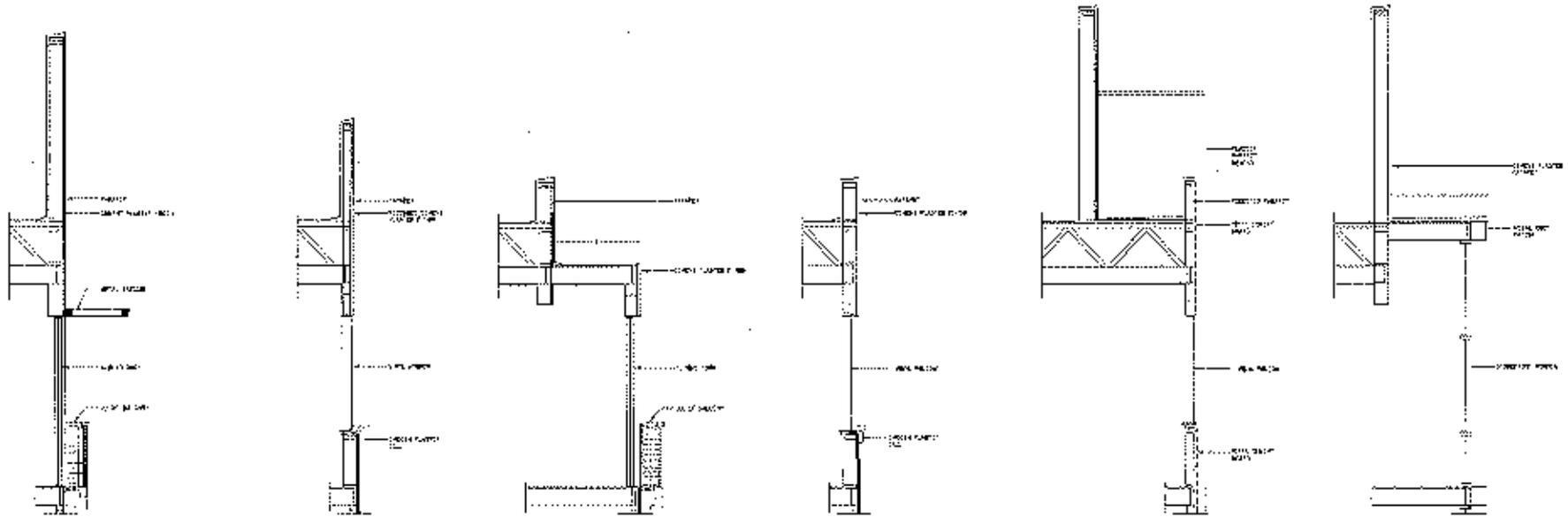
TownHome - Section A



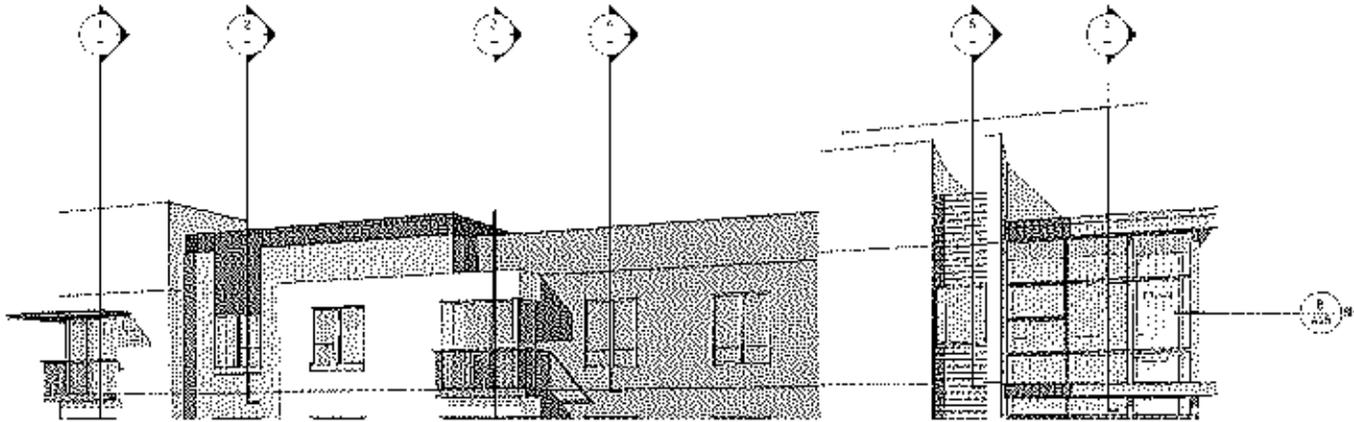
TownHome - Section B



TownHome - Section C

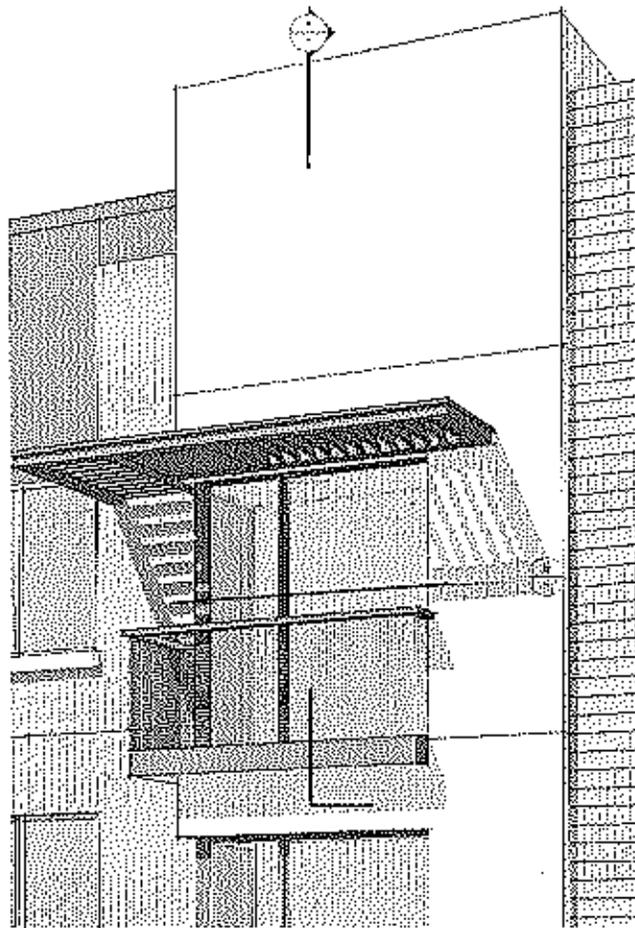


Detail 1
Detail 2
Detail 3
Detail 4
Detail 5
Detail 6

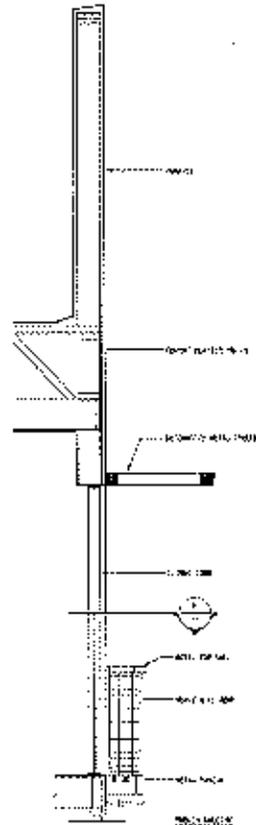


Section: Top Floor Unit Facing P. Hill Street

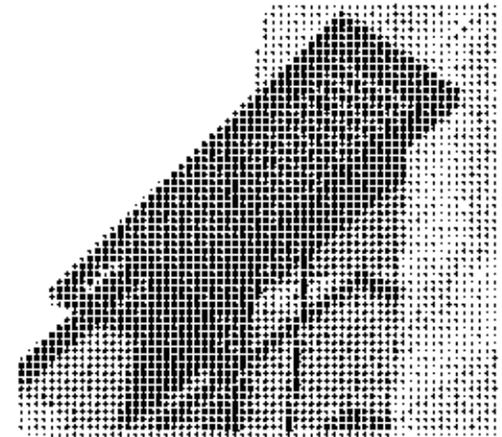
ATTACHMENT
 Page 75 of 100



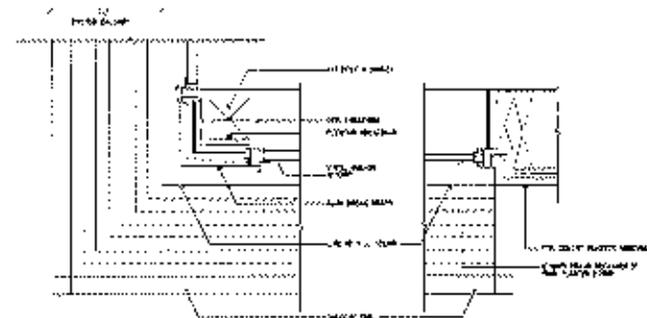
Exterior Elevation & Fire Escape View



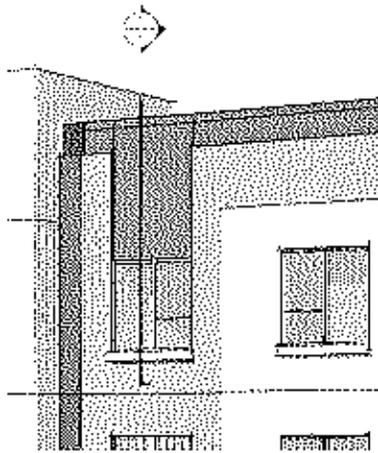
Frame Detail - Section 2



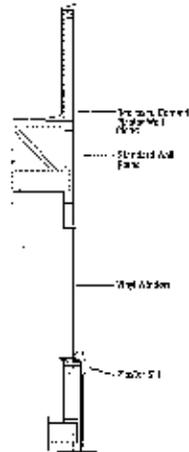
Steel Detail



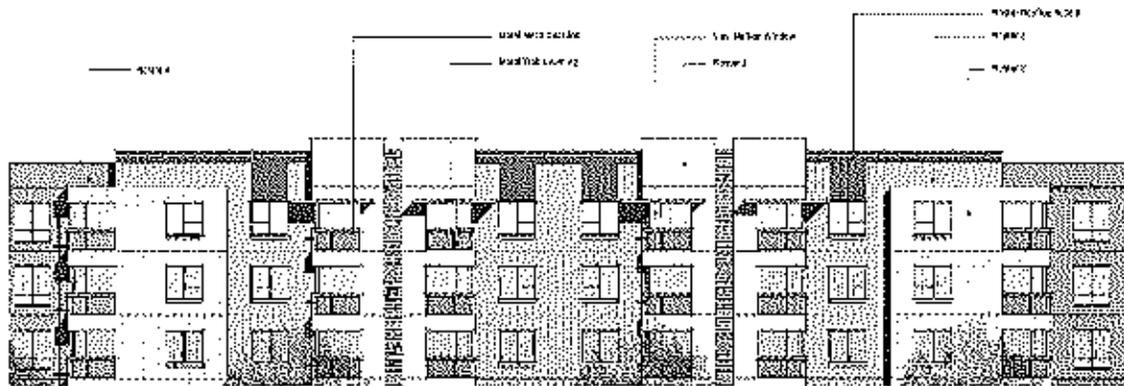
Recessed Window Corner Detail - 3



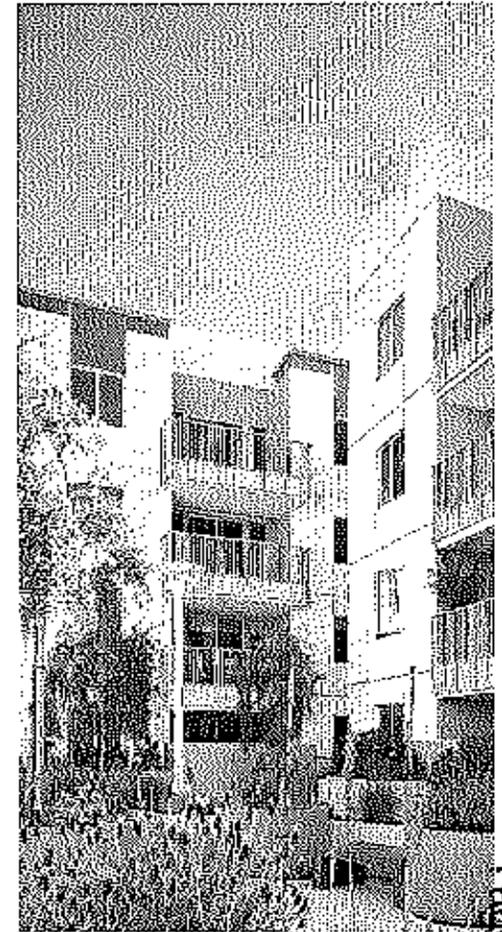
Enlarged Rooftop Feature



Detail 3



Capella Mid

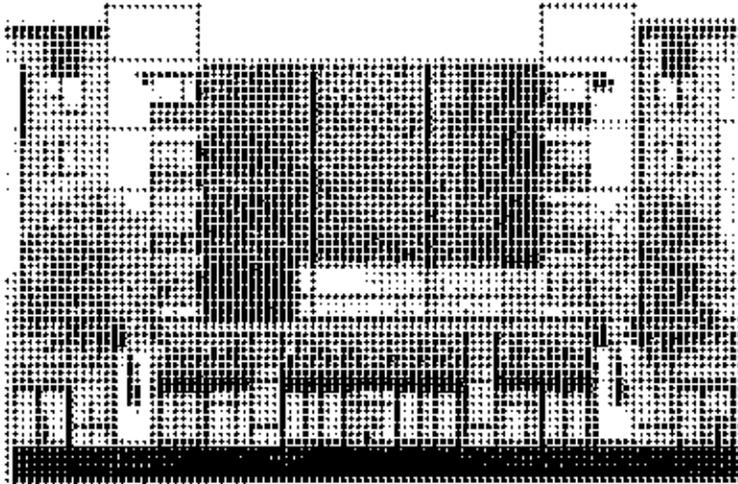


Rooftop Feature Photo

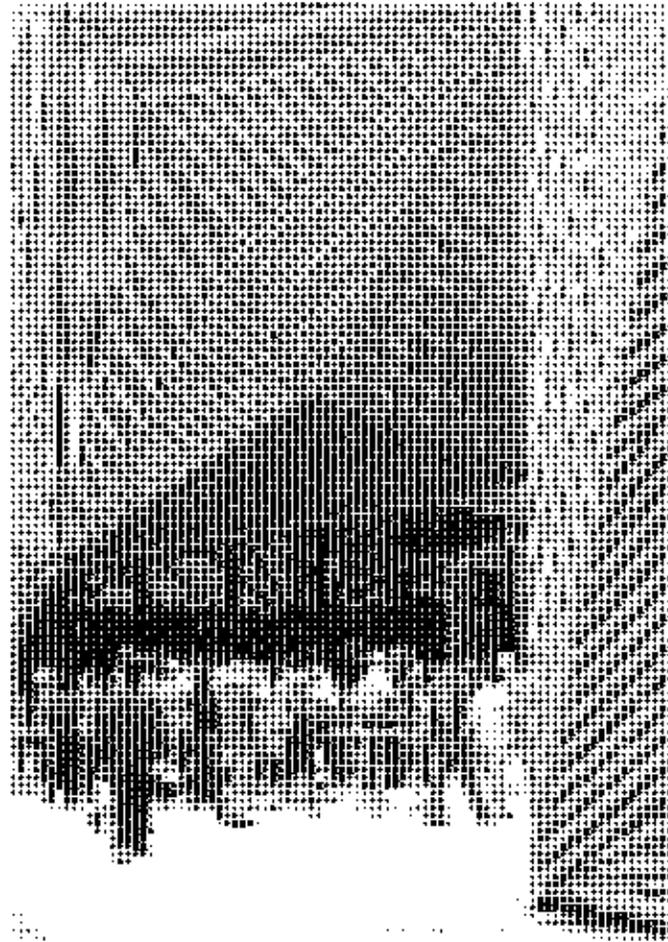
ATTACHMENT
 Page 27 of 100



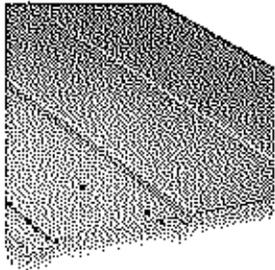
Detail



Enlarged Area Elevation @ Washington Avenue



