



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** December 13, 2010  
**File Number:** 2010-7739

**SUBJECT:** **City Ventures (Veronica and Ronald D'Amico Trustee):**  
Applications for related proposals on a 1.25 acre site located at **650-660 E. Taylor Avenue** (near N. Fair Oaks Ave.) in an M-S/ITR/R-3/PD (Industrial and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District (APN: 205-30-020, 205-30-021).

Motion **Special Development Permit** to allow 24 townhomes,  
Motion **Vesting Tentative Map** to subdivide two lots into 24 lots and one common lot.

**REPORT IN BRIEF:**

**Existing Site** Auto repair shop and vacant industrial site

**Conditions**

**Surrounding Land Uses**

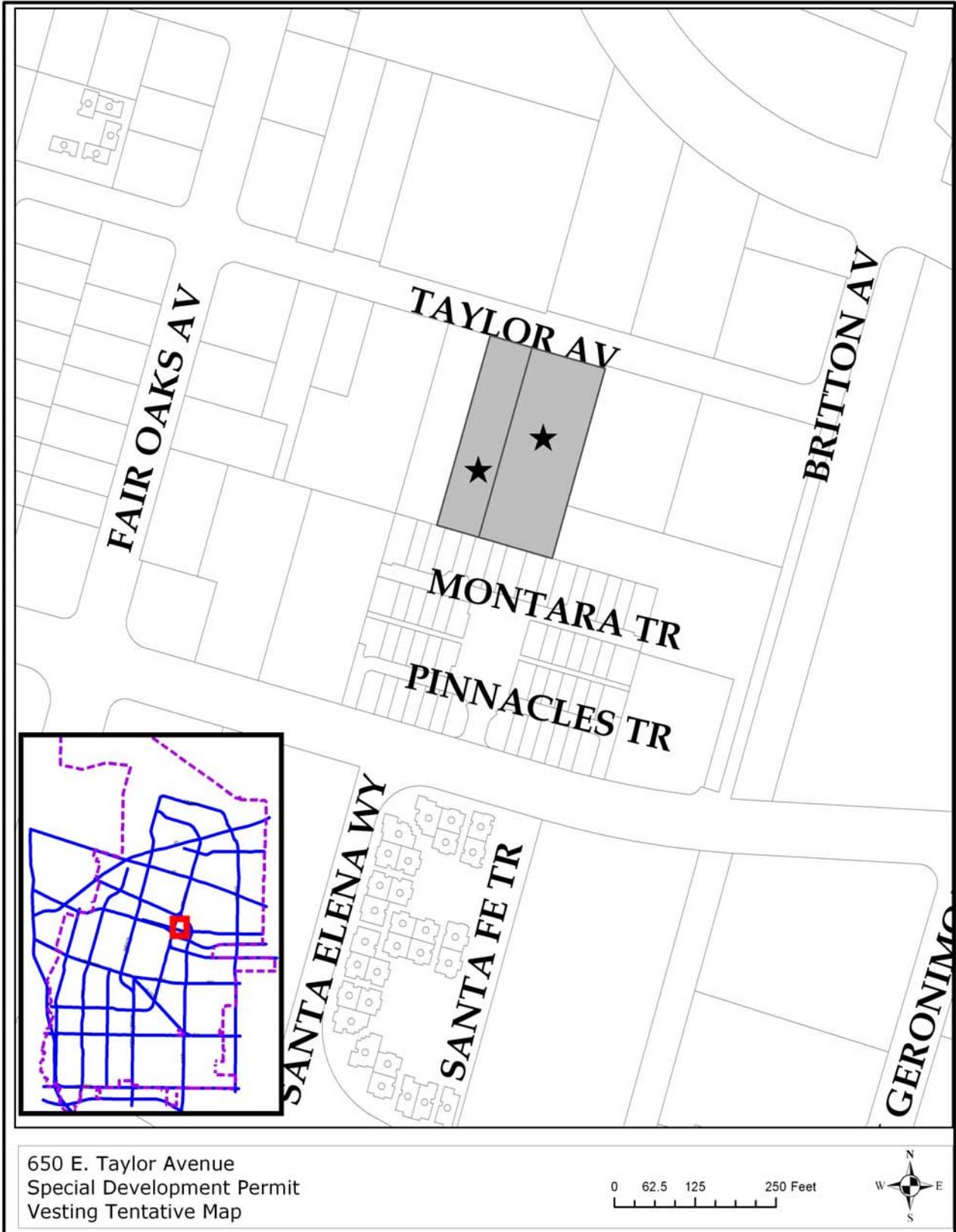
|       |   |
|-------|---|
| North | Industrial and 36-unit townhome development under construction (D.R. Horton; former Flick's Mobile Home Park) |
| South | 47-unit townhome development (Classic Communities)  |
| East  | Industrial  |
| West  | Industrial  |

**Issues** Noise, hazardous materials, architecture, solid waste and recycling facility

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

**Staff Recommendation** Approve with Conditions, including modifications to the solid waste and recycling facility and floor plans.

**VICINITY MAP**



650 E. Taylor Avenue  
Special Development Permit  
Vesting Tentative Map

**PROJECT DATA TABLE**

|   | <b>EXISTING</b>                          | <b>PROPOSED</b>  | <b>REQUIRED/<br/>PERMITTED</b>           |
|---|--|--|--|
| <b>General Plan</b>                         | Industrial to Residential Medium Density | Same   | Industrial to Residential Medium Density |
| <b>Zoning District</b>                      | M-S/ITR/R-3/PD                           | Same   | N/A                                      |
| <b>Lot Size (s.f.)</b>                      | 54,613 (1.25 acres)                      | Lot Avg: 1,410<br>Common Lot: 10,207<br>Total: 54,613              | 8,000 min.                               |
| <b>Gross Floor Area (s.f.)</b>              | 18,164                                   | 52,052   | No max.                                  |
| <b>Lot Coverage (%)</b>                     | 33%                                      | 38%  | 40% max.                                 |
| <b>Floor Area Ratio (FAR)</b>               | 33%                                      | 95%  | No max.                                  |
| <b>No. of Units</b>                         | N/A                                      | 24   | 30 max.                                  |
| <b>Density (units/acre)</b>                 | N/A                                      | 19/acre  | 24/acre max.                             |
| <b>Meets 75% min?</b>                       | N/A                                      | Yes  | 23 min.                                  |
| <b>Bedrooms/Unit</b>                        | N/A                                      | Varies 3 - 4   | ---                                      |
| <b>Unit Sizes (s.f.) (including garage)</b> | N/A                                      | Plan A: 2,035<br>Plan B: 2,171<br>Plan C: 2,252<br>Plan C-1: 2,298 | N/A                                      |
| <b>No. of Buildings On-Site</b>             | 9  | 4  | ---                                      |
| <b>Distance Between Buildings</b>           | N/A                                      | Varies 29' – 30'   | 23' min.                                 |
| <b>Building Height (ft.)</b>                | N/A                                      | 34'-9"   | 35' max.                                 |
| <b>No. of Stories</b>                       | Varies 1 – 2                             | 3  | 3 max.                                   |
| <b>Setbacks</b>                             |  |  |  |
| <b>Front</b>                                | 22'                                      | 16'-6" min.,<br>19'-10" avg.                                       | 15' min.,<br>20' avg.                    |
| <b>Left Side</b>                            | Varies 5' – 7'                           | Varies 8' – 10'  | 12' min.                                 |
| <b>Right Side</b>                           | Varies 3' – 13'                          | 53'  | 12' min.                                 |
| <b>Rear</b>                                 | 100'                                     | Varies 22' – 28'   | 20' min.                                 |
| <b>Landscaping (sq. ft.)</b>                |  |  |  |
| <b>Total Landscaping</b>                    | N/A                                      | 15,649<br>(29% of lot)   | 10,922 min.<br>(20% of lot)              |
| <b>Landscaping/Unit</b>                     | N/A                                      | 490  | 425 min.                                 |
| <b>Usable Open Space/Unit</b>               | N/A                                      | 354<br>(444 including balconies)                                   | 400 min.                                 |
| <b>Frontage Width (ft.)</b>                 | N/A                                      | Varies 16'-6" – 19'-10"  | 15 ft. min.                              |
| <b>Parking Lot Area Shading (%)</b>         | N/A                                      | 52.4%  | 50% min. in 15 years                     |
| <b>Parking</b>                              |  |  |  |
| <b>Total Spaces</b>                         | N/A                                      | 63   | 63 min.                                  |
| <b>Covered Spaces</b>                       | N/A                                      | 48   | 24 min.                                  |



|  | EXISTING | PROPOSED                                 | REQUIRED/<br>PERMITTED                        |
|--|----------|--|---|
| <b>Unassigned</b>                                      | N/A      | 15                                       | 15  |
| ★ <b>Compact Spaces/<br/>% of Total<br/>Unassigned</b> | N/A      | 3<br>(20%)                               | 1 max.<br>(10%)                               |
| <b>Accessible<br/>Spaces</b>                           | N/A      | 1  | 1 min.  |
| <b>Bicycle Parking</b>                                 | N/A      | Storage within<br>garages,<br>2 Class II | Storage within<br>garages,<br>2 Class II min. |
| <b>Stormwater</b>                                      |          |  |   |
| <b>Impervious<br/>Surface Area (s.f.)</b>              | 43,800   | 41,800                                   | No max.                                       |
| <b>Impervious<br/>Surface (%)</b>                      | 80%      | 77%                                      | No.max  |

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**BACKGROUND:**

The proposed project includes a Special Development Permit to construct 24 townhomes and a Vesting Tentative Map to subdivided two parcels totaling 1.25 acres into 24 lots and one common lot.

**Previous Actions on the Site**

Both parcels have historically been used as industrial sites. Currently, 650 E. Taylor Avenue is occupied by an auto repair shop (Dayton Automotive). The property located at 660 E. Taylor Avenue is vacant and was previously used by manufacturing businesses.

A study issue (Futures Study) allowing the development of residential units in areas zoned for industrial use was completed in 1993 to address ongoing housing shortages. As a result of the study, City Council approved a Rezone, which added the Industrial to Residential (ITR) Combining District and the R-3/PD designation to the existing M-S Zone in the subject area. The ITR Combining District allows industrial, office, commercial and residential uses to exist within the same zoning district, and allows existing industrial, office and commercial sites to convert to residential use. All existing industrial uses are considered to be conforming. The R-3 district defines the residential density and development standards.

**Planning Commission Study Session:**

On November 22, 2010, the Planning Commission reviewed the project at a Study Session. The following is a summary of the comments addressed at the Study Session:

- Consider pedestrian connection to other streets;

- Explore secondary wall materials or colors and decorative garage doors to better enhance the architecture;
- Encourage compliance with all development standards, if possible;
- Provide information about on-site parking;
- Have visual and practical considerations for solid waste and recycling carts;
- Provide examples of other townhomes with similar densities.

The applicant has attempted to address these concerns by modifying the site plan to show an increased average front yard setback and noting potential pedestrian connection to the adjacent townhome development to the south (Classic Communities on E. Arques Avenue). In addition, the applicant has provided alternative elevation drawings and solid waste and recycling facility. The following sections of the report will address the applicant's resubmittal.

Staff has provided a list of other townhomes in Sunnyvale with similar zoning designation and densities in Attachment G. The seven developments listed were approved between 2003 and 2007, two of which are currently under construction. The intent is to allow for the Planning Commission to get a better sense of the massing, scale and layout of other Medium Density projects.

## **DISCUSSION:**

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### **Requested Permit(s)**

The applicant proposes to demolish all existing industrial buildings on the subject parcels in order to construct 24 three-story townhomes. The new units will be grouped into four buildings, with six units in each building. A common driveway will be provided along the west property line and will provide direct access to E. Taylor Avenue.

- **Special Development Permit**

A Special Development Permit (SDP) is required for site and architectural review of the proposed townhome development. A SDP may allow deviations from development requirements. The proposed project includes deviations from the following requirements (see discussions below):

- Front yard setback
- Left side yard setback,
- Useable open space,
- Compact parking spaces.

- **Vesting Tentative Map**

A subdivision is required to subdivide the existing two parcels into 24 ownership lots and one common lot. The purpose of the Vesting Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines.

**ANALYSIS:**

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**Architecture**

The proposed architectural style can be considered Spanish Eclectic, and primarily consists of smooth stucco siding and tile roofing. Architectural accents include wooden window trim and shutters, hardie siding, exposed rafters, wall tile accents, window awnings, wrought iron detailing, and planter boxes. The applicant’s preferred architectural elevations are shown on Page 7 (Sheet A2-2) of Attachment D. As requested at the Planning Commission Study Session, the applicant has explored a secondary wall material along the front elevation. Page 8 (Sheet A2-2a) of Attachment D provides alternative elevation drawings, showing brick entry details and carriage-style garage doors.

Staff’s Comments on Alternative Elevations:

Staff finds that the brick material is not in keeping with the architectural style proposed and finds that the applicant’s preferred elevations showing a secondary wall color for the entries, in lieu of brick material, better complements the style. Staff also finds that the carriage-style doors positively add to the overall architecture. Therefore, staff recommends a condition to modify the garage doors to be high-quality carriage-style doors (Attachment B). Alternatively, the Planning Commission may approve the alternative elevations shown on Page 8 (Sheet A2-2) of Attachment D, with the addition of brick material.

**Development Standards**

The proposed project generally complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following items are those in which the applicant is requesting a deviation from the requirements of the code or have been identified as items for clarification:

- **Site Layout/Floor Plans**

The proposed townhomes will be sited along the east property line with a common two-way driveway and uncovered parking spaces positioned along the west side. The project results in lot coverage of 38%, floor area ratio of 95%, and offers units with three and four bedrooms. The unit sizes are comparable to the D.R. Horton townhomes under construction across Taylor Avenue. The following is a summary of each unit type:

| Unit Type        | Number of Bedrooms | Living Area (s.f.) | Garage Area (s.f.) | Gross Floor Area (s.f.) |
|------------------|--------------------|--------------------|--------------------|-------------------------|
| A                | 3                  | 1,445              | 590                | 2,035                   |
| B                | 4*                 | 1,719              | 452                | 2,171                   |
| C                | 4*                 | 1,800              | 452                | 2,252                   |
| C-1 (accessible) | 4*                 | 1,846              | 452                | 2,298                   |

\* Includes dens.

The project complies with most development standards regarding site layout, such as right side and rear yard setbacks, aisle width, distance between buildings, and lot coverage. However, deviations are requested from front yard and left side yard setback requirements. The proposed average front yard setback is 19 feet 10 inches, where 20 feet is required. The proposed left side yard setback varies from 8 feet on the first floor to 10 feet on the second and third floors, where 12 feet is required for the entire building.

#### Staff's Comments on Setback Deviations:

Attempts to meet other development standards may create a hardship on developers to meet all development requirements, especially on narrower lots. Therefore, it is not uncommon for townhome developments within the R-3 zoning district to be approved with deviations for setbacks. For example, the D.R. Horton townhomes to the north and Classics Communities to the south were both approved with deviations from front yard setback (average of 16 feet and 19 feet, respectively) and rear yard setback requirements (15 feet). A review of other similarly-zoned three-story townhome developments located near Tasman and N. Fair Oaks (Standard Pacific at 1170 Morse Avenue and Sobrato at 1150 Morse Avenue) showed approved side yard setback deviations of 5 feet to 6 feet.

In order for the proposed project to meet side yard setbacks, the units would have to be redesigned to be narrower and the entire buildings would have to be shifted towards the west property line. This may create a site constraint on the required aisle width, uncovered parking spaces and garage widths. Therefore, staff finds that the proposed setback deviations are reasonable to achieve sizable units, while meeting most development standards. Staff also finds that the requested deviations are consistent with previously-approved townhomes within an R-3 zoning district. Impacts on the adjacent industrial building on the left side is minimal, as the new townhomes will be adjacent to an existing parking lot with the industrial building located approximately 50 feet from the adjoining property line.

- **Solid Waste and Recycling Facilities**

The recently-approved solid waste and recycling requirements allows the developer to select from three options for trash service: (1) individual cart service at individual units, (2) bins in centralized trash enclosures or (3) individual carts set out in a centralized location. The applicant has explored all options and has selected the third option by providing a centralized location for carts along the right side of the driveway, as shown on Page 4 (Sheet A1-0) of Attachment D. Residents would store carts within their garages and would set out their carts for trash collection within assigned areas, striped and marked with unit numbers. Every four carts (two units with separate trash and recycling carts) would be separated by a 6-foot tall stucco screening wall and a tree well containing an Italian Cypress tree, which are illustrated on Page 23 (Sheet L-2) of Attachment D. If this plan is

selected, the site plan would need to be modified to allow for a minimum of 2-foot separation between each cart and wall per Design Requirements.

The Planning Commission requested that the applicant explore the second option of bins in centralized enclosures, in lieu of individual carts. Page 6 (Sheet A1-2) of Attachment D shows this alternative facility, with two 6-foot tall trash enclosures provided within the parking lot area. In order to accommodate the size of the enclosures and meet stormwater treatment requirements, this alternative will result in the loss of one unassigned parking space (see discussion in the Parking/Circulation section).

Staff's Comments on Alternative Trash Facility:

Staff has consulted with the City's Solid Waste Specialist, who finds that both options would be feasible. Staff has a slight preference for bins in centralized enclosures, as it may be difficult for residents to maneuver the individual carts in the appropriate areas and limits options for landscaping along the 5-foot wide landscaping buffer along the west property line. Moreover, centralized enclosures have less of an aesthetic impact on the street frontage. Therefore, staff recommends approval of bins in centralized enclosures, as shown on Sheet 6 (Sheet A1-2) of Attachment D (Attachment B). Alternatively, Planning Commission may approve the applicant's preferred option of individual carts as shown on Page 4 (Sheet A1-2) of Attachment B.

• **Parking/Circulation**

The proposed project provides two-car garages for each unit, which satisfies minimum covered parking requirements of one covered space per unit. Based on the applicant's preferred site plan showing individual carts set out in a centralized location, the project meets the minimum parking requirements by providing 15 unassigned parking spaces. If the alternative site plan showing centralized bins is approved as recommended by staff, the project would provide 14 unassigned parking spaces. This would result in a deficiency of one uncovered parking space (based on four units with three bedrooms and 20 units with four bedrooms). It is the City's standard practice to count dens as bedrooms, as dens can be easily used as sleeping quarters. Both site plans also exceed 10% compact spaces.

Staff's Comment on Unassigned Parking Spaces:

In order to meet unassigned parking requirements, staff recommends that the floor plans be modified to provide eight three-bedroom units and 16 four-bedroom units). This can be easily accommodated by removing dens on four of the units and converting the area to storage in the garage, similar to Unit Type A (see Page 8 (Sheet A2-1) of Attachment D). The revised floor plans, as recommended by staff, would allow the requirement for the number of unassigned parking spaces to be met. Alternatively, if the site plan showing individual carts is approved by Planning Commission, no further modifications would be required to the floor plans.

Staff's Comments on Compact Parking Space Deviation:

Staff finds that the uncovered parking layout can be modified to meet compact parking space requirement, by providing one compact parking space, instead of three as originally proposed. Therefore, staff recommends that no more than one of the uncovered parking spaces shall be striped as compact (Attachment B). The applicant is in agreement with this recommendation and has stated that the modification can be easily accommodated on the site plan.

- **Landscaping and Tree Preservation**

The project includes removal of all existing trees on-site, nine of which are considered protected. Based on the Arborist Report completed by Hort Science in October 2010, seven of the protected trees are considered to be in poor health. The other two protected trees are Italian Cypress trees located towards the northeast side of the lot and obstruct the existing utility lines along the front of the property.

Preliminary landscaping plans have been submitted, which show a combination of trees and groundcover. The plans show compliance with parking lot shading and total landscaping requirements. A more detailed landscaping and irrigation plan will be submitted for review and approval by the Director of Community Development prior to issuance of a building permit (Attachment B).

An 8-foot tall masonry wall will be constructed along the rear and side property lines and will step down to 4 feet towards the front of the property. The masonry wall is consistent with the perimeter wall for Classic Communities. In addition, 4-foot 6-inch tall fences (concrete with stucco finish to match the buildings) with wrought iron gates are proposed to enclose the “front yards” of each of the units. Fences along the street frontage will be set back approximately 10 feet from the front property line. All vision triangles must be maintained to minimize potential obstruction. As shown on the preliminary landscaping plan, landscaping will be planted along the front of the fences to soften the visual impact.

A combination of private and common useable open space will be provided throughout the development, including a common area with seating and a fire pit along the east property line. Private useable open space will be provided on the ground floor patios and second and third floor balconies. In order to qualify as useable open space, patios must be at least 10 feet in any direction and 120 square feet in size. Balconies must be at least 7 feet in any direction and 80 square feet in size. The balcony depths range in size from 4 feet 2 inches to 5 feet 2 inches, and do not meet the minimum dimension for usable open space. Without the balconies counted as useable open space, 354 square feet of useable open space will be provided per unit, where a minimum of 400 square feet is required.

Staff's Comments on Useable Open Space Deviation:

Although the second floor balconies do not meet the minimum dimensions to be counted as useable open space, the balconies would provide additional recreation areas for residents and would result in 444 square feet of useable open space per unit. Setbacks and access for emergency vehicles and garbage trucks limit the ability to design balconies with 7 feet of depth. A review of other similarly-zoned three-story townhome developments located on the corner of Morse and Toyama Drive (Parkside Villas) and two-recently constructed townhomes developments located on the corner of Bernardo Avenue and Cortez Drive, showed deviations for useable open space. In each of these developments, the deficiency was attributed to the definition of what is counted as useable open space. Therefore, staff finds that the requested deficiency is consistent with previously-approved townhomes within an R-3 zoning district. Staff further finds that the project meets the intent of the regulation by providing at least 400 square feet of recreation area per unit.

- **Solar Access and Shadow Analysis**

As required, the new townhomes may not shade more than 10% of the roofs of existing buildings. A Solar Access and Shadow Analysis was submitted, which shows that based on the orientation of the sun the project would not shade any portions of the adjacent one-story building roofs.

- **Stormwater Management**

The applicant is aware of the associated Stormwater Management Plan requirements. A preliminary Stormwater Management Plan has been submitted, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. As conditioned, a more detailed Stormwater Management Plan will be submitted during the building permit phase (Attachment B, Recommended Conditions of Approval).

- **Green Building Requirements**

The project is required to achieve a minimum of 70 green building points to fulfill green building requirements. Most of the green building points are incorporated into the design of the landscaping, building materials, energy performance and plumbing. Roof-mounted solar panels are not currently proposed. A GreenPoint Rated Checklist has been provided and demonstrates that the project is expected to achieve 105 points. As required, verification of the green building measures will be completed by the Building Safety Division during the building permit process (Attachment B, Recommended Conditions of Approval).

- **Easements and Utilities**

As required, all utilities and service-drops will be placed underground. In addition, a new landscaping strip and sidewalk will be added in the public

right-of-way directly in front of the development. The design of the sidewalk and selection of trees within the right-of-way will be determined by the Department of Public Works during the building and encroachment permit process (Attachment B).

- **Below Market Rate (BMR) Housing**

As required, three of the 24 units will be sold as BMR housing. A draft agreement has been accepted by the Housing Division and will be implemented during the building permit phase (Attachment B).

- **Pedestrian Connection**

The Planning Commission requested that the applicant explore options to improve pedestrian connections to other streets. The applicant explored the option of providing access to Arques Avenue through the Classic Communities townhomes to the south. Page 4 (Sheet A1-0) of Attachment D shows two potential areas where pedestrian connections may be provided along the south property line; however, Attachment F (the site plan for Classic Communities) shows that the entire adjoining property line is either developed as private yards for the townhomes, or landscaping and parking lot areas. Therefore, the site plan of the Classic Communities townhomes would need to be modified to accommodate any pedestrian connection. The applicant could explore legal access through this adjacent property, however, it is not advisable to make it a condition of approval as there is not incentive for the others on Arques to grant an easement.