Full Wall Concept



Metal Panel Siding



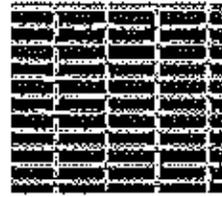
Textured Fiber Cement Board



Metal Trellis Awning



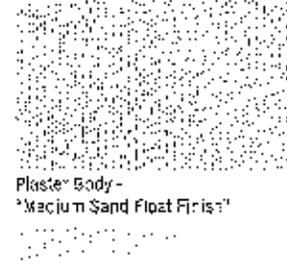
Clear Storefront



Metal Mesh



Vinyl Windows



Plaster Body -
"Macium Sand Float Finish"

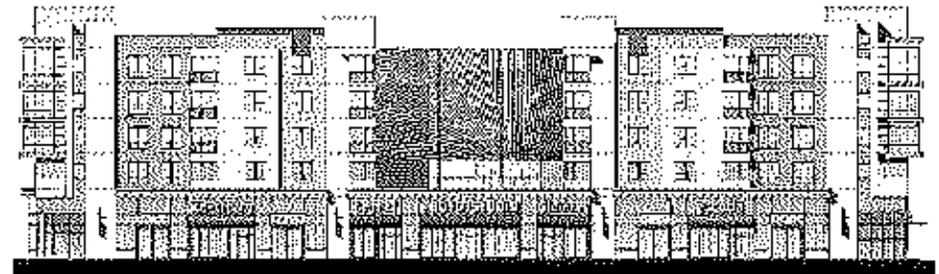
Plaster Windowsill - Smooth
"Santa Barbara Finish"



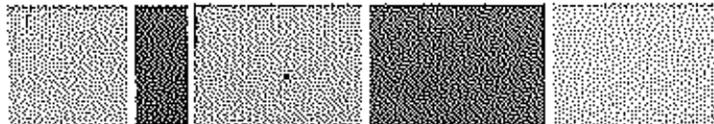
Metal Canopy at Retail



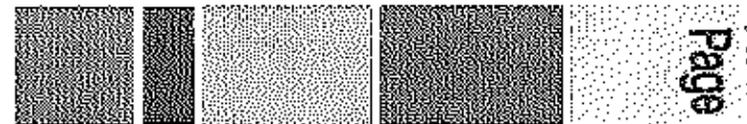
Block B



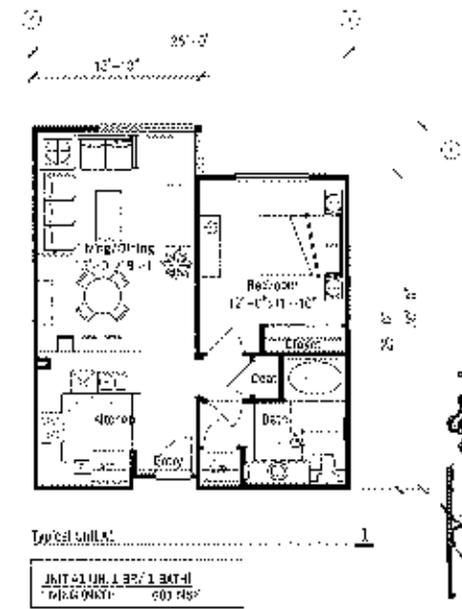
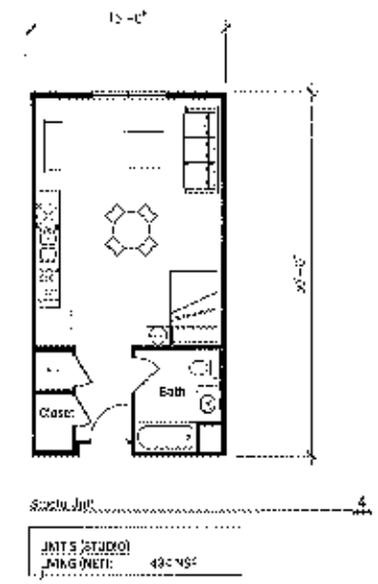
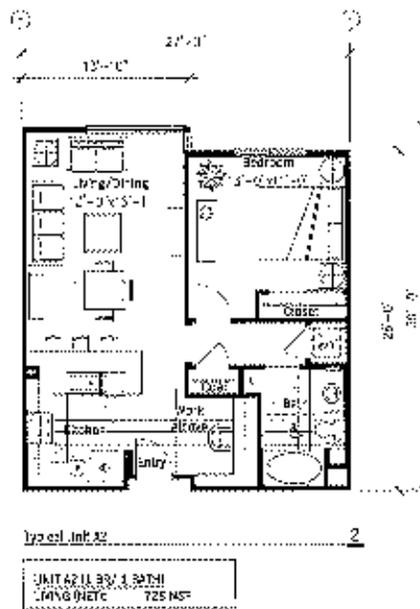
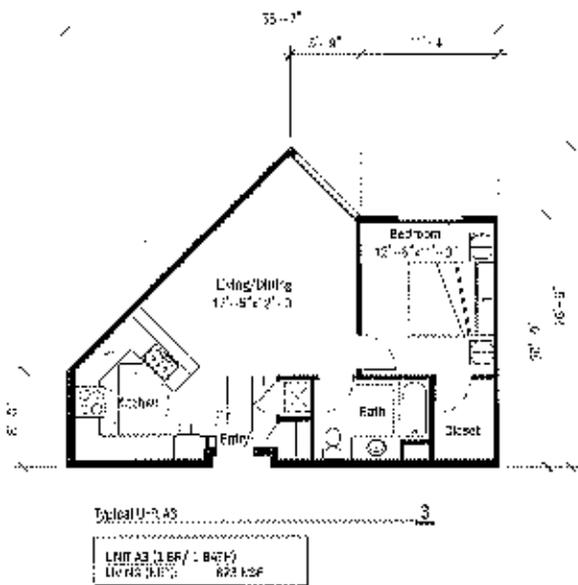
Block A

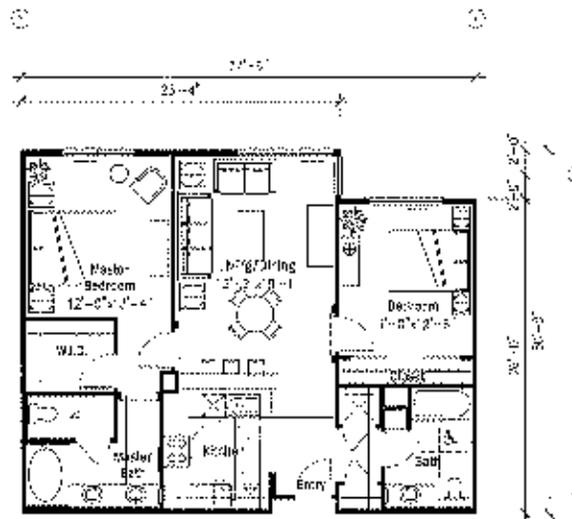


Color Scheme B



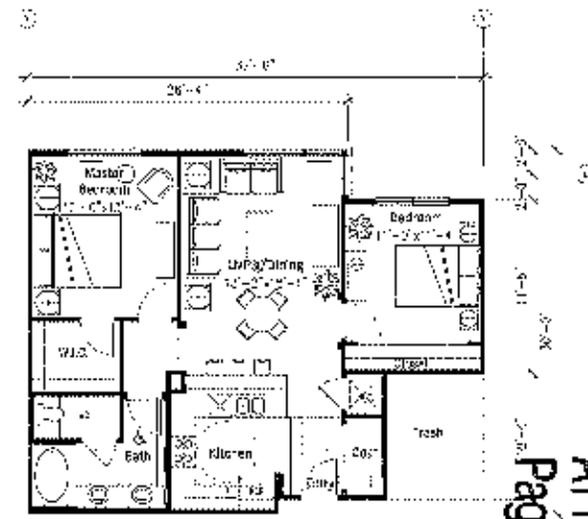
Color Scheme A





Typical Unit: B2 2

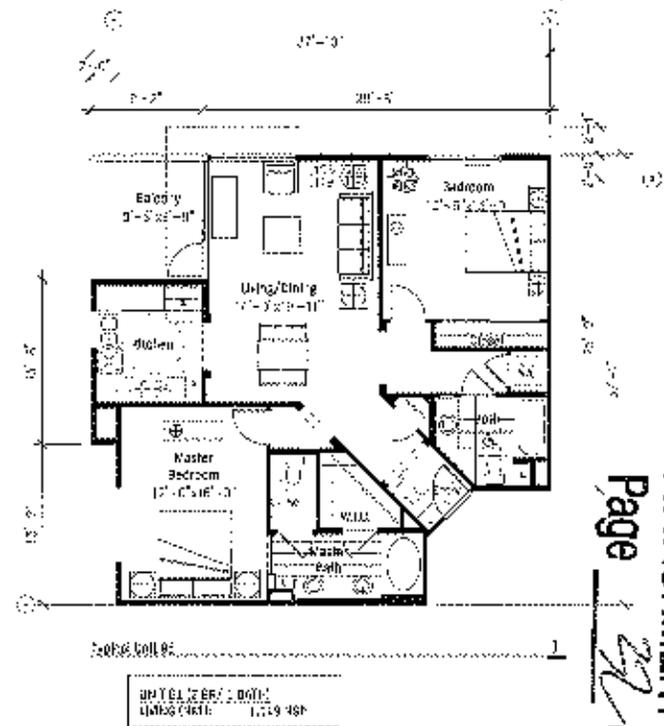
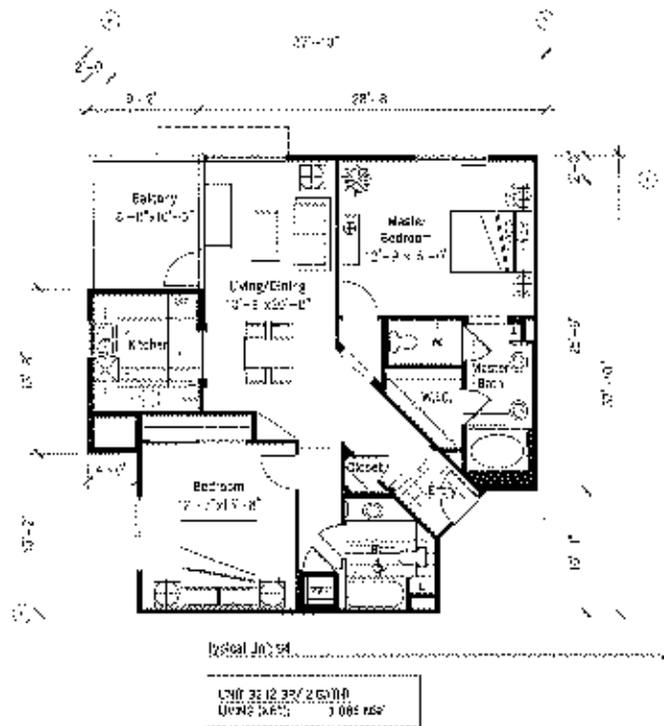
UNIT 201B2 B2
LIVING AREA: SEE NSP



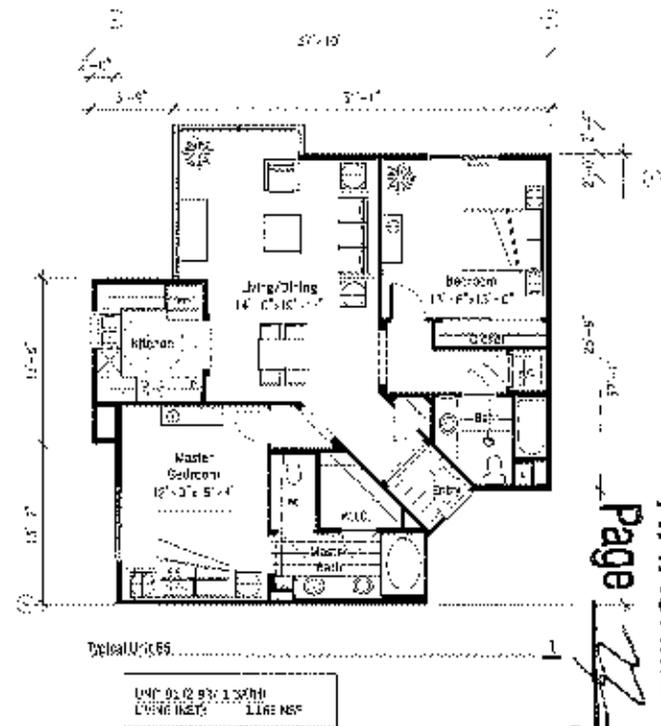
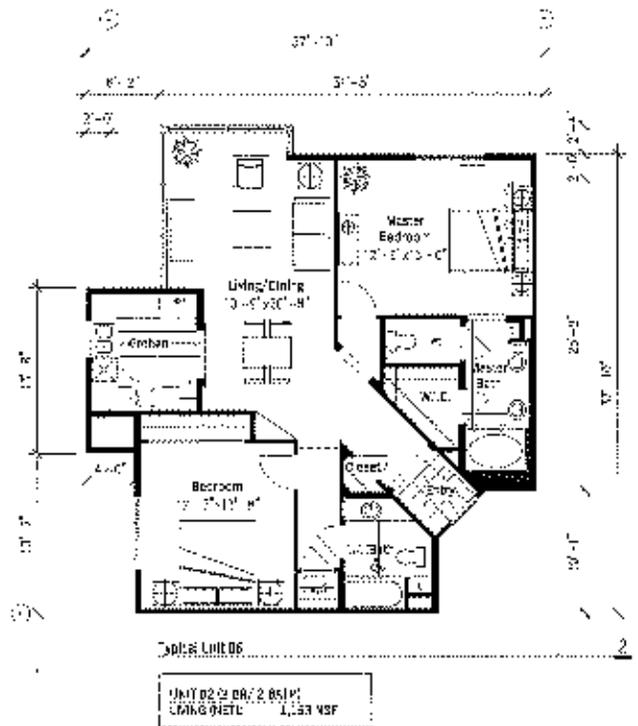
Typical Unit: B1 1