Staff finds that there is sufficient pedestrian connection to other streets, without requiring access through other private properties. Arques Avenue and Wolfe Road are less than 1,000 feet (.19 miles) away and Fair Oaks Avenue is less than 500 feet (.09) away. The project will further improve pedestrian access along Taylor Avenue through the installation of a new sidewalk. Although Taylor Avenue does not currently have complete sidewalks, gaps will eventually be filled when the other properties transition to residential uses. Therefore, staff does not recommend further changes.

### **Environmental Review**

A Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts with implementation of the recommended mitigation measures (Attachment C).

Issues that are considered to have less than significant impacts include population and housing, transportation and traffic, short-term construction noise, historic and cultural resources, geology and soils, and recreation. The initial study included further discussion about noise, air quality, and hazards and hazardous materials, which included mitigation measures. These mitigation measures have been incorporated in the attached conditions of approval at the appropriate states of construction (Attachment B).

**FISCAL IMPACT**

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**Transportation Impact Fee**

Projects resulting in net new peak hour trips are subject to a transportation impact fee. The transportation impact fee is estimated to be \$2,918.77, and must be paid prior to issuance of a building permit. The amount is subject to the fee in place at the time of payment.

**Park Dedication In-Lieu Fee**

The project is subject to a park dedication in-lieu fee for each new residential unit. The park dedication in-lieu fee is estimated to be \$406,467.07, and must be paid prior to recordation of a Final Map. The amount is subject to the fee (based on the value of land) in place at the time of payment.

**PUBLIC CONTACT**

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The staff report was prepared prior to the planned outreach meeting on December 9, 2010. Staff will provide an update on the outreach meeting at the Planning Commission public hearing. Staff has not received any letters from neighboring residents or businesses at the time the staff report was prepared.

| <b>Notice of Negative Declaration and Public Hearing</b>  | <b>Staff Report</b>  | <b>Agenda</b>  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 161 notices mailed to the property owners and residents within 300 ft. of the project site</li> </ul> | <ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul> | <ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul> |

**CONCLUSION**

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**Discussion:** Staff finds the project, as conditioned with carriage-style garage doors, centralized trash enclosures with bins, modified floor plans, and reduced number of compact spaces (see COA #PS-1 in Attachment B), will comply with required findings and General Plan Goals.

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

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

**ALTERNATIVES**

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1. Adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions, including carriage-style garage doors, centralized trash enclosures with bins, modified floor plans, and reduced number of compact spaces.
2. Adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with modified conditions.
3. Adopt the Mitigated Negative Declaration and deny the Special Development Permit and Vesting Tentative Map.
4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

**RECOMMENDATION**

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Recommend Alternative 1 to the Planning Commission.

Prepared by:

Noren Caliva  
Project Planner

Reviewed by:

Shaunn Mendrin  
Senior Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Mitigated Negative Declaration
- D. Site and Architectural Plans
- E. Letter from the Applicant
- F. Site Plan for Classic Communities at 637 E. Arques Avenue

## RECOMMENDED FINDINGS

### Special Development Permit

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#### **General Plan Goals and Policies:**

#### **Housing and Community Revitalization Sub-element**

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

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

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

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

#### **Land Use and Transportation Element**

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

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

#### **Community Design Sub-element**

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

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

The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project in that the proposed project provides 24 new housing units and eases the City's jobs/housing imbalance. The project also contributes to the need for affordable housing as defined in *the Housing and Community Revitalization Sub-Element* of the General Plan by providing three below market rate ownership units.

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

The proposed project meets the City-Wide Design Guidelines, will be a benefit to the ITR district, and will compliment the surrounding uses. The construction of a high quality project will further encourage the transition from industrial use to residential use in the neighborhood as desired by the city's ITR designation for the area.

### **Tentative Map**

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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.

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 DECEMBER 13, 2010

### Planning Application 2010-7739

650-660 E. Taylor Avenue

Special Development Permit to allow 24 townhomes and Vesting Tentative Map to subdivide two lots into 24 lots and one common lot.

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

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

**GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.**

**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

**GC-2. PERMIT EXPIRATION (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)

GC-3. BMR UNITS (OWNERSHIP):

The approved project is subject to the City's Below Market Rate (BMR) requirements and shall comply with the requirements of Sunnyvale Municipal Code 19.66.

The project will provide 3 three-bedroom Below Market Rate ownership dwelling units in compliance with SMC 19.66 and the Below Market Rate Housing Program Administrative Procedures for Developers.

All BMR dwelling units shall be constructed concurrently with non-BMR units, and shall be dispersed throughout the property and shall reflect the range in numbers of bedrooms provided in the total project and shall not be distinguished by exterior design, construction or materials. (SMC 19.66.020(c)). [SDR][HOUSING]

GC-4. STORMWATER MANAGEMENT PLAN:

Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address Planning Commission's decision, subject to review and approval by the Director of Community Development through a staff-level permit, and shall include the following:

- a) Modify all garage doors to be carriage-style doors, with high quality material that gives the appearance of wood. [COA] [PLANNING]
- b) Modify solid waste and recycling facilities to bins in a centralized enclosure, as shown on Sheet A1-2 of the approved plans. Solid waste and recycling facilities shall comply with SMC 19.38.030 and Design Requirements. [COA] [PLANNING]
- c) Modify unit floor plans to meet the minimum number of unassigned parking spaces per SMC 19.46. This may be achieved by removing dens from four of the units and converting the area into additional storage in the garage, similar to Unit Type A as shown on Sheet A2-1. [COA] [PLANNING]

- d) Modify parking lot layout to meet the maximum number of compact spaces per SMC 19.46. This may be achieved by re-striping the parking spaces to show no more than one compact space. [COA] [PLANNING]
- e) Submit a complete landscaping and irrigation plan, showing compliance to SMC 19.37, including water-efficient landscaping provisions (see details below). [COA] [PLANNING]
- f) A kiosk shall be provided at a centralized location to help identify the specific location of each unit on site. [COA] [PLANNING]

PS-2. LANDSCAPING AND IRRIGATION REQUIREMENTS:

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development. The landscape plan shall include the following elements: [COA] [PLANNING]

- b) All areas not required for parking, driveways or structures shall be landscaped.
- c) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
- e) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- f) 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.

PS-3. 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]

PS-4. BMR STANDARD PERMIT CONDITION:

The developer shall submit a “BMR Standard Conditions Form and a site plan, as Exhibit A to the Affordable Housing Manager for review prior to submitting building permit plan. The plan will include a description of the number, type, size and location of each unit on the site. The Affordable Housing Manager will then determine the specific units to be obligated as Below Market Rate (BMR) unit(s). [SDR] [HOUSING/BMR Administrative Guidelines]

**BP: 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).**

BP-1. CONDITIONS OF APPROVAL:

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

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-4. GREEN BUILDING REQUIREMENTS:

The project shall comply with green building requirements. A copy of the green building checklist shall be included on a sheet of the building permit plans. [SDR] [PLANNING]

BP-5. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:

- a) Match the design, materials and color of the main building.
- b) Be of masonry construction. [COA] [PLANNING]

BP-6. RECYCLING AND SOLID WASTE CONTAINER:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-7. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit or as specified below:

- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at \$2,918.77, prior to issuance of a Building Permit and subject to the fee in place at time of payment. (SMC 3.50). [SDR] [PLANNING]
- b) PARK IN-LIEU - Pay Park In-lieu fees estimated at be \$406,467.07, prior to approval of the Final Map or Parcel Map. (SMC 18.10) The

amount is subject to the fee (based on the value of land) in place at the time of payment. [SDR] [PLANNING]

BP-8. BMR DEVELOPMENT AGREEMENT:

The developer shall execute a Development Agreement with the City to establish the BMR unit(s) prior to issuance of Building Permits. The rental/sale price of the BMR unit(s) is established at the time of the execution of the Development Agreement (BMR Administrative Guidelines).

In the event of any material breach of the Below Market Rate Program requirements and conditions, the City may institute appropriate legal actions or proceedings necessary to ensure compliance. (SMC 19.66.140)

In the event that any of the Below Market Rate dwelling units or a portion thereof is destroyed by fire or other cause, all insurance proceeds therefrom shall be used to rebuild such units. Grantee hereby covenants to cause the City of Sunnyvale to be named additional insured party to all fire and casualty insurance policies pertaining to said assisted units. [SDR] [HOUSING/BMR Administrative Guidelines]

BP-9. LANDSCAPE MAINTENANCE PLAN:

Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-10. 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, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

BP-11. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:

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

BP-12. 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]
- BP-13. CITY STREET TREES (SUBDIVISION):  
At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]
- BP-14. PHOTOMETRIC PLAN:  
Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. COA] [PLANNING]
- BP-15. LIGHTING POLE HEIGHTS:  
Pole heights shall not to exceed 8 feet. [COA] [PLANNING]

BP-16. LIGHTING SPACING:

Installation of lights at a minimum of 50 feet intervals along all private streets. [COA] [PLANNING]

BP-17. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):

A Parking Management Plan 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) A clear definition of “guest” as proposed by the property manager/homeowner’s association and subject to review and approval by the Director of Community Development.
- b) The property manager/homeowner’s association may specify that 25% to 75% of unassigned spaces be reserved for guest use.
- c) Clearly indicate that the property manager/homeowner’s association shall not rent unassigned spaces, except that a nominal fee may be charged for parking management.
- d) Tenants shall use their assigned parking spaces prior to using unassigned parking spaces.
- e) Prohibit tenants from parking RV’s, trailers, or boats in assigned spaces.
- f) Notify potential residents of the number of guest and unassigned parking spaces provided for on-site as per the approved plans.
- g) All other parking spaces not marked for guests shall remain as an open pool of parking spaces to be shared and unassigned. [COA] [PLANNING]

BP-18. 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]

BP-19. BICYCLE SPACES:

Provide 2 Class II bicycle parking spaces for guests (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

BP-20. PRIVATE STREET NAMING:

The private streets shall be named in accordance with established City street-naming protocol. [COA] [PLANNING]

BP-21. HISTORIC AND CULTURAL RESOURCES:

In the event that there is a discovery of historic or cultural resources, the applicant shall meet all procedural requirements. [COA][PLANNING]

## BP-22. AIR QUALITY STANDARDS:

The project shall comply with all necessary air quality standards. [COA] [PLANNING] **Mitigation Measures**

WHAT: Permits must be obtained from the City of Sunnyvale and Bay Area Air Quality Management (BAAQMD).

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) 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. These permits are required prior to any demolition or construction on site.

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.

## BP-23. HAZARDS AND HAZARDOUS MATERIALS:

The project shall comply with all necessary requirements regarding hazards and hazardous materials. [COA][PLANNING] **Mitigation Measures**

WHAT: 1) Perform a Human Health Risk Assessment (HHRA) study to evaluate whether engineering controls, such as vapor barriers, will be necessary.

2) Comply with requirements as set forth by the lead regulatory agency overseeing the investigation and remediation of environmental pollution on the property. Depending on the findings of the HHRA, the lead agency will likely be Santa Clara County, Environmental Health, California Regional Water Quality Control Board, SF Bay Region, or Department of Toxic Substances Control.

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) 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 with installation done at time of construction. The HHRA study and installation of the engineering controls (if required based on the findings of the HHRA) will be required prior to issuance of a building permit. Submit evidence to the City of Sunnyvale that all requirements set forth by the lead regulatory agency to address environmental pollution have been satisfied, prior to issuance of a building permit.

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.

BP-24. NOISE REDUCTION:

The project shall comply with noise standards. 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 wet-stamped and signed by the consultant.

[COA] [PLANNING] **Mitigation Measures**

WHAT: 1) Roof ceiling construction shall be roofing on plywood. Batt insulation shall be installed in joist spaces. Ceilings shall be one layer of gypboard nailed direct.

2) All exterior walls shall be 2x4 studs 16" o.c. with batt insulation in the stud spaces. Exterior walls shall be exterior plaster or stucco, and interior walls shall be gypboard.

3) All windows and glass doors may be standard glazing.

4) All entry doors shall be 1-3/4" solid core flush wood doors with vinyl bulb weatherstripping on the sides and tops. There shall be no mail slots in entry doors.

5) 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 for all habitable rooms in the units facing the north and east property lines.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit (SDP) 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. All mitigation measures must be installed prior to building permit final.

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.