UNIT 201B1 B1 BATH
LIVING AREA: SEE NSP

ATTACHMENT
 Page 21 of 25
 Typical Unit Plan
 11/11/11

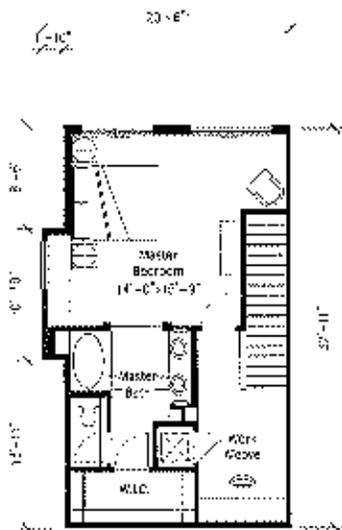


ATTACHMENT
 Page 22 of 23

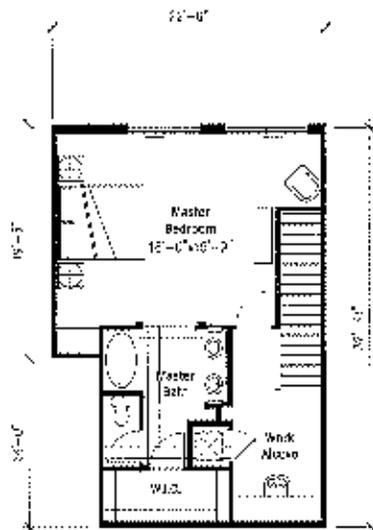


ATTACHMENT
Page 12

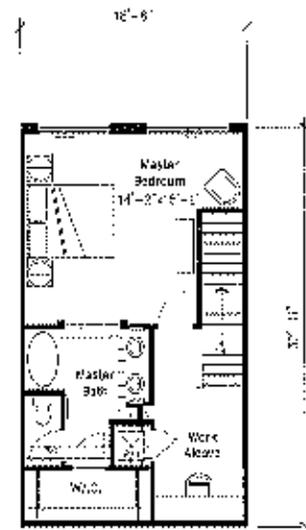
of 12
Page 12



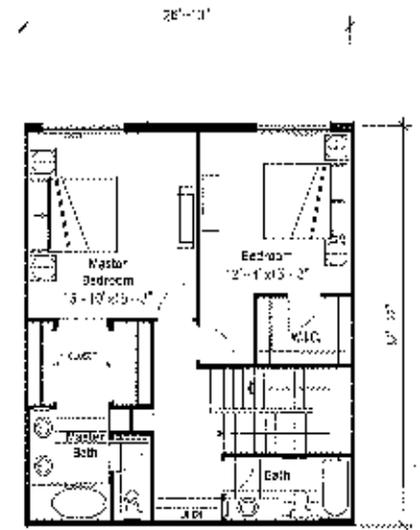
Typical Townhome Unit TH-2 - Second Level 2a



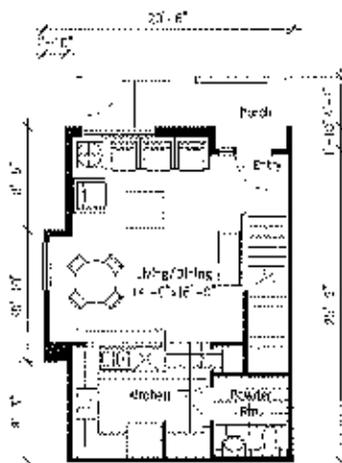
Typical Townhome Unit TH-3 (Accessibl) - Second Level 3b



Typical Townhome Unit TH-4 - Second Level 2b

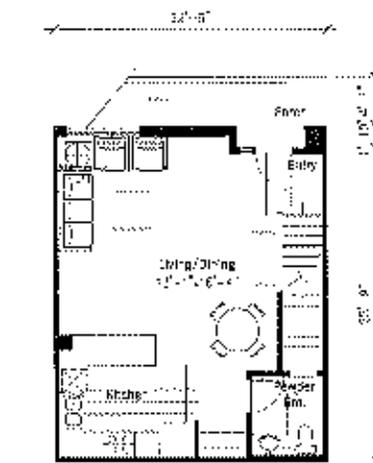


Typical Townhome Unit TH-5 - Second Level 2b



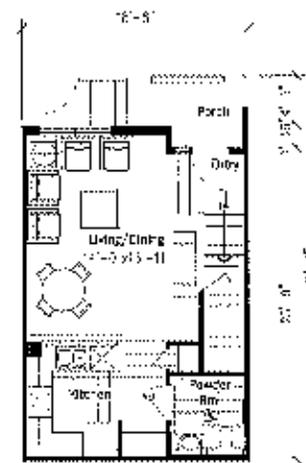
Typical Townhome Unit TH-2 - First Level 4a

UNIT TH-2 A BR 1 1/2 BATH
LIVING/DINING 1,003 NSF



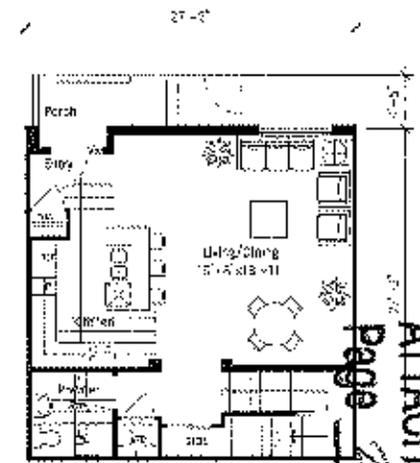
Typical Townhome Unit TH-3 (Accessibl) - First Level 2b

UNIT TH-3 A BR 1 1/2 BATH
LIVING/DINING 1,160 NSF



Typical Townhome Unit TH-4 - First Level 2b

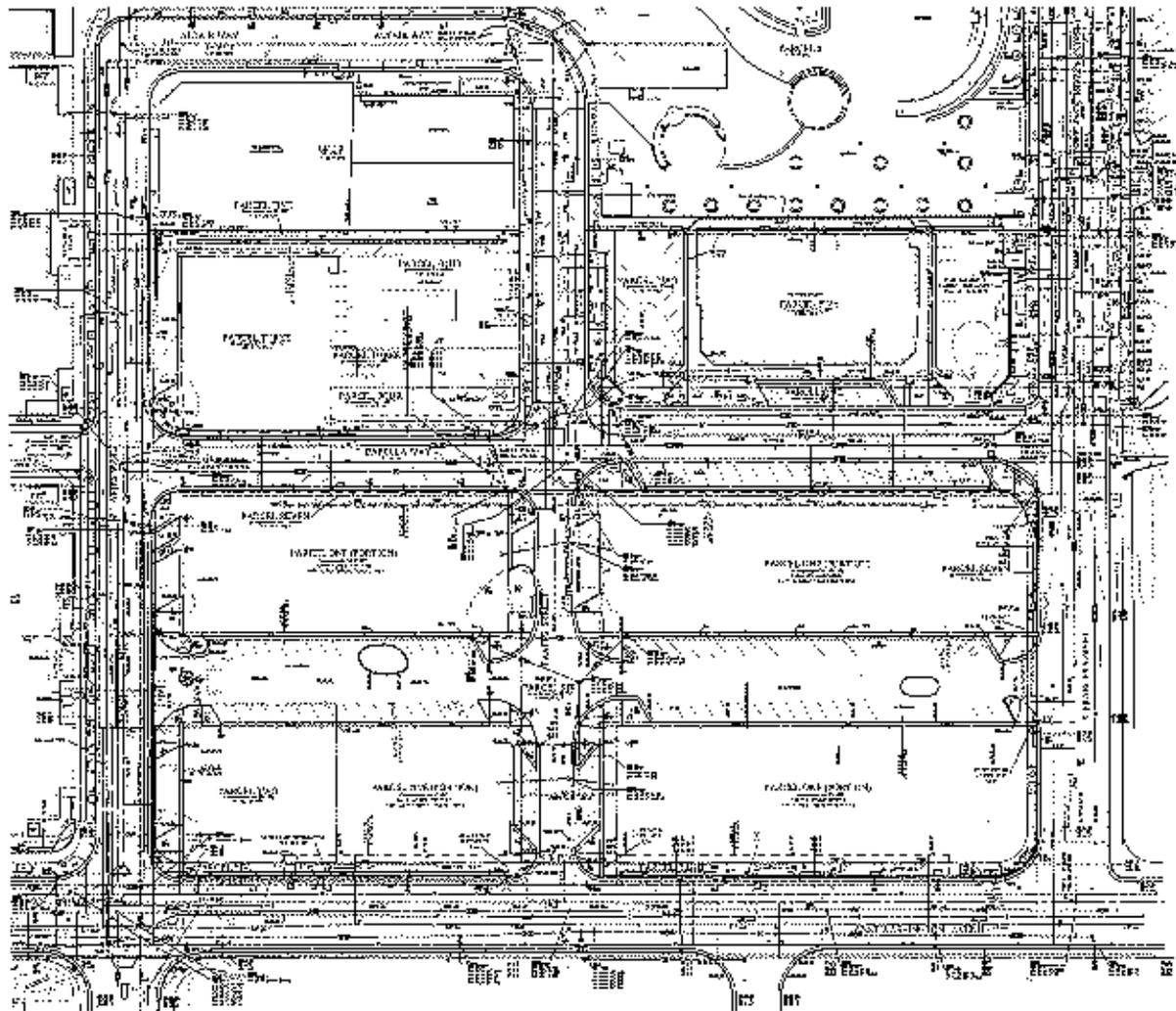
UNIT TH-4 A BR 1 1/2 BATH
LIVING/DINING 900 NSF



Typical Townhome Unit TH-5 - First Level 2b

UNIT TH-5 BR 2 1/2 BATH
LIVING/DINING 1,487 NSF

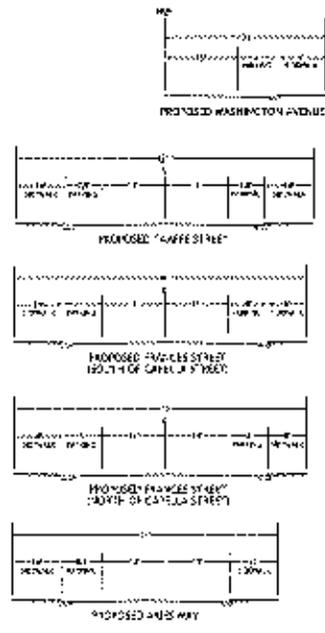
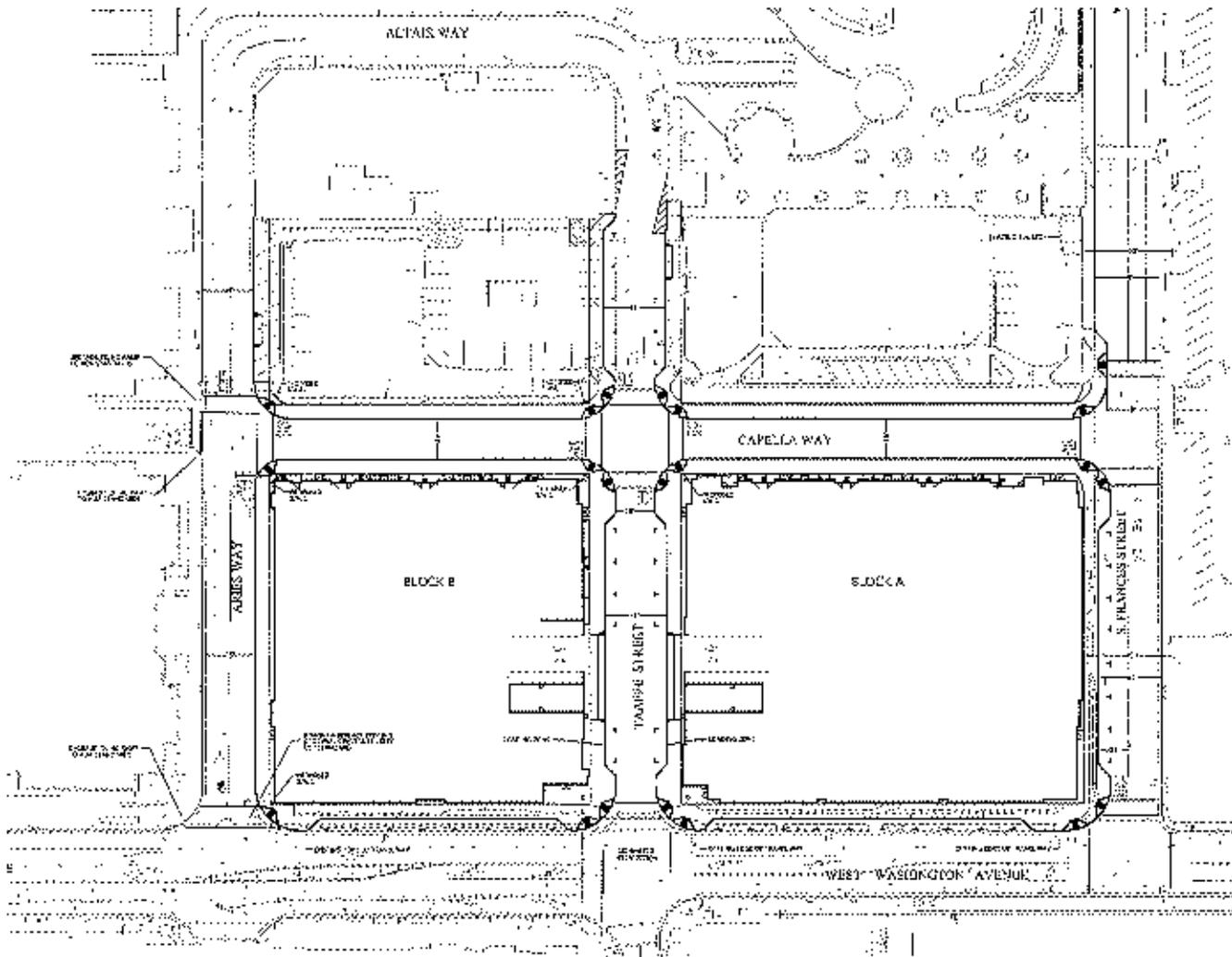
ATTACHMENT
 Page 24 of 30
 of
 Steinberg Architects



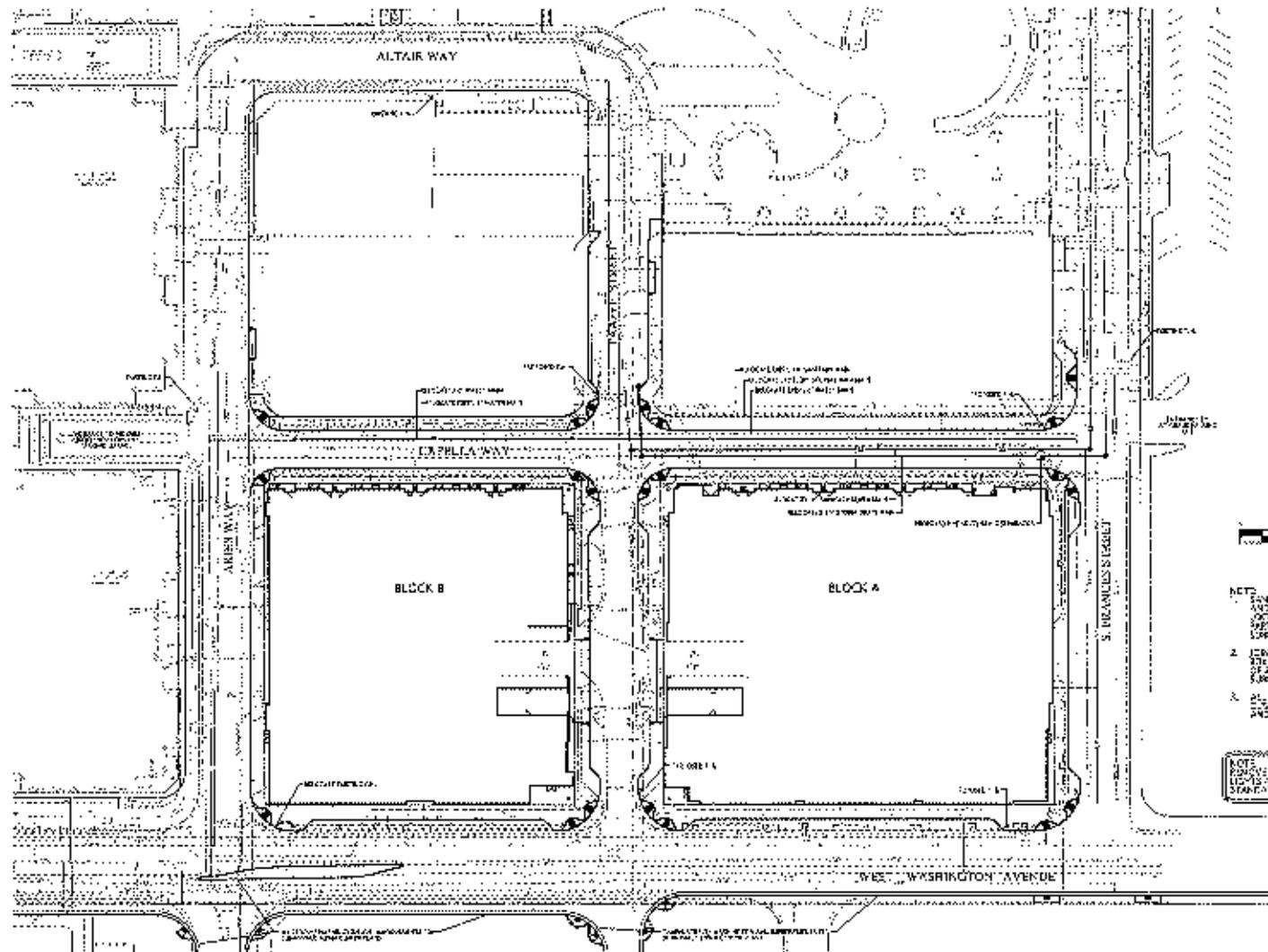
NOTES

1. This drawing is a topographic survey of the site shown on the plan. It is not a site plan or a site map. It is a survey of the site as it exists at the time of the survey.
2. The survey was conducted on the 15th day of the month of the year 2015.
3. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of Florida.
4. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveying, Rules and Regulations.
5. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveying, Rules and Regulations.
6. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveying, Rules and Regulations.
7. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveying, Rules and Regulations.
8. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveying, Rules and Regulations.
9. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveying, Rules and Regulations.
10. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveying, Rules and Regulations.

ABBREVIATIONS	LEGEND
1. 1/4" = 1' - 0"	1. 1/4" = 1' - 0"
2. 1/8" = 1' - 0"	2. 1/8" = 1' - 0"
3. 1/16" = 1' - 0"	3. 1/16" = 1' - 0"
4. 1/32" = 1' - 0"	4. 1/32" = 1' - 0"
5. 1/64" = 1' - 0"	5. 1/64" = 1' - 0"
6. 1/128" = 1' - 0"	6. 1/128" = 1' - 0"
7. 1/256" = 1' - 0"	7. 1/256" = 1' - 0"
8. 1/512" = 1' - 0"	8. 1/512" = 1' - 0"
9. 1/1024" = 1' - 0"	9. 1/1024" = 1' - 0"
10. 1/2048" = 1' - 0"	10. 1/2048" = 1' - 0"
11. 1/4096" = 1' - 0"	11. 1/4096" = 1' - 0"
12. 1/8192" = 1' - 0"	12. 1/8192" = 1' - 0"
13. 1/16384" = 1' - 0"	13. 1/16384" = 1' - 0"
14. 1/32768" = 1' - 0"	14. 1/32768" = 1' - 0"
15. 1/65536" = 1' - 0"	15. 1/65536" = 1' - 0"
16. 1/131072" = 1' - 0"	16. 1/131072" = 1' - 0"
17. 1/262144" = 1' - 0"	17. 1/262144" = 1' - 0"
18. 1/524288" = 1' - 0"	18. 1/524288" = 1' - 0"
19. 1/1048576" = 1' - 0"	19. 1/1048576" = 1' - 0"
20. 1/2097152" = 1' - 0"	20. 1/2097152" = 1' - 0"
21. 1/4194304" = 1' - 0"	21. 1/4194304" = 1' - 0"
22. 1/8388608" = 1' - 0"	22. 1/8388608" = 1' - 0"
23. 1/16777216" = 1' - 0"	23. 1/16777216" = 1' - 0"
24. 1/33554432" = 1' - 0"	24. 1/33554432" = 1' - 0"
25. 1/67108864" = 1' - 0"	25. 1/67108864" = 1' - 0"
26. 1/134217728" = 1' - 0"	26. 1/134217728" = 1' - 0"
27. 1/268435456" = 1' - 0"	27. 1/268435456" = 1' - 0"
28. 1/536870912" = 1' - 0"	28. 1/536870912" = 1' - 0"
29. 1/1073741824" = 1' - 0"	29. 1/1073741824" = 1' - 0"
30. 1/2147483648" = 1' - 0"	30. 1/2147483648" = 1' - 0"
31. 1/4294967296" = 1' - 0"	31. 1/4294967296" = 1' - 0"
32. 1/8589934592" = 1' - 0"	32. 1/8589934592" = 1' - 0"
33. 1/17179869184" = 1' - 0"	33. 1/17179869184" = 1' - 0"
34. 1/34359738368" = 1' - 0"	34. 1/34359738368" = 1' - 0"
35. 1/68719476736" = 1' - 0"	35. 1/68719476736" = 1' - 0"
36. 1/137438953472" = 1' - 0"	36. 1/137438953472" = 1' - 0"
37. 1/274877906944" = 1' - 0"	37. 1/274877906944" = 1' - 0"
38. 1/549755813888" = 1' - 0"	38. 1/549755813888" = 1' - 0"
39. 1/1099511627776" = 1' - 0"	39. 1/1099511627776" = 1' - 0"
40. 1/2199023255552" = 1' - 0"	40. 1/2199023255552" = 1' - 0"
41. 1/4398046511104" = 1' - 0"	41. 1/4398046511104" = 1' - 0"
42. 1/8796093022208" = 1' - 0"	42. 1/8796093022208" = 1' - 0"
43. 1/17592186044416" = 1' - 0"	43. 1/17592186044416" = 1' - 0"
44. 1/35184372088832" = 1' - 0"	44. 1/35184372088832" = 1' - 0"
45. 1/70368744177664" = 1' - 0"	45. 1/70368744177664" = 1' - 0"
46. 1/140737488355328" = 1' - 0"	46. 1/140737488355328" = 1' - 0"
47. 1/281474976710656" = 1' - 0"	47. 1/281474976710656" = 1' - 0"
48. 1/562949953421312" = 1' - 0"	48. 1/562949953421312" = 1' - 0"
49. 1/1125899906842624" = 1' - 0"	49. 1/1125899906842624" = 1' - 0"
50. 1/2251799813685248" = 1' - 0"	50. 1/2251799813685248" = 1' - 0"
51. 1/4503599627370496" = 1' - 0"	51. 1/4503599627370496" = 1' - 0"
52. 1/9007199254740992" = 1' - 0"	52. 1/9007199254740992" = 1' - 0"
53. 1/18014398509481984" = 1' - 0"	53. 1/18014398509481984" = 1' - 0"
54. 1/36028797018963968" = 1' - 0"	54. 1/36028797018963968" = 1' - 0"
55. 1/72057594037927936" = 1' - 0"	55. 1/72057594037927936" = 1' - 0"
56. 1/144115188075855872" = 1' - 0"	56. 1/144115188075855872" = 1' - 0"
57. 1/288230376151711744" = 1' - 0"	57. 1/288230376151711744" = 1' - 0"
58. 1/576460752303423488" = 1' - 0"	58. 1/576460752303423488" = 1' - 0"
59. 1/1152921504606846976" = 1' - 0"	59. 1/1152921504606846976" = 1' - 0"
60. 1/2305843009213693952" = 1' - 0"	60. 1/2305843009213693952" = 1' - 0"
61. 1/4611686018427387904" = 1' - 0"	61. 1/4611686018427387904" = 1' - 0"
62. 1/9223372036854775808" = 1' - 0"	62. 1/9223372036854775808" = 1' - 0"
63. 1/18446744073709551616" = 1' - 0"	63. 1/18446744073709551616" = 1' - 0"
64. 1/36893488147419103232" = 1' - 0"	64. 1/36893488147419103232" = 1' - 0"
65. 1/73786976294838206464" = 1' - 0"	65. 1/73786976294838206464" = 1' - 0"
66. 1/147573952589676412928" = 1' - 0"	66. 1/147573952589676412928" = 1' - 0"
67. 1/295147905179352825856" = 1' - 0"	67. 1/295147905179352825856" = 1' - 0"
68. 1/590295810358705651712" = 1' - 0"	68. 1/590295810358705651712" = 1' - 0"
69. 1/1180591620717411303424" = 1' - 0"	69. 1/1180591620717411303424" = 1' - 0"
70. 1/2361183241434822606848" = 1' - 0"	70. 1/2361183241434822606848" = 1' - 0"
71. 1/4722366482869645213696" = 1' - 0"	71. 1/4722366482869645213696" = 1' - 0"
72. 1/9444732965739290427392" = 1' - 0"	72. 1/9444732965739290427392" = 1' - 0"
73. 1/18889465931478580854784" = 1' - 0"	73. 1/18889465931478580854784" = 1' - 0"
74. 1/37778931862957161709568" = 1' - 0"	74. 1/37778931862957161709568" = 1' - 0"
75. 1/75557863725914323419136" = 1' - 0"	75. 1/75557863725914323419136" = 1' - 0"
76. 1/151115727451828646838272" = 1' - 0"	76. 1/151115727451828646838272" = 1' - 0"
77. 1/302231454903657293676544" = 1' - 0"	77. 1/302231454903657293676544" = 1' - 0"
78. 1/604462909807314587353088" = 1' - 0"	78. 1/604462909807314587353088" = 1' - 0"
79. 1/1208925819614629174706176" = 1' - 0"	79. 1/1208925819614629174706176" = 1' - 0"
80. 1/2417851639229258349412352" = 1' - 0"	80. 1/2417851639229258349412352" = 1' - 0"
81. 1/4835703278458516698824704" = 1' - 0"	81. 1/4835703278458516698824704" = 1' - 0"
82. 1/9671406556917033397649408" = 1' - 0"	82. 1/9671406556917033397649408" = 1' - 0"
83. 1/19342813113834066795298816" = 1' - 0"	83. 1/19342813113834066795298816" = 1' - 0"
84. 1/38685626227668133590597632" = 1' - 0"	84. 1/38685626227668133590597632" = 1' - 0"
85. 1/77371252455336267181195264" = 1' - 0"	85. 1/77371252455336267181195264" = 1' - 0"
86. 1/154742504910672534362390528" = 1' - 0"	86. 1/154742504910672534362390528" = 1' - 0"
87. 1/309485009821345068724781056" = 1' - 0"	87. 1/309485009821345068724781056" = 1' - 0"
88. 1/618970019642690137449562112" = 1' - 0"	88. 1/618970019642690137449562112" = 1' - 0"
89. 1/1237940039285380274899124224" = 1' - 0"	89. 1/1237940039285380274899124224" = 1' - 0"
90. 1/2475880078570760549798248448" = 1' - 0"	90. 1/2475880078570760549798248448" = 1' - 0"
91. 1/4951760157141521099596496896" = 1' - 0"	91. 1/4951760157141521099596496896" = 1' - 0"
92. 1/9903520314283042199192993792" = 1' - 0"	92. 1/9903520314283042199192993792" = 1' - 0"
93. 1/19807040628566084398385987584" = 1' - 0"	93. 1/19807040628566084398385987584" = 1' - 0"
94. 1/39614081257132168796771975168" = 1' - 0"	94. 1/39614081257132168796771975168" = 1' - 0"
95. 1/79228162514264337593543950336" = 1' - 0"	95. 1/79228162514264337593543950336" = 1' - 0"
96. 1/158456325028528675187087900672" = 1' - 0"	96. 1/158456325028528675187087900672" = 1' - 0"
97. 1/316912650057057350374175801344" = 1' - 0"	97. 1/316912650057057350374175801344" = 1' - 0"
98. 1/633825300114114700748351602688" = 1' - 0"	98. 1/633825300114114700748351602688" = 1' - 0"
99. 1/1267650600228229401496703205376" = 1' - 0"	99. 1/1267650600228229401496703205376" = 1' - 0"
100. 1/2535301200456458802993406410752" = 1' - 0"	100. 1/2535301200456458802993406410752" = 1' - 0"