BP-24. MECHANICAL EQUIPMENT:

Any transformer placed between the face of the building and the street shall be placed in an underground vault. At any other location, the transformer shall be screened as approved by the Director of Community Development. [COA] [PLANNING]

## BP-25: FIRE PREVENTION REQUIREMENTS:

The following requirements and upgrades are required, for review and approval by the Department of Public Safety: [COA] [PLANNING/PUBLIC SAFETY]

- a) As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, and Title 19 California Code of Regulations. Building plan submittals after January 1, 2011 will have to comply with the 2010 adopted codes.
- b) The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety (508 CFC)
- c) 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)
- d) A fire alarm system is required for buildings meeting the requirements under Section 907.2.9 CFC.
- e) Install approved smoke detectors in accordance with the Sunnyvale Municipal Code (MC 16.52.280).
- f) Fire hydrants are required every 300 feet. Onsite fire hydrants are required along the fire access road. Provide locations of existing city fire hydrants and any proposed on-site hydrants. (508 CFC)
- g) Provide required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568)
- h) Fire access roads are required per the Sunnyvale Municipal Code and the published requirements for Fire Department Vehicle Access.
- i) The main entrance fire access road off Taylor shall be no less than 24 feet unobstructed and 13'6" vertical. (16.52.170 SMC). Confirm trees along fire access road do not interfere with the 13'6" vertical clearance. The inside turning radius shall be 30 feet. The remainder of the fire access roads shall be no less than 20 feet unobstructed and 13'6" vertical. The inside turning radius shall be 30 feet.
- j) After January 1, 2011: All buildings in excess of 30 feet high will require fire access roads no less than 26 feet wide with an inside turning radius of 25.
- k) Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection (304.3.3 CFC, 16.52.270 SMC).
- l) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable. (Chapter 14 CFC)
- m) Provide a written construction Fire Protection Plan. (Section 1408 CFC)(Refer to Unidocs.org , Fire Prevention documents).

## BP-26: TENTATIVE MAP AND RIGHT-OF-WAY REQUIREMENTS:

The following requirements and upgrades are required, for review and approval by the Department of Public Works: [COA] [PLANNING/PUBLIC WORKS]

- a) The developer shall execute a Subdivision Agreement and provide improvement securities and/or cash deposit(s) for all proposed public and/or private improvements prior to map recordation or any permit issuance, whichever occurs first.
- b) 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. The submittal, approval and recordation of the final map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.
- c) Provide a preliminary utility plan and all other documents necessary for review of the tentative map.
- d) The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, building permit clearance, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance. An initial plan check fee will be assessed when the applicant submits the first public improvement plans for City's review.
- e) Provide a current preliminary title report.
- f) This project requires installation of new sidewalk, curb, and gutter along the entire East Taylor Avenue frontage, unless otherwise approved by the Public Works Director.
- g) The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signs, striping, street lights, etc. prior to occupancy as required by the Director of Public Works.
- h) All public improvements shall be installed per latest City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- i) All public improvement plans shall be submitted to and be approved by the Department of Public Works.
- j) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works.
- k) Obtain an encroachment permit with insurance requirements for all public improvements.
- l) Final approved public improvement plans shall be prepared on 24"x36", 4 mil mylars.

- m) The developer is responsible for research on private company utility lines (PG &E, telephone, cable, etc.) to ensure there are no conflicts with the project.
- n) 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.
- o) 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.
- p) 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.
- q) Install cleanouts at the property line.
- r) Installation of new radio-read meters will be required.
- s) Install new double check detector assembly for fire services.
- t) If centralized trash enclosures are proposed for this development, provide Public Works Department with a detailed plan showing the location, size, type, etc. to be constructed. The centralized trash enclosures will be reviewed as part of the building permit review process.
- u) All utility lines and service drops shall be placed underground.

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

TM-1. 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) The CC&Rs should include a disclosure statement on the potential impacts from the adjoining uses. Future homeowners should be notified in advance that they are purchasing property adjacent to existing operating industrial uses which are associated with noise, pedestrian and vehicle traffic, night lighting, etc.

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- b) Include provisions for short and long term maintenance of the common lot, landscaping areas, recreation areas, parking, driveways and utility connections.
  - c) Include all provisions of the Parking Management Plan.
  - d) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
  - e) 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.
  - f) 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.
  - g) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #2010-7739, 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.
  - h) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
  - i) 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.
  - j) 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.

- iii) 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.
- iv) 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.
- v) 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.
- vi) 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.
- vii) 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]

TM-2. HOA CREATION:

The developer/Owner shall create a Homeowner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of

Community Development prior to approval of the Final Map. The Conditions of Approval shall be attached as an exhibit to the CC&Rs created for this subdivision. [COA] [PLANNING]

TM-3. HOA TRANSFER:

At the time the homeowners association is transferred from the developer to the individual property owners (typically at election of board members or officers), the developer shall schedule a meeting between the board members or officers, the City of Sunnyvale and the developer to review the Conditions of Approval of the development and other applicable City requirements. [COA] [PLANNING]

TM-4. COMMON LOT:

The common lot shall be assigned a private street name in accordance with the official Street Name System, as selected by the Community Development Department. [COA] [PLANNING]

**PF: 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.**

PF-1. LANDSCAPING AND IRRIGATION:

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (RECORDATION):

The Developer/Owner shall submit a copy of the recorded CC&Rs and a letter from the Developer/Owner either indicating that the recorded CC&Rs are in conformance with the approved draft CC&Rs or summary of changes shall be provided to the Director of Community Development prior to release of utilities or certificate of occupancy. [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

PF-3. HOA ESTABLISHMENT:

The developer shall submit to the Planning Division the names, addresses and telephone numbers of the officers of the homeowners association, architectural review committee or similar committee, at the time the organization is granted autonomy. Until such information is supplied, the developer shall remain a Responsible Person for purposes of maintaining all common property. The chairperson, secretary or principal officer of any committee or association shall notify the City of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING]

- PF-4. NOISE REDUCTION VERIFICATION:  
Acoustical tests shall demonstrate that noise regulations are 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]
- PF-5. BMR COMPLETION 60 ADVANCE DAY NOTICE:  
The Developer/Owner shall notify the Affordable Housing Manager of the BMR unit(s) to be available sixty days (60) prior to the request for occupancy. The developer shall also coordinate a site inspection with the Affordable Housing Manager to verify that the constructed BMR units are in compliance with the BMR Development Agreement. [COA] [HOUSING]

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

- AT-1. 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]
- AT-2. PARKING MANAGEMENT:  
On-site parking management shall conform to the approved parking management plan. [COA] [PLANNING]
- AT-3. VISION TRIANGLES:  
All vision triangles shall be maintained clear of obstruction, including fences and landscaping. [COA] [PLANNING]
- AT-4. OFF-STREET PARKING:  
Off-street parking for both residents and guests shall be maintained at all times in accordance with approved plans. [COA] [PLANNING]
- AT-5. PARKING LOT MAINTENANCE:  
The parking lot shall be maintained as follows:
- a) Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
  - b) Clearly mark all assigned, guest, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
  - c) Maintain all parking lot striping and marking.

- d) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and/or patrons. [COA] [PLANNING]

AT-6. 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]

AT-7. HOA REVIEW AND APPROVAL:

In common interest developments, any future applications to the City for physical modifications on commonly owned property shall require consent of the board of directors of the homeowners association, architectural review committee or similar committee; applications for physical modifications on privately owned property shall require the individual property owner's signature. Individual property owners submitting an application for physical modifications on private property shall comply with any approval processes outlined as such in the conditions, covenants & restrictions (CC&Rs) of their respective development. [COA] [PLANNING]

AT-8. HOA RESPONSIBILITIES:

The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the Neighborhood and Community Resources Division of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING DIVISION/NEIGHBORHOOD AND COMMUNITY RESOURCES DIVISION]



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

File Number: 2010-7739  
No. 10-12

**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 Vesting Tentative Map filed by City Ventures.

**PROJECT DESCRIPTION AND LOCATION (APN):**

2010-7739: Special Development Permit to allow 24 townhomes and Vesting Tentative Map to subdivide two lots into 24 lots and one common lot located at 650-660 E. Taylor Avenue. (APN: 205-30-020) NC

**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, December 13, 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:**

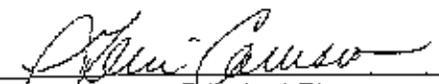
A public hearing on the project is scheduled for:

Monday, December 13, 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 November 19, 2010

Signed:   
Gerry Caruso, Principal Planner

|  |   |
|--|---|
| Project Title                                    | Special Development Permit and Vesting Tentative Map for 24 townhomes |
| Lead Agency Name and Address                     | City of Sunnyvale<br>P.O. Box 3707, Sunnyvale, CA 94088-3707          |
| Contact Person                                   | Noren Caiiva, Associate Planner                                       |
| Phone Number                                     | 408-730-7637  |
| Project Location                                 | 650-660 E. Taylor Avenue  |
| Applicant's Name                                 | Philip Kerr, City Ventures  |
| Project Address                                  | 650-660 E. Taylor Avenue, Sunnyvale CA 94085                          |
| Zoning   | M-S/TR/R3/PD  |
| General Plan                                     | Industrial to Residential Medium Density                              |
| Other Public Agencies whose approval is required | None  |

DESCRIPTION OF THE PROJECT:

The proposed project is a Special Development Permit to allow 24 townhomes and Vesting Tentative Map to subdivide two lots into 24 lots and one common lot.

DETAILED PROJECT DESCRIPTION:

On-site Development: The project includes the demolition of all structures and landscaping on two contiguous properties located at 650 and 660 E. Taylor Avenue. Both sites have historically been used as agricultural lands and eventually transitioned to industrial sites. Currently, 650 E. Taylor Avenue is occupied by an auto repair shop, while 660 E. Taylor Avenue is vacant. The two sites combined total 54,613 square feet (1.25 acres) in size.

The applicant proposes to construct 24 three-story townhomes on these two lots. The new units will be grouped into four buildings, with six units in each building. The buildings will be sited along the east property line with a common two-way driveway and uncovered parking spaces positioned along the west side. Vehicular access will be provided directly from E. Taylor Avenue. In addition to the commonly-owned driveway, drive aisles, landscaped areas and uncovered parking spaces, a common recreational area will be centrally-located in the development. Four floor plans are provided and include three and four bedroom units (dens are included in bedroom counts). Each unit will also have individual two-car garages and storage areas. In addition, private open space will be provided in the form of enclosed patio areas and balconies. Living areas range in size from 1,445 square feet to 1,846 square feet.

Construction Activities and Schedule: Construction activities include full demolition of all existing buildings on the subject properties, and construction of all new residential buildings and associated site improvements. The project will be subject to the Sunnyvale Municipal Code requirements for noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

Surrounding Uses and Setting: The subject property is located on the south side of East Taylor Avenue, between N. Fair Oaks Avenue and Britton Avenue, in an area that has a mix of industrial and residential uses. The site is bordered along the north and south property lines by newly-constructed townhome developments. Industrial uses also exist to the north, east and west, but are currently zoned for residential transition areas. Limited retail uses and a Fair Oaks Park (City park) are also located within the vicinity.

Off-site Improvements: A new sidewalk will be installed along the entire project frontage, which can be fully accommodated within the public right-of-way. Standard water, sewer, right-of-way and utility upgrades will be provided as required by the Municipal Code.

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

**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: Noren Caliva

Date: November 18, 2010

Title: Associate Planner

City of Sunnyvale

Signature: *Noren Caliva*

| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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 type="checkbox"/>            | <input checked="" type="checkbox"/> | Sunnyvale General Plan Map, Open Space Sub-element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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 type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sunnyvale General Plan Map, Open Space Sub-element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>Project Description                                     |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Sunnyvale Land Use and Transportation Element of the General Plan,<br>General Plan Map<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a> |
| 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<br><a href="http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off</a>                                     |
| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>   |
| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>   |
| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>  |

| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Sunnyvale Noise Sub-element, SMC<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>19.42 Noise Ordinance<br><a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a> |
| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>  |
| 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<br>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<br>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<br>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<br>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,<br>Sunnyvale Inventory of Heritage Resources<br>The United States Secretary of the Interior's "Guidelines for Rehabilitation"<br>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 type="checkbox"/>       | <input checked="" 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.<br>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 type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | BAAQMD CEQA Guidelines<br>Sunnyvale General Plan Map<br>Sunnyvale Air Quality Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>   |

| 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 type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | BAAQMD CEQA Guidelines<br>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 type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | BAAQMD CEQA Guidelines<br>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<br>Sunnyvale Air Quality Sub-Element<br>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<br>Sunnyvale Air Quality Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>Project Description |
| 30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | BAAQMD CEQA Guidelines<br>Sunnyvale Air Quality Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>                |
| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>                |

| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> |
| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> |

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

**4. Population and Housing (Less than Significant):** The 24 proposed residential units will provide additional opportunities for homeownership in the City of Sunnyvale and is consistent with the General Plan designation of the sites. The project's impact will be a slight incremental beneficial impact to the City's Jobs/Housing balance. As a result, this positive aspect of the project is a less than significant impact.

**9. Transportation and Traffic (Less than Significant):** The proposed project meets the City's parking requirements by providing two-car garage for each unit and an additional 15 unassigned surface parking spaces. In addition, the project provides two Class II bicycle racks and room for secured bicycle parking within garages. The proposed vehicle and bicycle parking spaces meet the City's parking requirements and Valley Transportation Authority (VTA) standards; therefore, the project is expected to have a less than significant impact.

**14. Noise (Less than Significant with Mitigation):** An Acoustical Analysis was completed by Davy & Associates, Inc. in October 2010. The study measured noise levels along the perimeter property lines of the two properties and provided estimated Community Noise Equivalent Levels (CNEL), which is the weighted average noise level throughout a 24-hour period. The study found that the ambient noise levels range from the 59.2 dB along the north (highest noise level) to 55.3 dB along the east (lowest noise level) property line. The study also estimated future noise levels associated with an expected increase in traffic volume over the next 10 years, and found that future noise levels would range from 60.2 dB along the north (highest noise level) to 52.7 dB along the west (lowest noise level) property line. These future noise levels would be considered "normally acceptable" along west, south and east property lines, and "conditionally acceptable" along the north property line 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) Roof ceiling construction shall be roofing on plywood. Batt insulation shall be installed in joist spaces. Ceilings shall be one layer of gypboard nailed direct.
  - 2) All exterior walls shall be 2x4 studs 16" o.c. with batt insulation in the stud spaces. Exterior walls shall be exterior plaster or stucco, and interior walls shall be gypboard.
  - 3) All windows and glass doors may be standard glazing.
  - 4) All entry doors shall be 1-3/4" solid core flush wood doors with vinyl bulb weatherstripping on the sides and tops. There shall be no mail slots in entry doors.
  - 5) 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 for all habitable rooms in the units facing the north and east property lines.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit (SDP) 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. All mitigation measures must be installed prior to building permit final.

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 will introduce short-term sources of noise to the project area during construction and demolition of the site. Through the City's implementation of the Municipal Code noise regulations contained in Chapters 19.42.030 and 16.08.030, this impact will be lessened to a less than significant level during construction.

**23. Historic and Cultural Resources (Less than Significant):** A Phase 1 Environmental Site Assessment report was completed by Stantec Consulting Corporation on August 26, 2010, which found no evidence of historic and cultural resources on site. The existing buildings on site do not have any Federal, State, local historical or architectural significance. Staff has no evidence of archaeological resources being located on site or being found in the immediate vicinity. However, the scope of the project does include grading and excavation of the site associated with the construction of the project. There may be the potential that the project may uncover resources. As a standard Condition of Approval, staff has included specific project requirements related to the potential discovery of resources and procedural requirements. Based on this analysis and standard conditions of approval, staff has determined that the project would have a less than significant impact.

**26. Air Quality (Less than Significant):** The project falls below BAAQMD's applicable operational-criteria air pollutant levels and screening criteria; therefore, this impact will be less than significant.

**30. Air Quality (Less than Significant with Mitigation):** The project requires significant grading of the site, including demolition and removal of the existing building and landscaping. This may introduce temporary and short-term dust into the air, and therefore temporarily affect air quality. Nearby residents could be 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 Management District (BAAQMD) regulations, this impact will be lessened to a less than significant level during construction.

This could be accomplished through the following mitigation measures:

WHAT: Permits must be obtained from the City of Sunnyvale and Bay Area Air Quality Management (BAAQMD).

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) 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. These permits are required prior to any demolition or construction on site.

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.

| 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 type="checkbox"/> | <input checked="" 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:

42. Transportation and Traffic (Less than Significant): The Traffic Division of Public Works Department has determined the project does not warrant the preparation of a Traffic Study based on the anticipated number of peak trips relative to existing peak trip amounts. In addition, there are no roadway or signal upgrades needed to accommodate the multi-modal project trips and the proposed project is expected to result in no impact on peak traffic conditions for the area streets. Pedestrian movements to/from the site can be accommodated by the existing sidewalks and crossing facilities on Fair Oaks Avenue and Wolfe Road. A new sidewalk will be installed along the entire project frontage (as required by Sunnyvale Municipal Code Chapter 19.38.080 and not as a mitigation measure) where is currently deficient in order to connect with the sidewalk facilities within the area. Through implementation of the City's Transportation Impact Fee requirement, which includes payment of the estimated fee of \$2,918.77, this impact is less than significant.

Responsible Division: Traffic Division Completed by: Haba El-Guendy

Date: November 18, 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 5/15/09<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> ,<br>California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code<br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> ,<br>California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code<br>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<br><a href="http://www.abag.ca.gov">www.abag.ca.gov</a> ,<br>California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code<br>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<br>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,<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br>Sunnyvale Wastewater Management Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>                                 |
| 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<br>Sunnyvale Waste Water Management Sub-Element<br>Water Resources Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> |
| 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<br>Sunnyvale Waste Water Management Sub-Element<br>Water Resources Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> |
| 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<br>Water Resources Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>   |
| 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<br>Sunnyvale Wastewater Management Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>                                 |
| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>   |

| 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 <a href="http://www.valleywater.org">www.valleywater.org</a>  |
| 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>   |
| 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>  |
| 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 <a href="http://www.valleywater.org">www.valleywater.org</a> City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> |
| 60. Utilities and Service Systems: Comply with federal, state, and local statutes 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>  |

| 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?<br>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: Noren Caliva

Date: November 18, 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<br>Sunnyvale Fire Services Sub-Element<br>Safety and Seismic Safety Sub-Element<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> |
| 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<br>SMC Section 16.52 Fire Code   |

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

Responsible Division: Planning

Completed by: Noren Caliva

Date: November 18, 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Project Description<br>Hazardous Waste & Substances List (State of California)<br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> |

**Further Discussion If "Less than Significant" with or without mitigation:**

**67. Hazards and Hazardous Materials (Less than Significant with Mitigation):** Phase I Environmental Site Assessment and Phase II Soil and Groundwater Investigation were completed by Stantec Consulting Corporation in August and November 2010, respectively. The Phase I study found evidence of possible residual pesticides and Total Petroleum Hydrocarbons (TPH) from previous uses of these sites. As a result a Phase II study was required by the City to further explore these possible hazardous materials. Based on near-surface soil samples, the consultant found the concentrations of pesticides and TPH to be below established regulations and recommended no further investigation regarding soil. Groundwater samples were also collected from the properties, which found low levels of TPH.

ethylbenzene and total xylenes, which are not expected to affect development of the site or require further regulatory action. However, trichloroethene (TCE) was detected in the groundwater to be above the California Regional Water Quality Control Board (CRWQCB) standards. The consultant found that the likely source of the TCE is from a regional groundwater plume, which is known to exist in the vicinity of the properties. The concern with the high level of TCE in the groundwater is related to potential soil vapor migration; therefore, the consultant recommended performance of a Human Health Risk Assessment (HHRA) to address this concern and implement necessary engineering controls in order to reduce the impact to a less than significant level.

This could be accomplished through the following mitigation measures:

WHAT: 1) Perform a Human Health Risk Assessment (HHRA) study to evaluate whether engineering controls, such as vapor barriers, will be necessary.

2) Comply with requirements as set forth by the lead regulatory agency overseeing the investigation and remediation of environmental pollution on the property. Depending on the findings of the HHRA, the lead agency will likely be Santa Clara County, Environmental Health, California Regional Water Quality Control Board, SF Bay Region, or Department of Toxic Substances Control.

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) 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 with installation done at time of construction. The HHRA study and installation of the engineering controls (if required based on the findings of the HHRA) will be required prior to issuance of a building permit. Submit evidence to the City of Sunnyvale that all requirements set forth by the lead regulatory agency to address environmental pollution have been satisfied, prior to issuance of a building permit.

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.

Responsible Division: Planning

Completed by: Noren Caliva

Date: November 18, 2010

| 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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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<br><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a><br>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. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee of \$406,467.07 for the 24 new residential units, this impact is less than significant.

Responsible Division: Planning      Completed by: Noren Caliva      Date: November 18, 2010

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](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
- E. The Leaking Underground Petroleum Storage Tank List  
[www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)
- F. The Federal EPA Superfund List  
[www.epa.gov/region9/cleanup/california.html](http://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

**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

**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

**Other:**

- A. Phase I Environmental Site Assessment, Stantec Consulting Corporation, Dated August 26, 2010
- B. Phase II Soil and Groundwater Investigation, Stantec Consulting Corporation, Dated November 1, 2010
- C. Acoustical Analysis, Davy & Associates, Inc., Dated October 2010

**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. SCWWD 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



• List of Exhibits

|   |       |
|---|-------|
| Architect (William Hazmalhalch Architects)          |       |
| Cover / Project Information Sheet with Streetscape  | A0-0  |
| Adjacent and Existing Land Uses                     | A0-1  |
| Site Photos   | A0-2  |
| Conceptual Site Plan                                | A1-0  |
| Conceptual Open Space Plan                          | A1-1  |
| Conceptual Site Plan: Refuse Alternative            | A1-2  |
| Solar Access and Shadow Analysis                    | A1-3  |
| Conceptual Building 100 Floor Plan                  | A2-1  |
| Conceptual Building Elevations                      | A2-2  |
| Conceptual Enhanced Alternative Building Elevations | A2-3a |
| Conceptual Unit Plan - A                            | A3-1  |
| Conceptual Unit Plan - B                            | A3-2  |
| Conceptual Unit Plan - C                            | A3-3  |
| Door Materials                                      | A3-4  |
| CMI (BCE)   |       |
| Tile Sheet  | C-1   |
| Existing Conditions                                 | C-2   |
| Site Plan and Map Sheet                             | C-3   |
| Preliminary Grading and Drainage Plan               | C-4   |
| Preliminary Utility Plan                            | C-5   |
| Preliminary Storm Water Management Plan             | C-6   |
| Rte and Garbage Truck Turn Exhibit                  | C-7   |

Landscape Plans (Gates + Associates)

|  |     |
|--|-----|
| Planting Plan                          | L-1 |
| Planting Enlargement                   | L-2 |
| Parking lot Shading Plan               | L-3 |
| Fencing and Site Amenities Plan        | L-4 |
| Irrigation Plan                        | L-5 |
| Irrigation Details                     | L-6 |
| Planting Details                       | L-7 |
| Planting and Irrigation Specifications | L-8 |

Green Point Rated Check List

|                              |     |
|------------------------------|-----|
| Green Point Rated Check List | G-0 |
| Green Point Rated Check List | G-1 |
| Green Point Rated Check List | G-2 |
| Green Point Rated Check List | G-3 |
| Green Point Rated Check List | G-4 |
| Green Point Rated Check List | G-5 |

• Vicinity Map N.T.S.