ATTACHMENT
 Page 212 of 212
 of 212
 CB 21.10

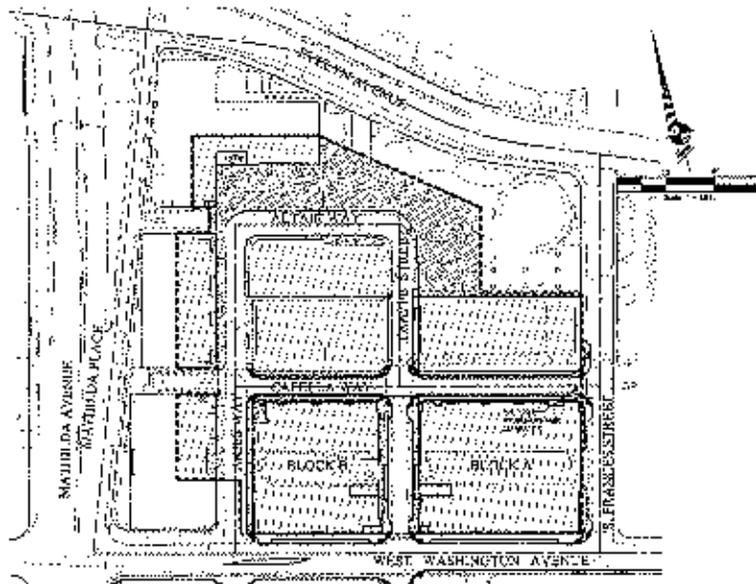


NOTE:
 1. SANITARY SEWER, RAINFALL AND GROUNDWATER PROTECTION LOCATIONS AND SIZES TO BE SHOWN ON SEPARATE PERMIT APPLICATION.
 2. LIGHT TRENCH, VENTS AND STEEL JOISTS SHALL BE EAST OF SETTING PERMIT FOOTPRINT.
 3. ALL CURBSWALKS TO BE EAST OF THE BLOCK, PARKING AND CURB CUT ZONES.

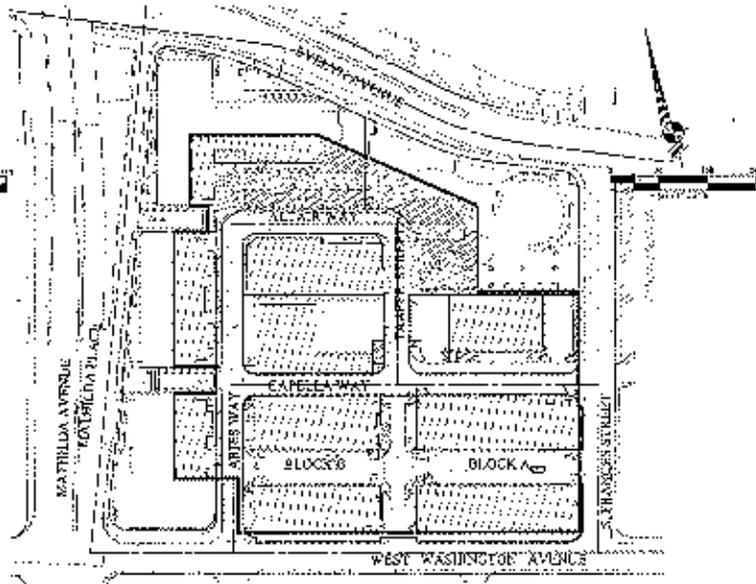
NOTE:
 1. CURBSWALKS TO BE EAST OF THE BLOCK, PARKING AND CURB CUT ZONES.

ATTACHMENT
 Page 17

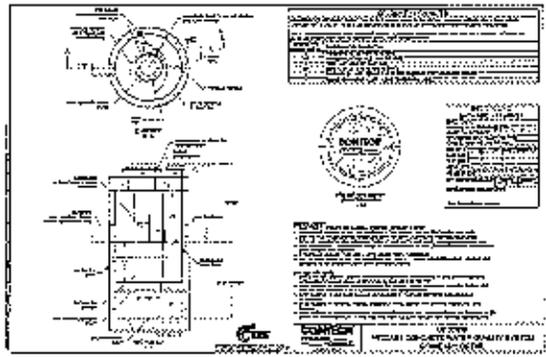
of
 [Signature]



PROPOSED IMPERVIOUS AREA



EXISTING IMPERVIOUS AREA



STORM WATER TREATMENT UNIT (SWU) SIZING CALCULATIONS

1.1 - SWU SIZING - The SWU shall be sized to treat the runoff from the impervious areas of the site. The SWU shall be sized to treat the runoff from the impervious areas of the site. The SWU shall be sized to treat the runoff from the impervious areas of the site.

1.2 - SWU SIZING - The SWU shall be sized to treat the runoff from the impervious areas of the site. The SWU shall be sized to treat the runoff from the impervious areas of the site. The SWU shall be sized to treat the runoff from the impervious areas of the site.

COULM WATER QUALITY FLOWRATE EST.

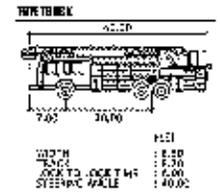
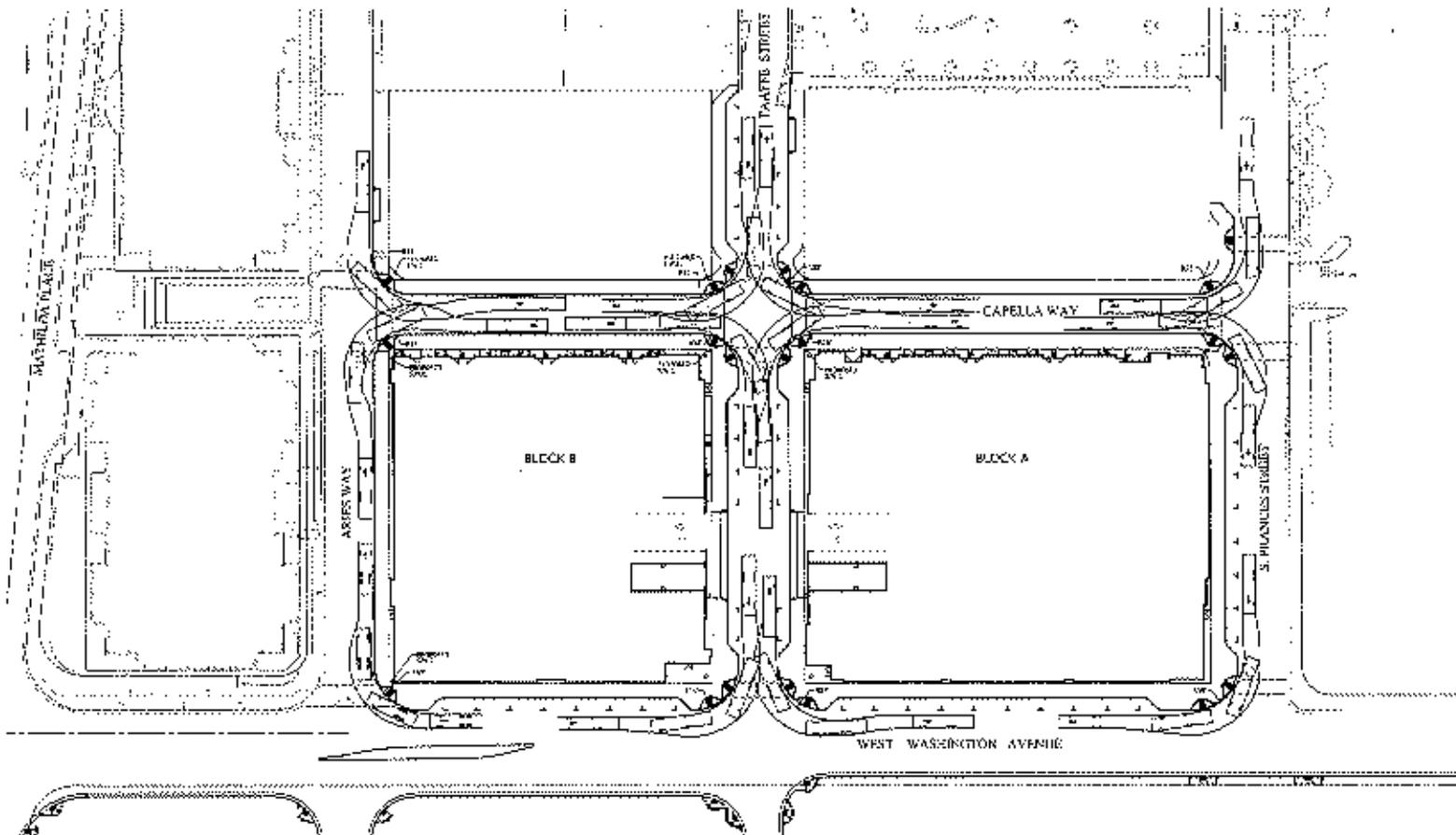
Area	Flowrate	Quality
Block A	1000	1000
Block B	1000	1000
Total	2000	2000

POST-DEVELOPMENT TREATMENT TOTAL AREA CALCULATIONS

Area	Area	Area	Area	Area
Block A	1000	1000	1000	1000
Block B	1000	1000	1000	1000
Total	2000	2000	2000	2000

PRE-DEVELOPMENT TREATMENT TOTAL AREA CALCULATIONS

Area	Area	Area	Area	Area
Block A	1000	1000	1000	1000
Block B	1000	1000	1000	1000
Total	2000	2000	2000	2000



ATTACHMENT
 Page 29 of 30
 F

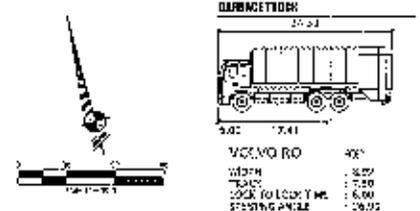
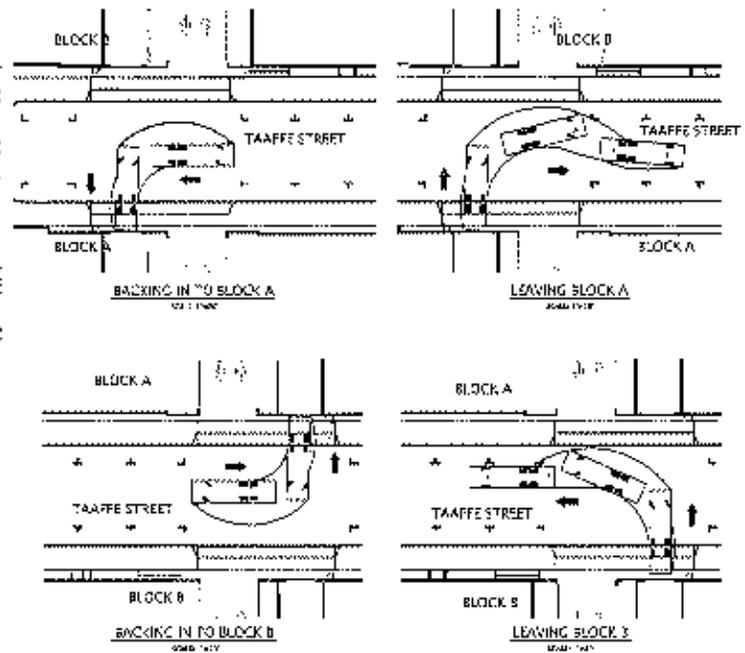
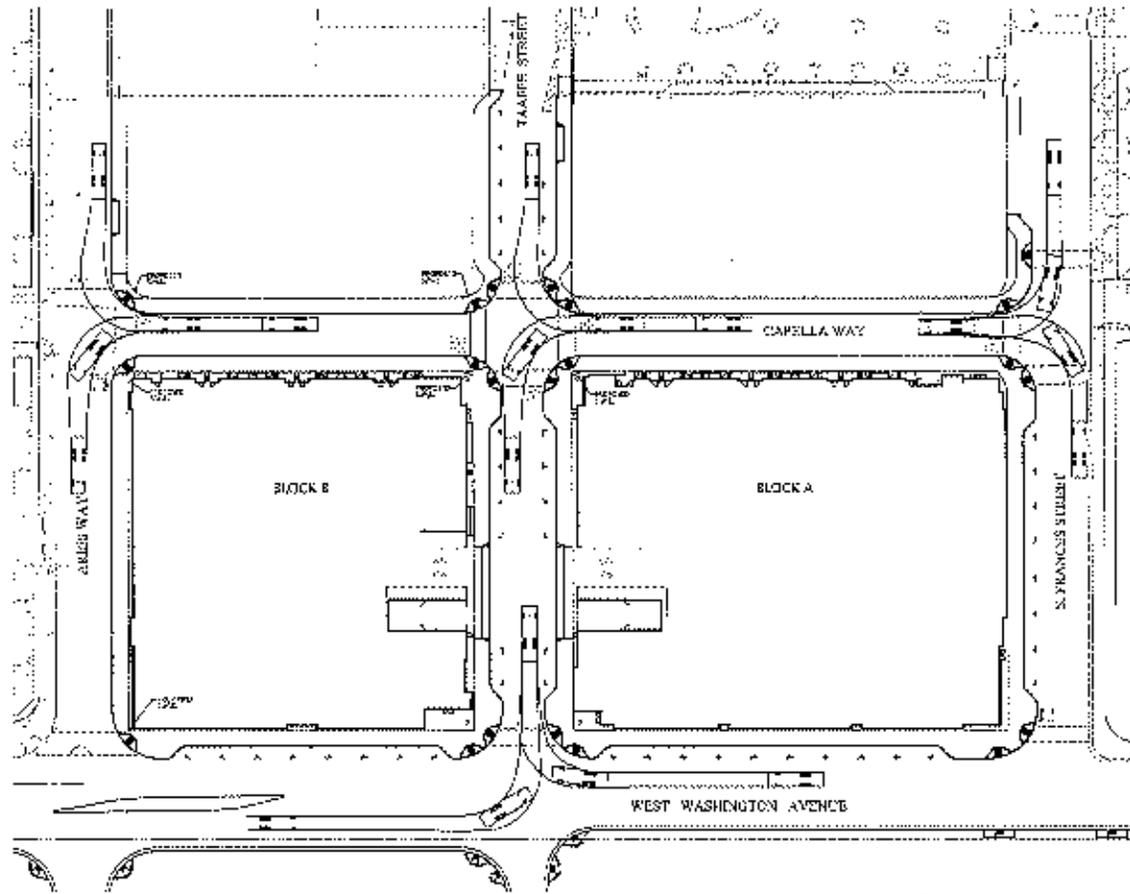
Steinberg Architects