• Date Development Plan Prepared and Revisions:

| Date     | Description |
|----------|-------------|
| 11/11/11 | Prepared    |
| 11/11/11 | Revised     |
|          |             |
|          |             |
|          |             |
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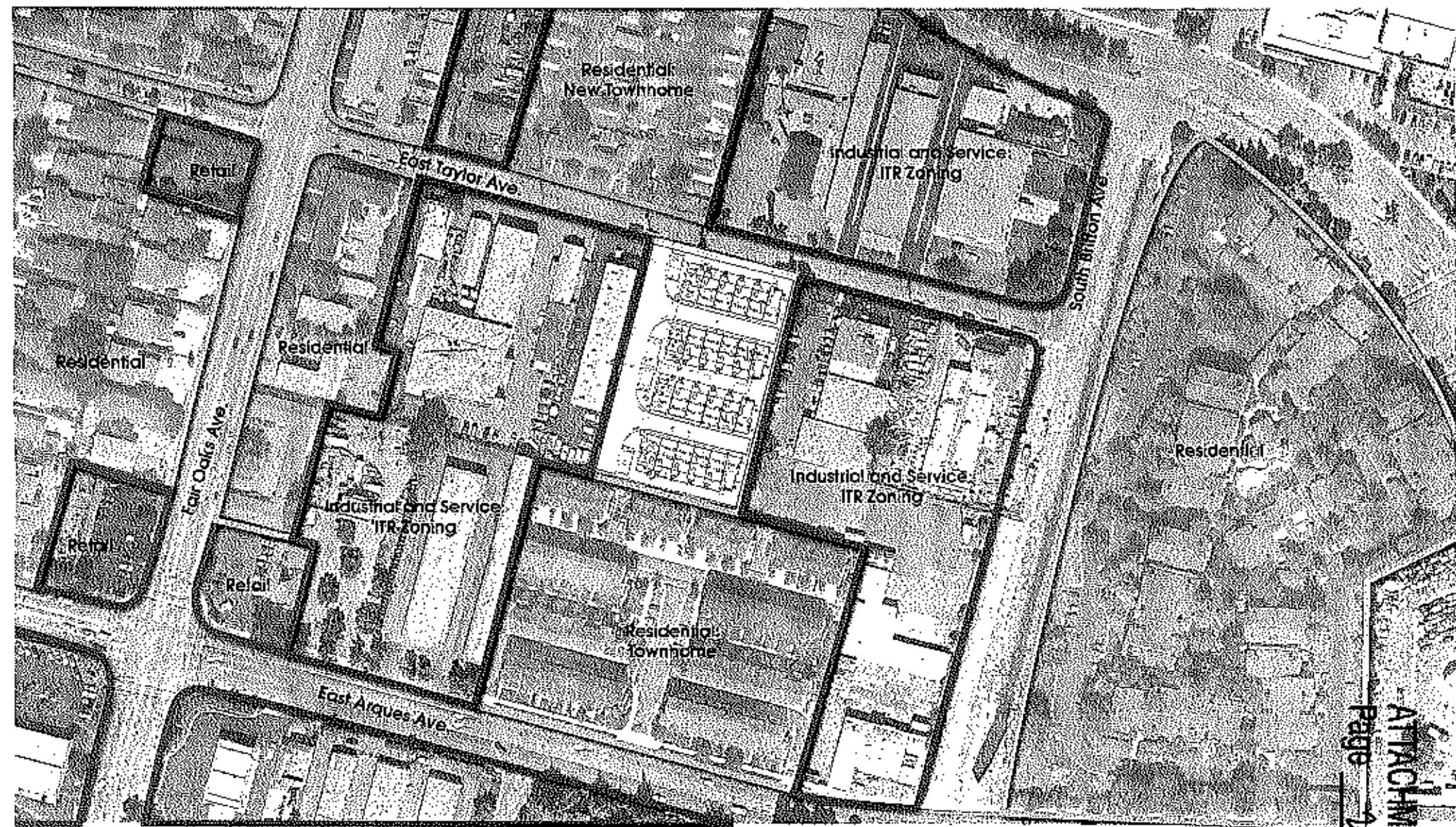
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Page 1



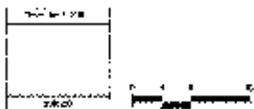
Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures



AG-01 of 24  
24

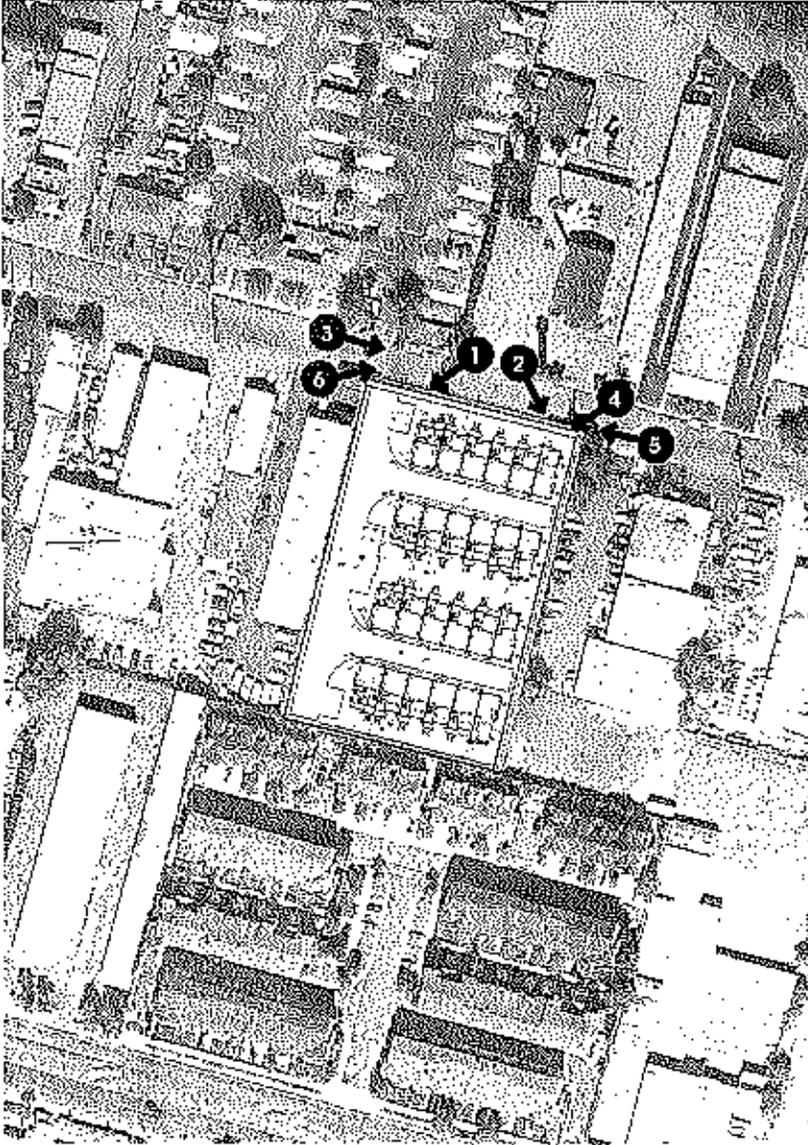


Adjacent and Existing Land Uses



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures

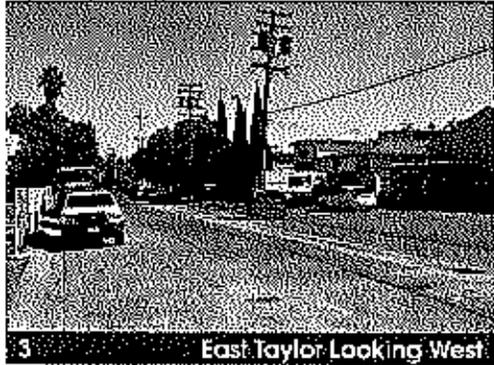




1 660 East Taylor



2 660 East Taylor Looking West



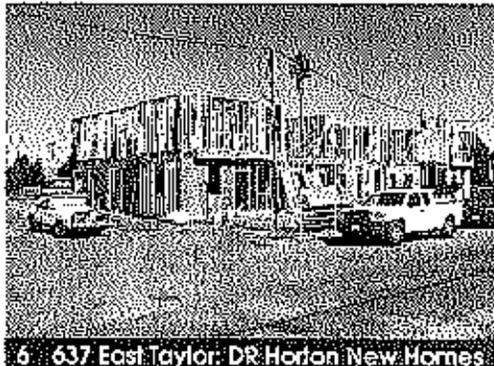
3 East Taylor Looking West



4 660 East Taylor Looking East

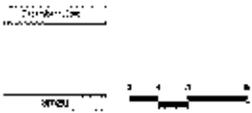


5 East Taylor Looking East



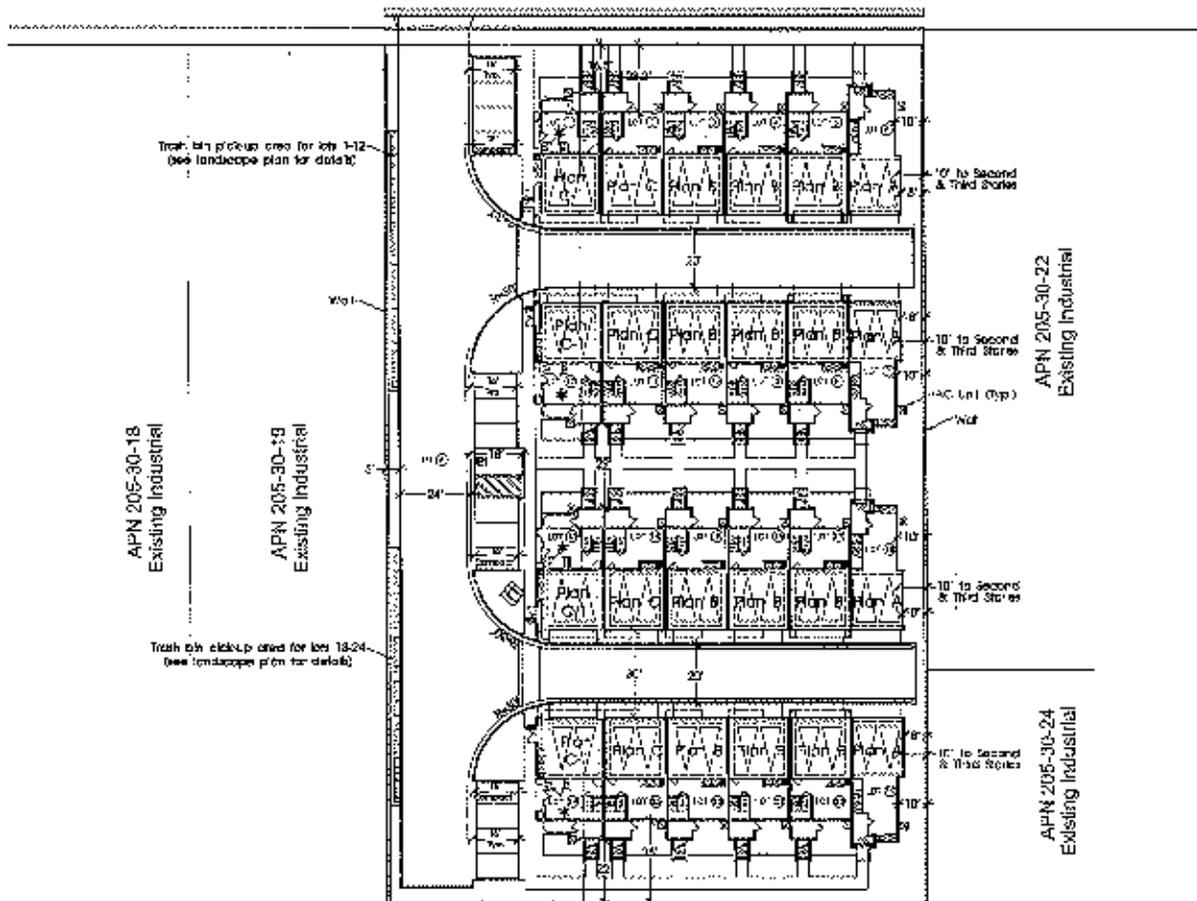
6 637 East Taylor DR Horton New Homes

Site Photos



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures





**Summary**

|                  |  |
|------------------|--|
| Total Site:      | 1.25 ac  |
| Total Units:     | 24 homes   |
| Density:         | 19.2 homes per acre  |
| Parking:         |  |
| Garage           | = 48 Spaces  |
| Guest            | = 11 Standard Spaces<br>3 Compact Spaces<br>1 Handicap Space               |
| Total:           | = 63 Spaces (2.6 per home)<br>* 2.5 spaces per home required (S/M 7.45.05) |
| Bicycle Parking: | 2 U-rack Spaces (0.25 per home)  |
| Lot Coverage:    | 21,780 Sq.Ft. (38%)<br>* 4% maximum perimeter (S/M 16.02.02)               |