KIER & WRIGHT
 ARCHITECTS & ENGINEERS, INC.
 1000 17th Street, Suite 1000
 San Francisco, CA 94103

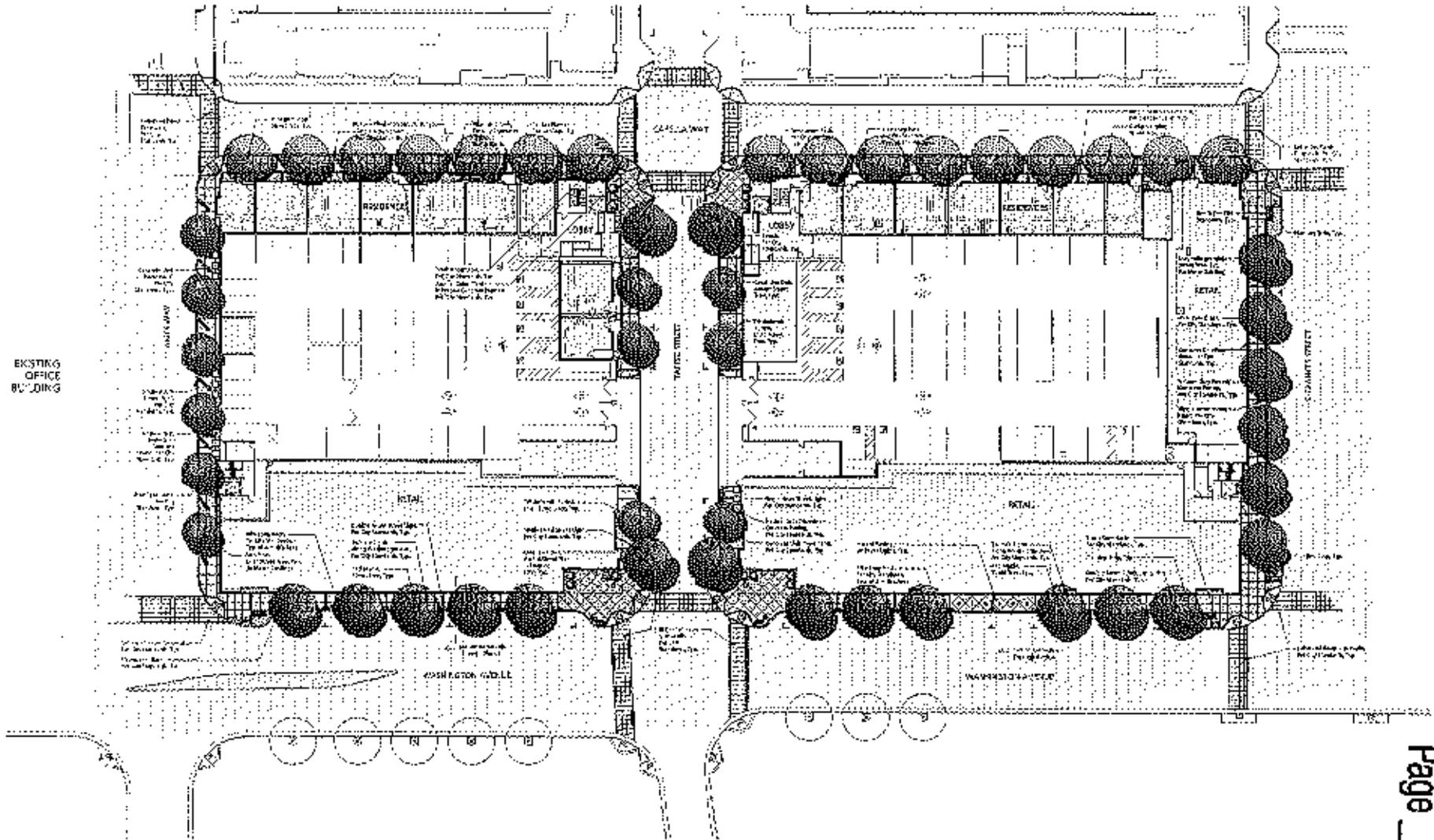
CAPELLA MIXED-USE DEVELOPMENT

CAPELLA HOLDINGS, LLC

FIRE TRUCK TURNING / SHEET 29



ATTACHMENT
 Page No of 10
 08.01.13



Capella

Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

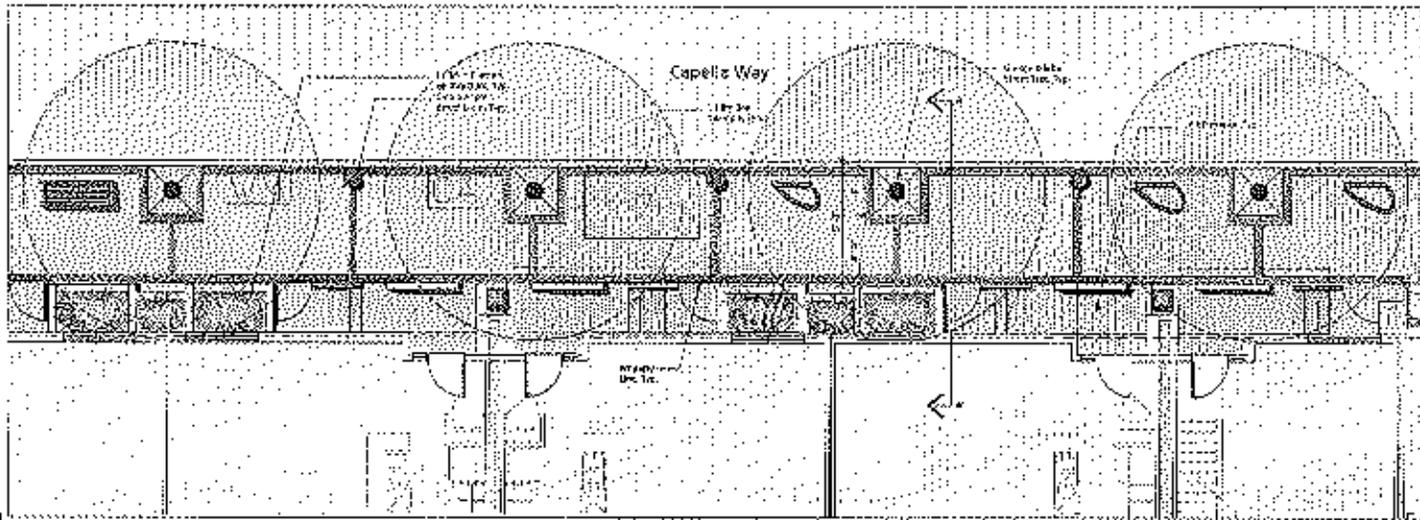
Preliminary Landscape Site Development Plan

Special Development Permit 08/09/10

L-1.0

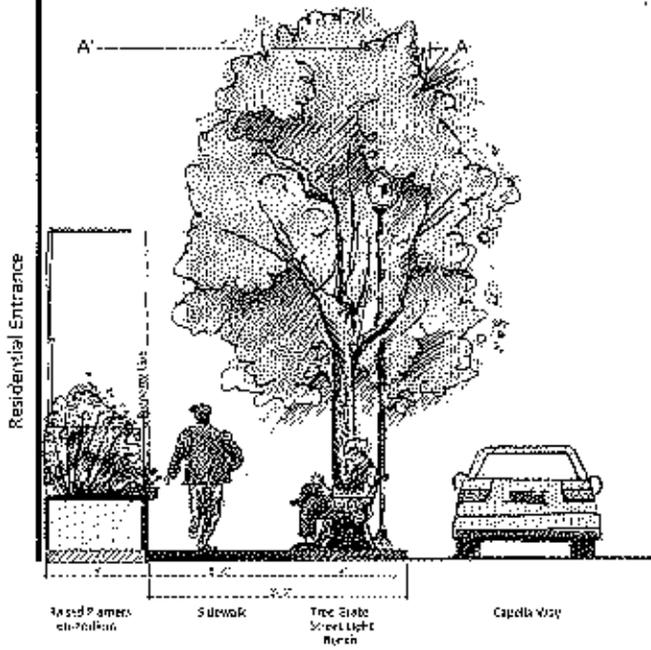
THE
GUZZARDO
PARTNERSHIP
Landscape Architecture - Land Planning
835 Westgate Street
San Jose, CA 95128
Tel: 408.432.4572
Fax: 408.432.9003

ATTACHMENT
 Page 17 of 20



CAPELLA WAY STREETScape ENLARGEMENT PLAN

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



STREETScape SECTION

Scale: 1/2"=1'-0"

Capella

Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

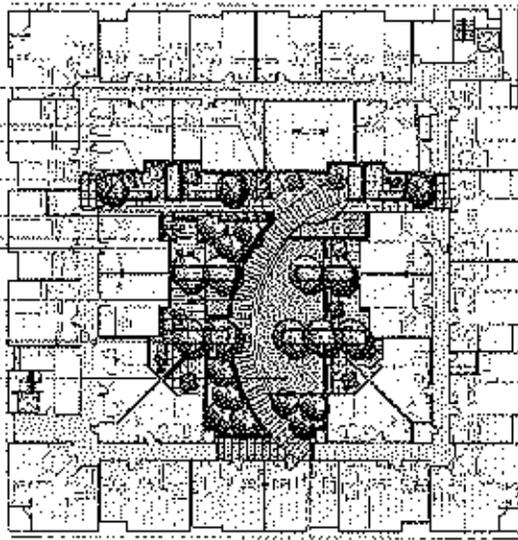
Capella Way Streetscape

Special Development Permit 08/09/10

L-2.0

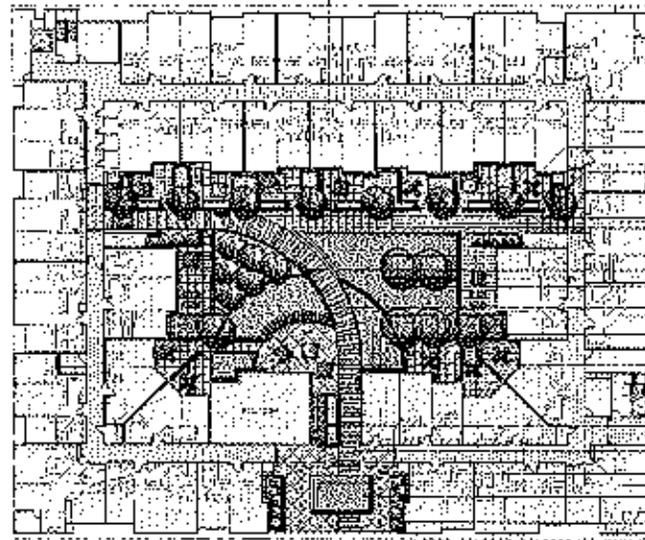
THE GUZZARDO PARTNERSHIP
Landscape Architects - Land Artists
850 Irving Avenue
San Francisco, CA 94133
Tel: 415.774.4932
Fax: 415.774.4931

ATTACHMENT
 Page 12 of 17



2 - Landscape Plan - Block B

BLOCK B



2 - Landscape Plan - Block A

BLOCK A

Capella

Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

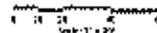
Preliminary Landscape Podium Development Plan

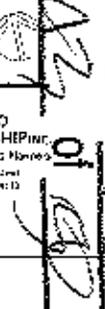
Special Development Permit 08/09/10

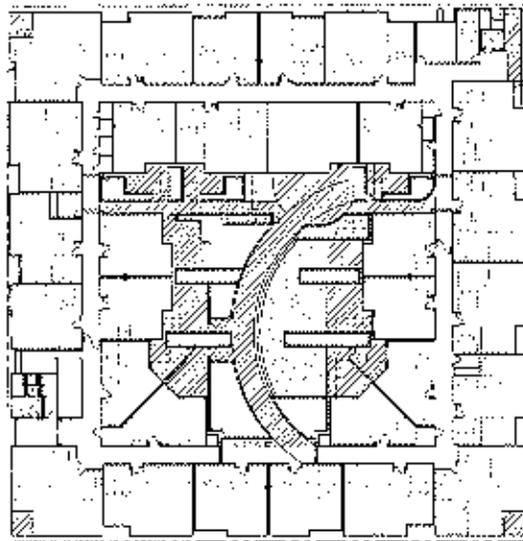
THE GUZZARDO
PARTNERSHIP Inc.
Landscape Architects - 10011 Mariposa

100 Mariposa Street
San Francisco, CA 94102
415.774.8222
415.422.5644

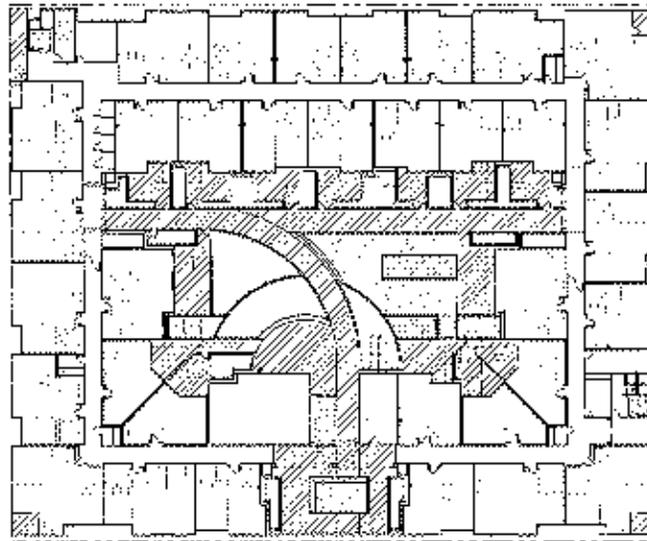
L-3.0



ATTACHMENT
 Page 129 of 140




BLOCK B



BLOCK A

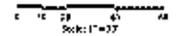
LEGEND:

-  GATHERING PAVED AREA
-  LAWN
-  PLANTING AREA

PODIUM CALCULATIONS

Block A	
TOTAL COURTYARD AREA:	17,177 sq ft
PAVED AREA:	4,234 sq ft
LAWN AREA:	13,943 sq ft
PLANTING AREA:	4,234 sq ft
TOTAL AMOUNT OF USABLE OPEN SPACE:	17,177 sq ft

Block B	
TOTAL COURTYARD AREA:	10,777 sq ft
PAVED AREA:	2,974 sq ft
LAWN AREA:	7,803 sq ft
PLANTING AREA:	2,799 sq ft
TOTAL AMOUNT OF USABLE OPEN SPACE:	10,777 sq ft



ATTACHMENT
Page 11

Capella
Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

Podium Usage Plan
Special Development Permit: 08/09/10

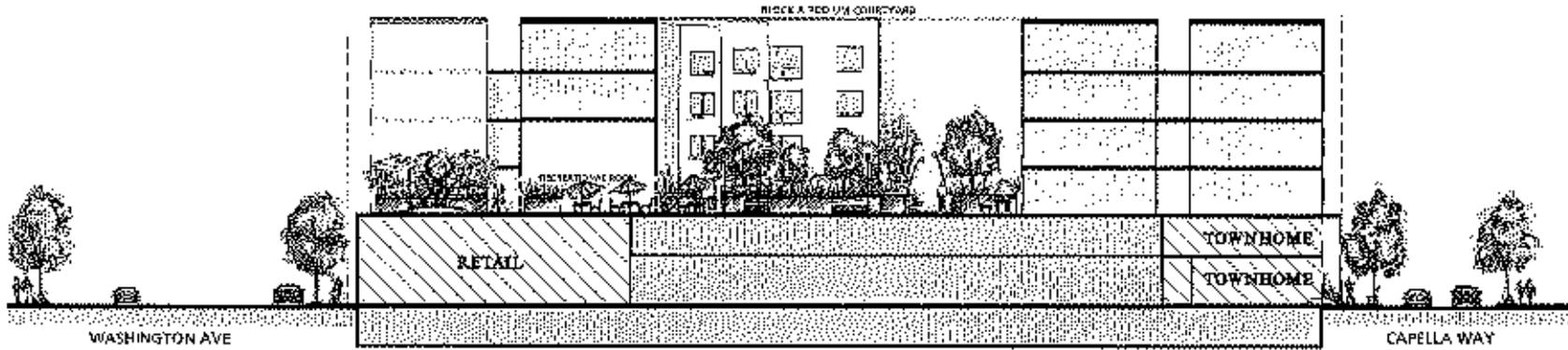
THE GUZZARDO PARTNERSHIP INC.
San Jose Architects - Landscape Architects
200 Montgomery Street
San Francisco, CA 94104
415.435.5131

L-4.0

Official stamp and signature area with handwritten initials.

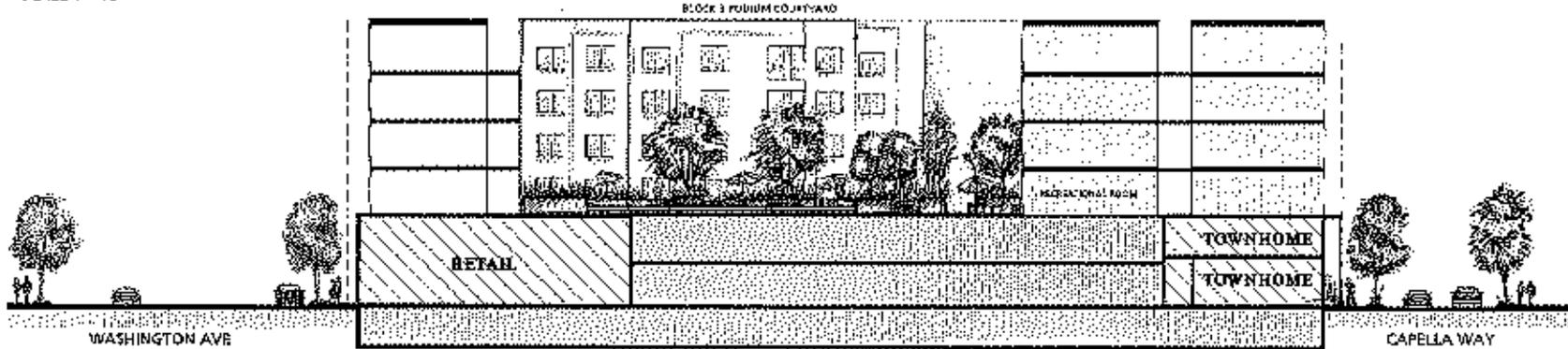
SECTION THROUGH BLOCK A

SCALE 1"=10'



SECTION THROUGH BLOCK B

SCALE 1"=10'



Capella

Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

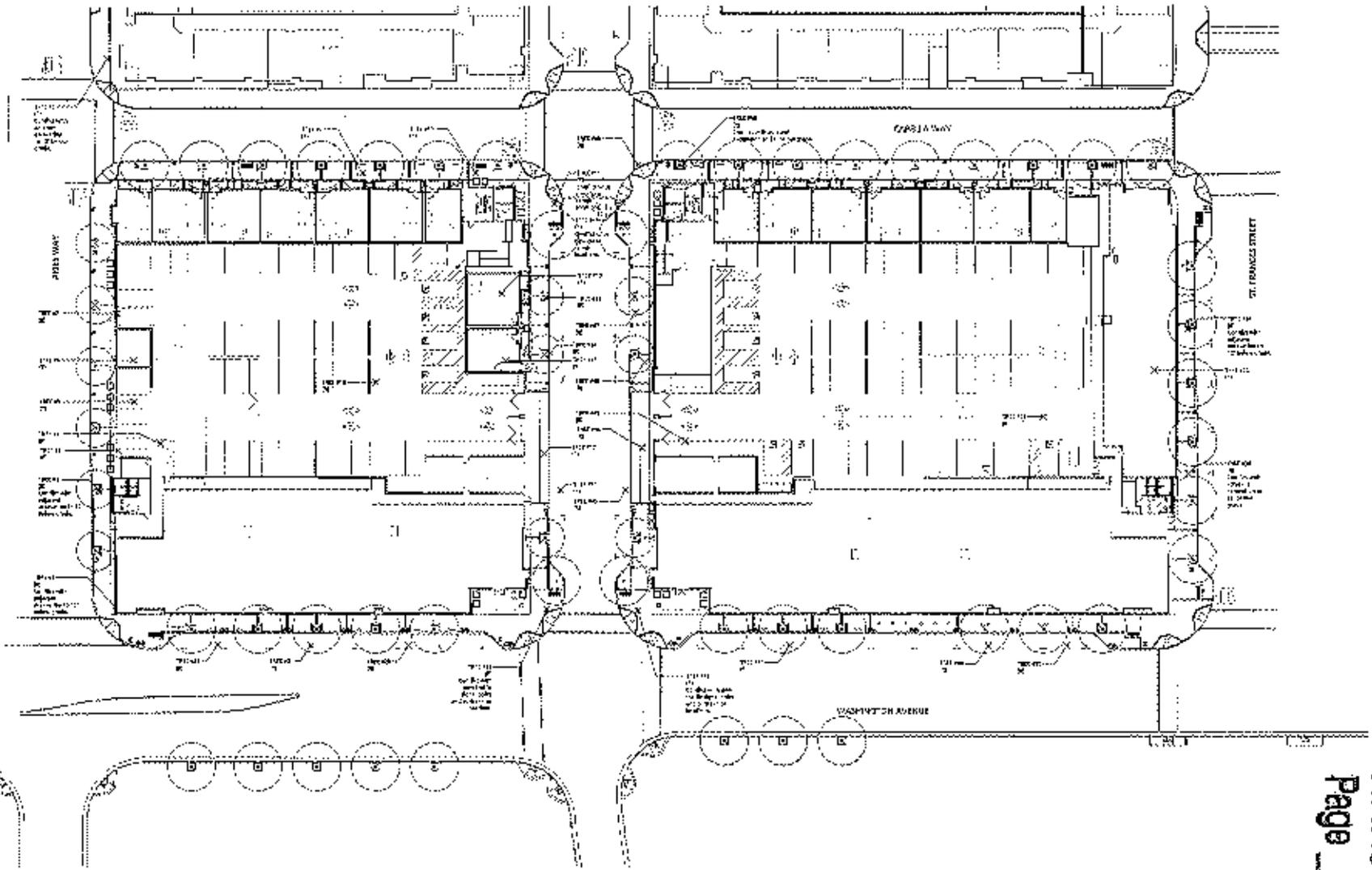
Landscape Sections

Special Development Permit 08/09/10

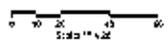
L-5.0

THE GUZZARDO PARTNERSHIP
Landscape Architects and Planners
236 Yonkers Road
San Jose, CA 95128
Tel: 408 433 8800
Fax: 408 433 9900

ATTACHMENT
Page 45 of 50



ATTACHMENT
Page *1*



Capella
Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

Tree Disposition Plan
Special Development Permit 08/09/10

L-6.0

THE GUZZARDO PARTNERSHIP
Landscape Architects - Land Planners
PAC Registration No. 10000
SFB Registration No. 22
Landscape No. 10000
Landscape No. 10000

Handwritten signature and initials



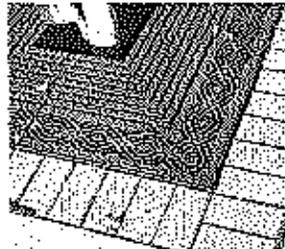
Sunnyvale City Standard Pedestrian Sidewalk



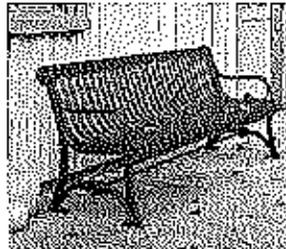
Sunnyvale City Standard Natural Gray Pedestrian Concrete Paving



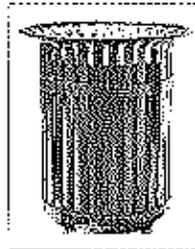
Sunnyvale City Standard Newsrack



Sunnyvale City Standard Tree Grate



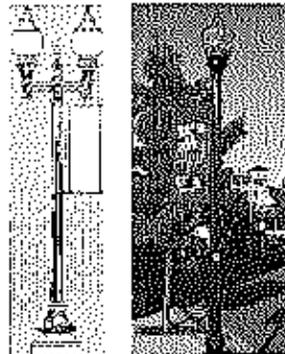
Sunnyvale City Standard DuMor Bench



Sunnyvale City Standard Trash Receptacle



Sunnyvale City Standard Bike Rack



Sunnyvale City Standard Double and Single Acorn Light w/ City Standard Post



Ginkgo biloba Street Tree



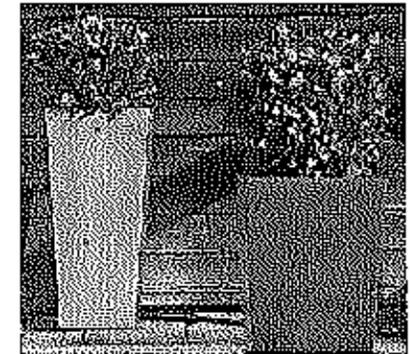
Tristania laurina Street Tree



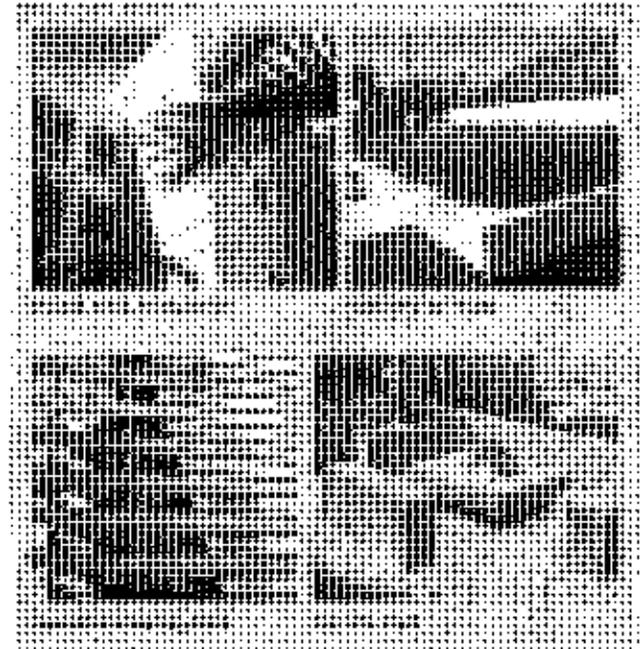
Magnolia grandiflora Street Tree



Red Oak Street Tree



Fairfax Planters, by IAP



PODIUM AREA IMAGE CHARACTER

Capella

Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

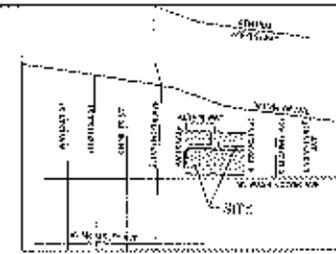
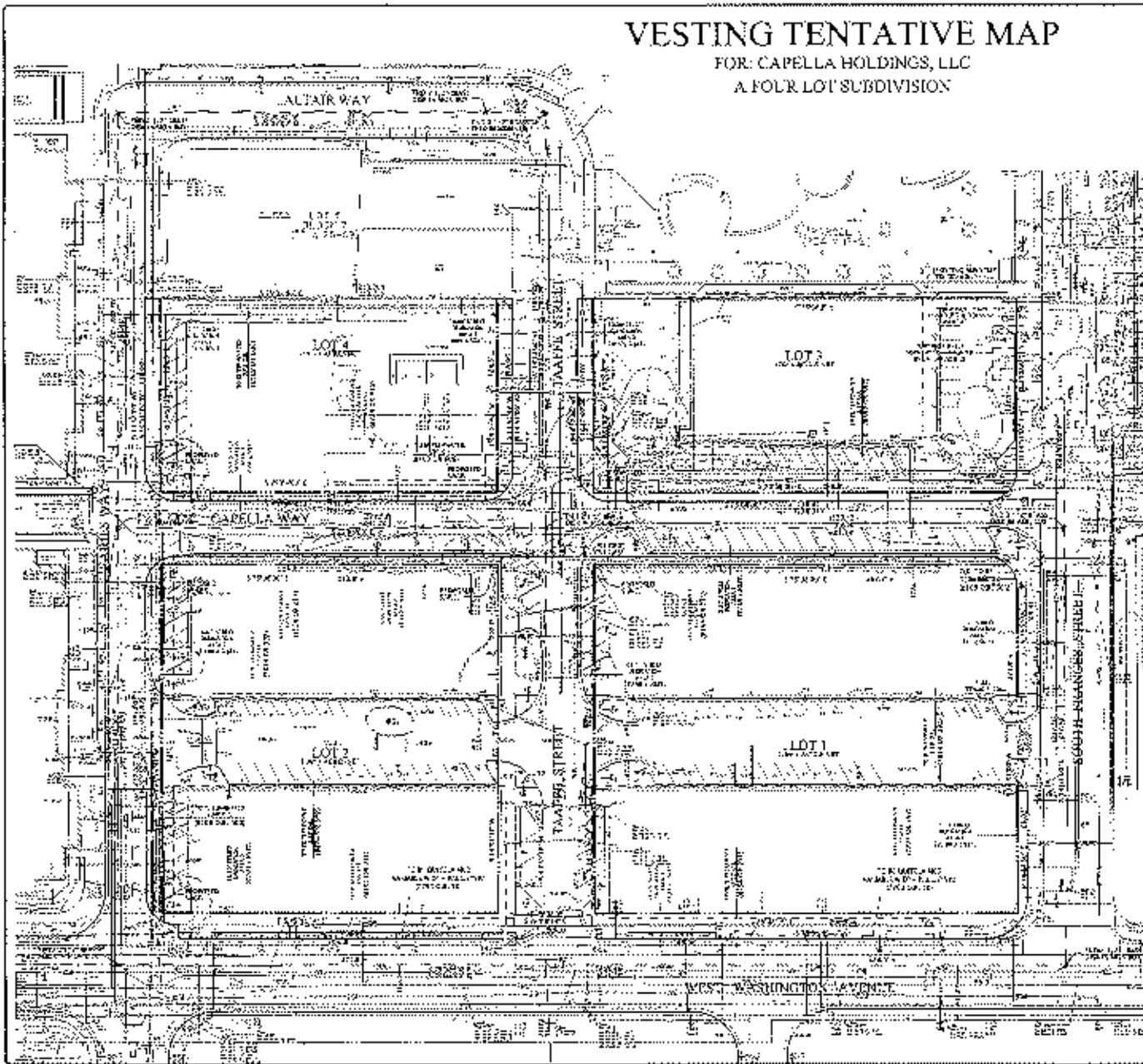
Landscape Imagery
Special Development Permit 08/09/10

MR. GUZZARDO PARTNERSHIP
Landscape Architecture & Land Planning
366 Montgomery Street
San Francisco, CA 94104
415.441.4422
415.441.5600

L-7.0

VESTING TENTATIVE MAP

FOR: CAPELLA HOLDINGS, LLC
A FOUR LOT SUBDIVISION



NOTES

1. SEE SHEET 101-102 FOR THE REST OF THE MAP.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
11. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
12. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
13. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
14. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
15. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
16. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
17. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
18. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
19. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
20. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	ACRES
1	LOT 1	10,000.00	25.00	0.23
2	LOT 2	10,000.00	25.00	0.23
3	LOT 3	10,000.00	25.00	0.23
4	LOT 4	10,000.00	25.00	0.23
TOTAL		40,000.00	100.00	0.92

ABBREVIATIONS

100	100' WIDE	100	100' WIDE
50	50' WIDE	50	50' WIDE
25	25' WIDE	25	25' WIDE
10	10' WIDE	10	10' WIDE
5	5' WIDE	5	5' WIDE
2	2' WIDE	2	2' WIDE
1	1' WIDE	1	1' WIDE
0.5	0.5' WIDE	0.5	0.5' WIDE
0.25	0.25' WIDE	0.25	0.25' WIDE
0.125	0.125' WIDE	0.125	0.125' WIDE
0.0625	0.0625' WIDE	0.0625	0.0625' WIDE
0.03125	0.03125' WIDE	0.03125	0.03125' WIDE
0.015625	0.015625' WIDE	0.015625	0.015625' WIDE
0.0078125	0.0078125' WIDE	0.0078125	0.0078125' WIDE
0.00390625	0.00390625' WIDE	0.00390625	0.00390625' WIDE
0.001953125	0.001953125' WIDE	0.001953125	0.001953125' WIDE
0.0009765625	0.0009765625' WIDE	0.0009765625	0.0009765625' WIDE
0.00048828125	0.00048828125' WIDE	0.00048828125	0.00048828125' WIDE
0.000244140625	0.000244140625' WIDE	0.000244140625	0.000244140625' WIDE
0.0001220703125	0.0001220703125' WIDE	0.0001220703125	0.0001220703125' WIDE
0.00006103515625	0.00006103515625' WIDE	0.00006103515625	0.00006103515625' WIDE
0.000030517578125	0.000030517578125' WIDE	0.000030517578125	0.000030517578125' WIDE
0.0000152587890625	0.0000152587890625' WIDE	0.0000152587890625	0.0000152587890625' WIDE
0.00000762939453125	0.00000762939453125' WIDE	0.00000762939453125	0.00000762939453125' WIDE
0.000003814697265625	0.000003814697265625' WIDE	0.000003814697265625	0.000003814697265625' WIDE
0.0000019073486328125	0.0000019073486328125' WIDE	0.0000019073486328125	0.0000019073486328125' WIDE
0.00000095367431640625	0.00000095367431640625' WIDE	0.00000095367431640625	0.00000095367431640625' WIDE
0.000000476837158203125	0.000000476837158203125' WIDE	0.000000476837158203125	0.000000476837158203125' WIDE
0.0000002384185791015625	0.0000002384185791015625' WIDE	0.0000002384185791015625	0.0000002384185791015625' WIDE
0.00000011920928955078125	0.00000011920928955078125' WIDE	0.00000011920928955078125	0.00000011920928955078125' WIDE
0.000000059604644775390625	0.000000059604644775390625' WIDE	0.000000059604644775390625	0.000000059604644775390625' WIDE
0.0000000298023223876953125	0.0000000298023223876953125' WIDE	0.0000000298023223876953125	0.0000000298023223876953125' WIDE
0.00000001490116119384765625	0.00000001490116119384765625' WIDE	0.00000001490116119384765625	0.00000001490116119384765625' WIDE
0.000000007450580596923828125	0.000000007450580596923828125' WIDE	0.000000007450580596923828125	0.000000007450580596923828125' WIDE
0.0000000037252902984619140625	0.0000000037252902984619140625' WIDE	0.0000000037252902984619140625	0.0000000037252902984619140625' WIDE
0.00000000186264514923095703125	0.00000000186264514923095703125' WIDE	0.00000000186264514923095703125	0.00000000186264514923095703125' WIDE
0.000000000931322574615478515625	0.000000000931322574615478515625' WIDE	0.000000000931322574615478515625	0.000000000931322574615478515625' WIDE
0.0000000004656612873077392578125	0.0000000004656612873077392578125' WIDE	0.0000000004656612873077392578125	0.0000000004656612873077392578125' WIDE
0.00000000023283064365386962890625	0.00000000023283064365386962890625' WIDE	0.00000000023283064365386962890625	0.00000000023283064365386962890625' WIDE
0.000000000116415321826934814453125	0.000000000116415321826934814453125' WIDE	0.000000000116415321826934814453125	0.000000000116415321826934814453125' WIDE
0.00000000005820766091346740717578125	0.00000000005820766091346740717578125' WIDE	0.00000000005820766091346740717578125	0.00000000005820766091346740717578125' WIDE
0.000000000029103830456733703587890625	0.000000000029103830456733703587890625' WIDE	0.000000000029103830456733703587890625	0.000000000029103830456733703587890625' WIDE
0.0000000000145519152283668517939453125	0.0000000000145519152283668517939453125' WIDE	0.0000000000145519152283668517939453125	0.0000000000145519152283668517939453125' WIDE
0.00000000000727595761418342589697265625	0.00000000000727595761418342589697265625' WIDE	0.00000000000727595761418342589697265625	0.00000000000727595761418342589697265625' WIDE
0.000000000003637978807091712948486328125	0.000000000003637978807091712948486328125' WIDE	0.000000000003637978807091712948486328125	0.000000000003637978807091712948486328125' WIDE
0.0000000000018189894035458564742431640625	0.0000000000018189894035458564742431640625' WIDE	0.0000000000018189894035458564742431640625	0.0000000000018189894035458564742431640625' WIDE
0.00000000000090949470177292823712158203125	0.00000000000090949470177292823712158203125' WIDE	0.00000000000090949470177292823712158203125	0.00000000000090949470177292823712158203125' WIDE
0.00000000000045474735088646191757609140625	0.00000000000045474735088646191757609140625' WIDE	0.00000000000045474735088646191757609140625	0.00000000000045474735088646191757609140625' WIDE
0.0000000000002273736754432309587880709140625	0.0000000000002273736754432309587880709140625' WIDE	0.0000000000002273736754432309587880709140625	0.0000000000002273736754432309587880709140625' WIDE
0.00000000000011368683772161547939453125	0.00000000000011368683772161547939453125' WIDE	0.00000000000011368683772161547939453125	0.00000000000011368683772161547939453125' WIDE
0.000000000000056843418860772739697265625	0.000000000000056843418860772739697265625' WIDE	0.000000000000056843418860772739697265625	0.000000000000056843418860772739697265625' WIDE
0.0000000000000284217094303863698486328125	0.0000000000000284217094303863698486328125' WIDE	0.0000000000000284217094303863698486328125	0.0000000000000284217094303863698486328125' WIDE
0.00000000000001421085471519318492431640625	0.00000000000001421085471519318492431640625' WIDE	0.00000000000001421085471519318492431640625	0.00000000000001421085471519318492431640625' WIDE
0.000000000000007105427357596592462158203125	0.000000000000007105427357596592462158203125' WIDE	0.000000000000007105427357596592462158203125	0.000000000000007105427357596592462158203125' WIDE
0.0000000000000035527136787982962312609140625	0.0000000000000035527136787982962312609140625' WIDE	0.0000000000000035527136787982962312609140625	0.0000000000000035527136787982962312609140625' WIDE
0.000000000000001776356839399148115604709140625	0.000000000000001776356839399148115604709140625' WIDE	0.000000000000001776356839399148115604709140625	0.000000000000001776356839399148115604709140625' WIDE
0.00000000000000088817841969957405780235453125	0.00000000000000088817841969957405780235453125' WIDE	0.00000000000000088817841969957405780235453125	0.00000000000000088817841969957405780235453125' WIDE
0.000000000000000444089209849787028901177265625	0.000000000000000444089209849787028901177265625' WIDE	0.000000000000000444089209849787028901177265625	0.000000000000000444089209849787028901177265625' WIDE
0.000000000000000222044604924893514450587880709140625	0.000000000000000222044604924893514450587880709140625' WIDE	0.000000000000000222044604924893514450587880709140625	0.000000000000000222044604924893514450587880709140625' WIDE
0.0000000000000001110223024624467572252939453125	0.0000000000000001110223024624467572252939453125' WIDE	0.0000000000000001110223024624467572252939453125	0.0000000000000001110223024624467572252939453125' WIDE
0.00000000000000005551115123122337861264709140625	0.00000000000000005551115123122337861264709140625' WIDE	0.00000000000000005551115123122337861264709140625	0.00000000000000005551115123122337861264709140625' WIDE
0.0000000000000000277555756156116893063235453125	0.0000000000000000277555756156116893063235453125' WIDE	0.0000000000000000277555756156116893063235453125	0.0000000000000000277555756156116893063235453125' WIDE
0.0000000000000000138777878078058446531677265625	0.0000000000000000138777878078058446531677265625' WIDE	0.0000000000000000138777878078058446531677265625	0.0000000000000000138777878078058446531677265625' WIDE
0.0000000000000000069388939039029223265887880709140625	0.0000000000000000069388939039029223265887880709140625' WIDE	0.0000000000000000069388939039029223265887880709140625	0.0000000000000000069388939039029223265887880709140625' WIDE
0.0000000000000000034694469519514611642939453125	0.0000000000000000034694469519514611642939453125' WIDE	0.0000000000000000034694469519514611642939453125	0.0000000000000000034694469519514611642939453125' WIDE
0.00000000000000000173472347597573057122158203125	0.00000000000000000173472347597573057122158203125' WIDE	0.00000000000000000173472347597573057122158203125	0.00000000000000000173472347597573057122158203125' WIDE
0.0000000000000000008673617379878652856109140625	0.0000000000000000008673617379878652856109140625' WIDE	0.0000000000000000008673617379878652856109140625	0.0000000000000000008673617379878652856109140625' WIDE
0.000000000000000000433680868993932642804709140625	0.000000000000000000433680868993932642804709140625' WIDE	0.000000000000000000433680868993932642804709140625	0.000000000000000000433680868993932642804709140625' WIDE
0.000000000000000000216840434496966321401177265625	0.000000000000000000216840434496966321401177265625' WIDE	0.000000000000000000216840434496966321401177265625	0.000000000000000000216840434496966321401177265625' WIDE
0.000000000000000000108420217248483160700587880709140625	0.000000000000000000108420217248483160700587880709140625' WIDE	0.000000000000000000108420217248483160700587880709140625	0.000000000000000000108420217248483160700587880709140625' WIDE
0.000000000000000000054210108624241580352939453125	0.000000000000000000054210108624241580352939453125' WIDE	0.000000000000000000054210108624241580352939453125	0.000000000000000000054210108624241



Sunnyvale City Standard Pedestrian Sidewalk



Sunnyvale City Standard Natural Gray Pedestrian Concrete Paving



Sunnyvale City Standard Newsrack



Shaded Areas Arrangement



Raised Planter Walls



Sunnyvale City Standard Tree Grate



Sunnyvale City Standard DuMor Bench



Sunnyvale City Standard Trash Receptacle



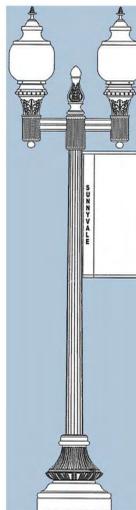
Sunnyvale City Standard Bike Rack



Decorative Screening Walls



Concrete Walls



Sunnyvale City Standard Double and Single Acorn Light w/ City Standard Post



Ginkgo biloba Street Tree



Tristania laurina Street Tree



Magnolia grandiflora Street Tree



Red Oak Street Tree



Fairfax Planters, by IAP

Capella

Sunnyvale, CA

Sand Hill Properties
San Mateo, CA

Landscape Imagery
Special Development Permit 08/09/10

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

836 Montgomery Street
San Francisco, CA 94133
T 415 433 4672
F 415 433 5003

L-7.0