\* = Accessible Home

- NOTES**
- 1. SEE SITE PLAN FOR UNIT LAYOUTS
  - 2. SEE LAYOUT FOR UNIT LAYOUTS
  - 3. SEE LAYOUT FOR UNIT LAYOUTS
  - 4. SEE LAYOUT FOR UNIT LAYOUTS
  - 5. SEE LAYOUT FOR UNIT LAYOUTS
  - 6. SEE LAYOUT FOR UNIT LAYOUTS
  - 7. SEE LAYOUT FOR UNIT LAYOUTS
  - 8. SEE LAYOUT FOR UNIT LAYOUTS
  - 9. SEE LAYOUT FOR UNIT LAYOUTS
  - 10. SEE LAYOUT FOR UNIT LAYOUTS

Conceptual Site Plan

ATTACHMENT D  
 Page 4 of 94

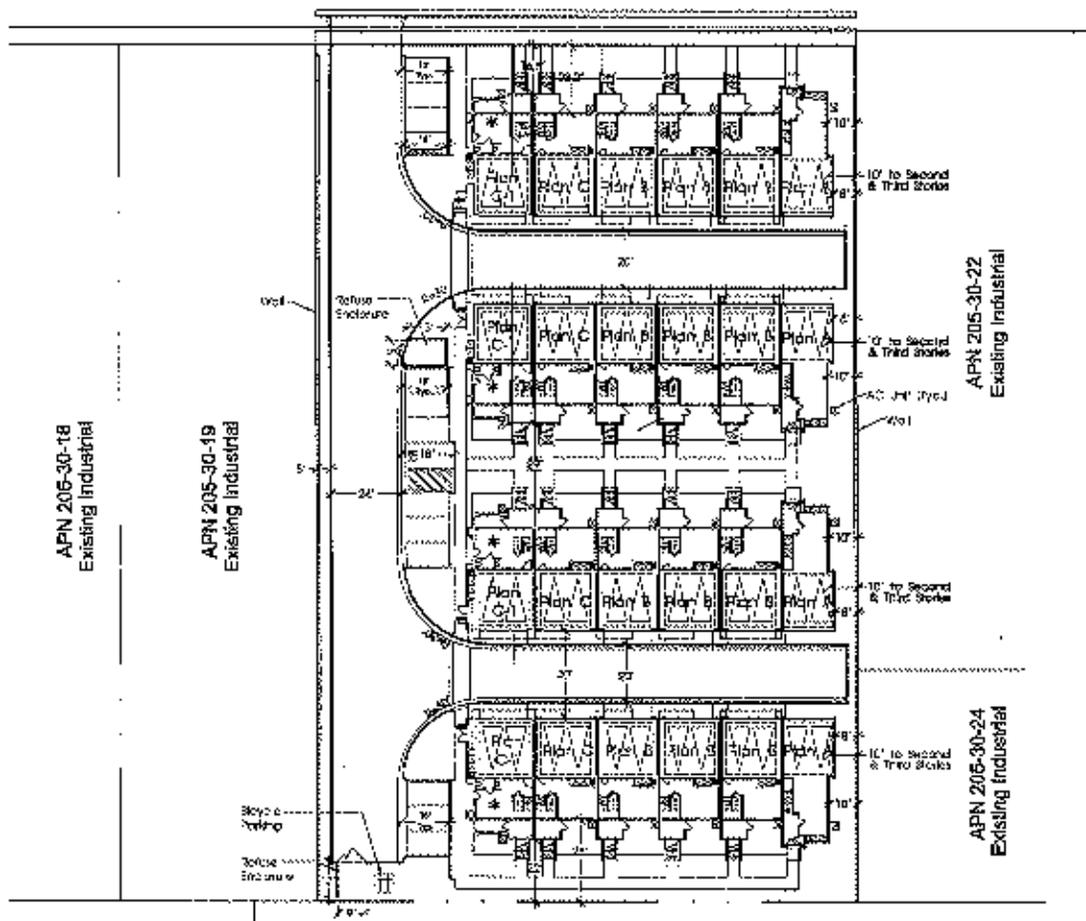


Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures



AI-0





**Summary**

|                  |  |
|------------------|--|
| Total Site:      | 1.25 ac  |
| Total Units:     | 24 homes   |
| Density:         | 19.2 homes per acre  |
| Parking:         |  |
| Garage           | = 48 Spaces  |
| Guest            | = 12 Standard Spaces<br>1 Compact Spaces<br>1 Handicap Space                   |
| Total:           | = 62 Spaces (2.6 per home)<br>* 2.5 spaces per home required (S.M.V. 19.4e.05) |
| Bicycle Parking: | 2 U-rack Spaces (0.25 per home)  |
| Lot Coverage:    | 21,780 Sq.Ft. (38%)<br>* 40% maximum permitted (S.M.V. 19.32f.02)              |

\* = Accessible Home

ATTACHMENT D  
 Page 10 of 34

Conceptual Site Plan - Refuse Alternative

- Notes:
- 1. All units are subject to the City of Sunnyvale's zoning code.
  - 2. All units are subject to the City of Sunnyvale's building code.
  - 3. All units are subject to the City of Sunnyvale's fire code.
  - 4. All units are subject to the City of Sunnyvale's health department code.
  - 5. All units are subject to the City of Sunnyvale's public works code.
  - 6. All units are subject to the City of Sunnyvale's utility code.
  - 7. All units are subject to the City of Sunnyvale's general ordinance code.
  - 8. All units are subject to the City of Sunnyvale's other applicable codes.

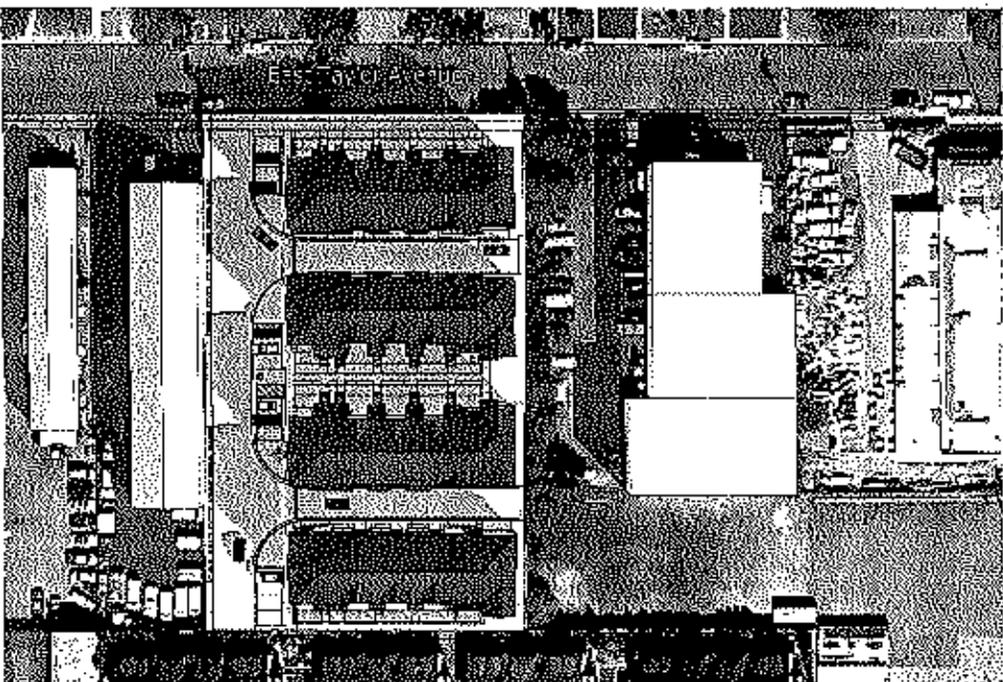


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 Sunnyvale, California  
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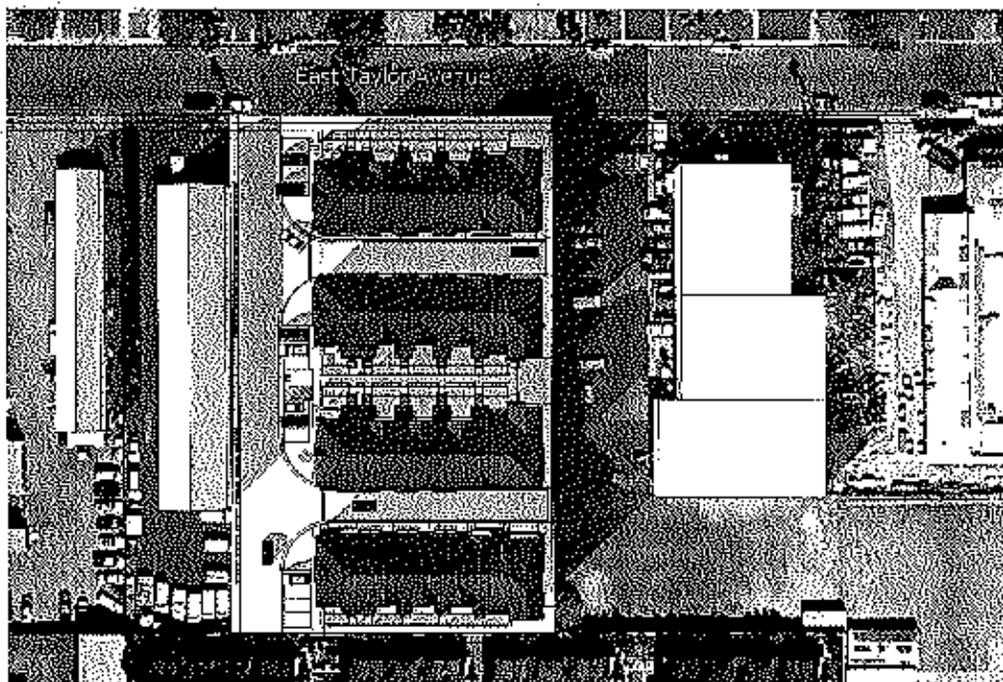


A1-2

0% Shadow Effect on Adjacent Buildings



December 21<sup>st</sup> 9:00 am



December 21<sup>st</sup> 3:00 pm

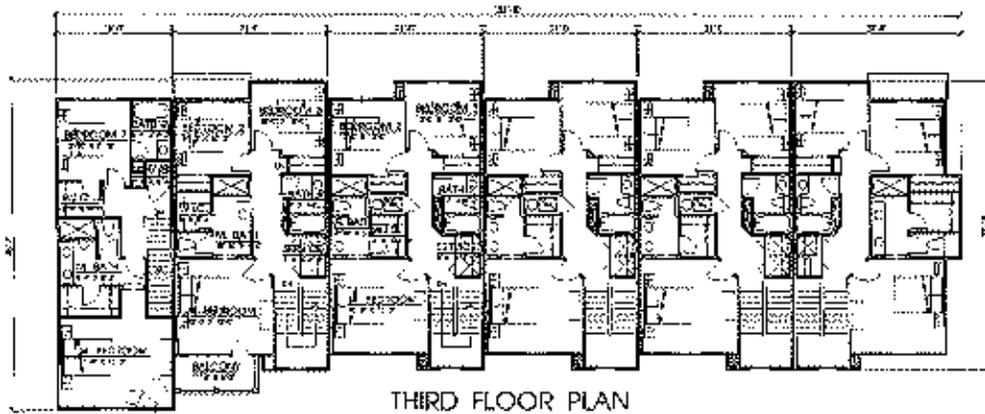
Solar Access and Shadow Analysis



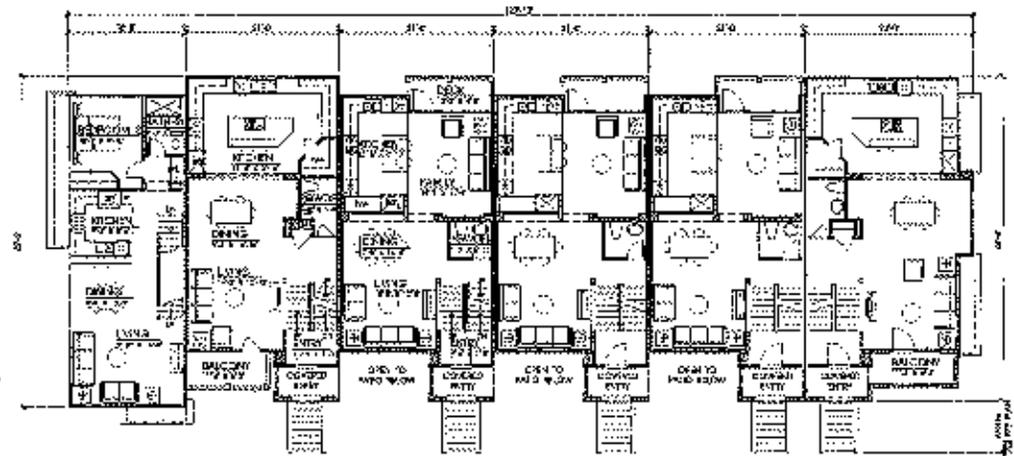
Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures



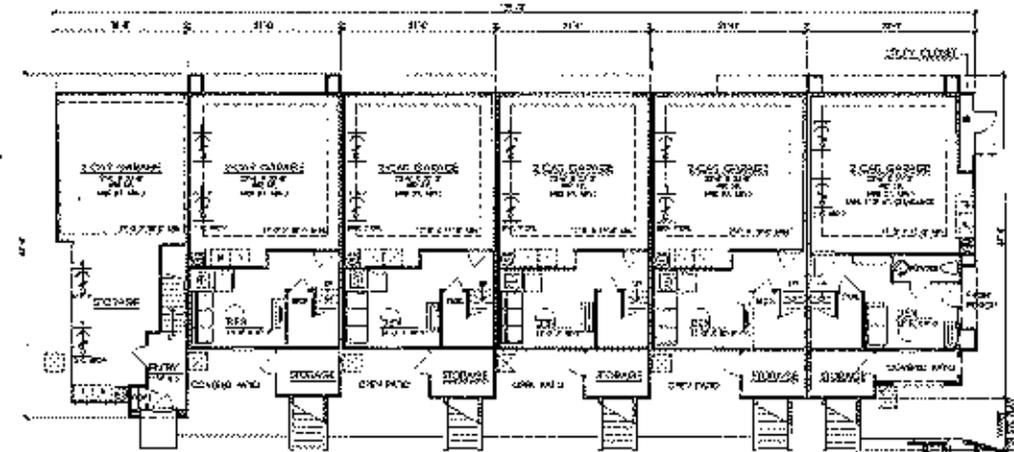
ATTACHMENT  
Page 7 of 24  
A1-3



THIRD FLOOR PLAN



SECOND FLOOR PLAN



PLAN A PLAN C PLAN B PLAN B PLAN B PLAN B

FIRST FLOOR PLAN

ATTACHMENT  
 Page 8  
 of 24  
 D



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures



WILLIAM HszMALHALCH  
 ARCHITECTS INC.  
 2000 ALVARO STREET, SAN FRANCISCO  
 CA 94133

TILE ACCENT  
 EXPOSED RAFTER TAIL  
 CONCRETE SHINGLE ROOFING  
 HARDIE SIDING  
 WOOD FASCIA  
 18" EYE TYP  
 SHUTTERS  
 WOOD POST W/

WOOD CORBELS  
 EXTERIOR STUCCO  
 METAL RAIL  
 STUCCO OVER  
 FOAM TRIM  
 BRICK CAP  
 METAL GATE



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

VINE POCKET

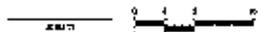


REAR ELEVATION

BUILDING #100 (6-PLEX)

ATTACHMENT 1  
 Page 2 of 24

October 11, 2011  
 11111 Sunnyvale Blvd, Sunnyvale, CA 94089



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures



A2-2



- TILE ACCENT
- EXPOSED BATTER TAIL
- CONCRETE 5" TILE ROOFING
- HARDE SIDING
- WOOD BASKIA
- 18" EVE TYP
- SHUTTERS
- WOOD POST W/
- WOOD CORNER
- BRICK VENEER
- EXTERIOR STUCCO
- METAL RAIL
- STUCCO OVER
- FOAM TRIM
- BRICK CAP
- METAL GATE

FRONT ELEVATION



METAL AWNING

RIGHT ELEVATION



LEFT ELEVATION



VINE POCKET

METAL POOL UP  
CARRIAGE GARAGE DOOR  
RECOMMENDED

REAR ELEVATION

ATTACHMENT  
 Page 10  
 of 34

METAL POOL UP  
STUCCO OVER  
FOAM CORNER  
VINE POCKET

**ENHANCED ALTERNATIVE ELEVATIONS  
BUILDING #100 (6-PLEX)**



Recommended

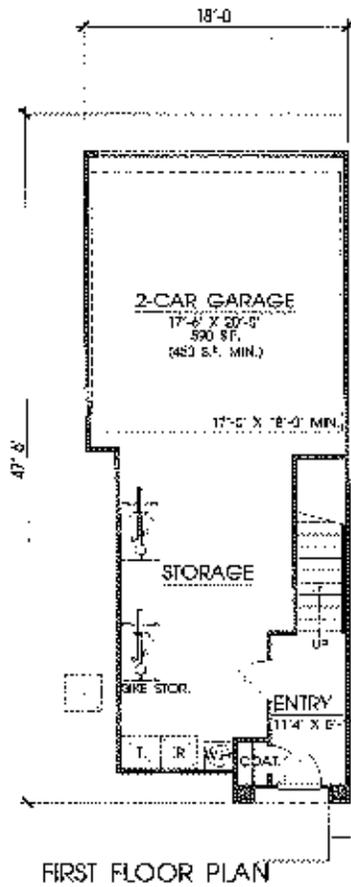
ALTERNATIVE GARAGE DOOR OPTIONS



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Sunnyvale, California  
City Ventures



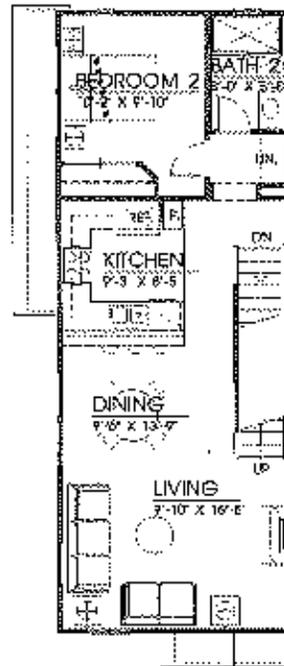
A2-2a



FIRST FLOOR PLAN

PLAN A

AREA:  
 GARAGE: 590 SQ. FT.  
 LIVING: 1445 SQ. FT.



SECOND FLOOR PLAN



THIRD FLOOR PLAN

ATTACHMENT 7  
 Page 11 of 94

DATE: 08/11/2010

10:00 AM - 11:00 AM  
 11:00 AM - 12:00 PM  
 12:00 PM - 1:00 PM

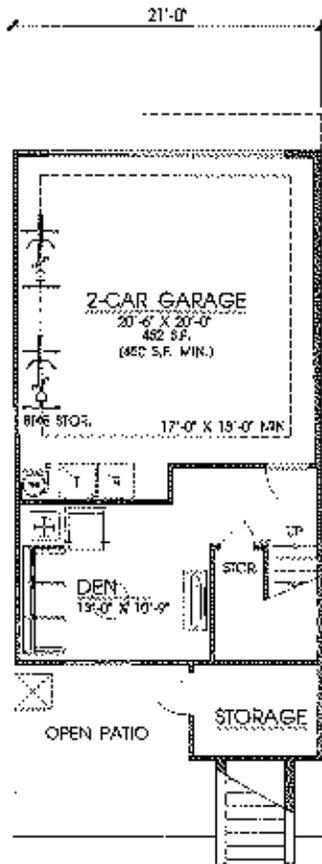
SCALE



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures



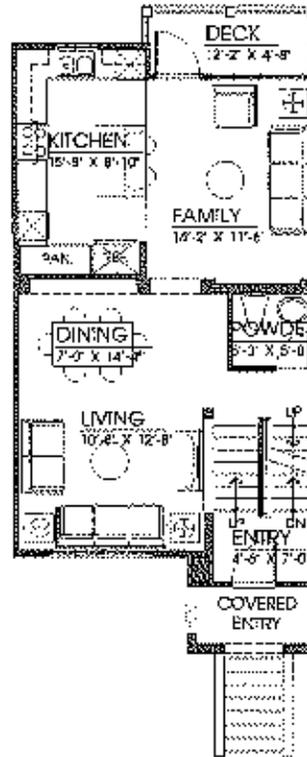
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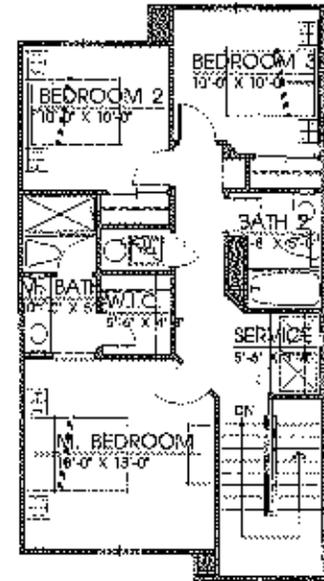
FIRST FLOOR PLAN

PLAN B

AREA:  
 GARAGE: 462 SQ. FT.  
 LIVING: 1719 SQ. FT.



SECOND FLOOR PLAN



THIRD FLOOR PLAN

ATTACHMENT 9  
 Page 12 of 24

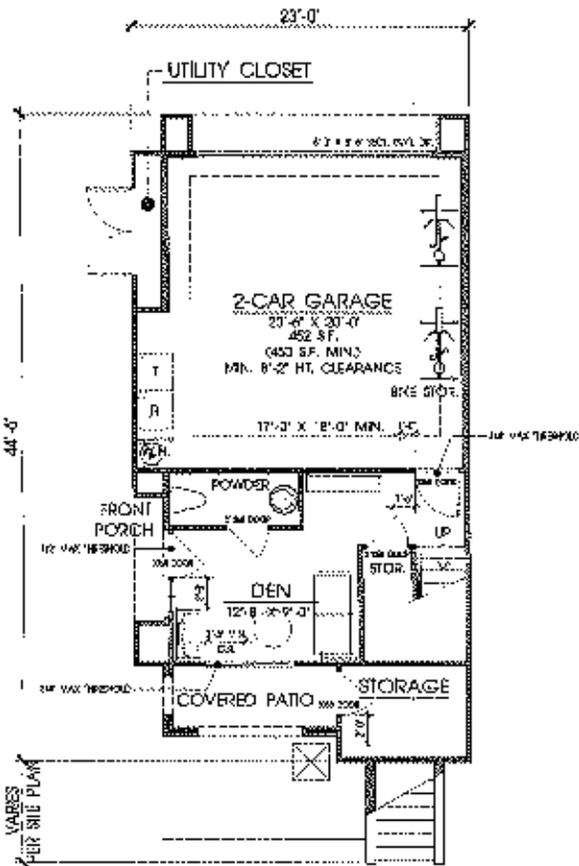
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 PROJECT: SUNNYVALE, EAST TAYLOR  
 SHEET: A3-2



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures

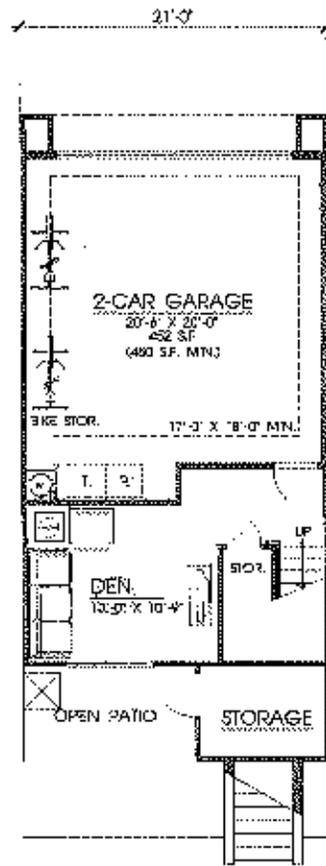
WILLIAM YEZMAKHALCH  
 ARCHITECTS INC.  
 1000 AVENUE 84, SUITE 200, SAN JOSE, CA 95128  
 408.933.1111 www.wyarch.com

A3-2



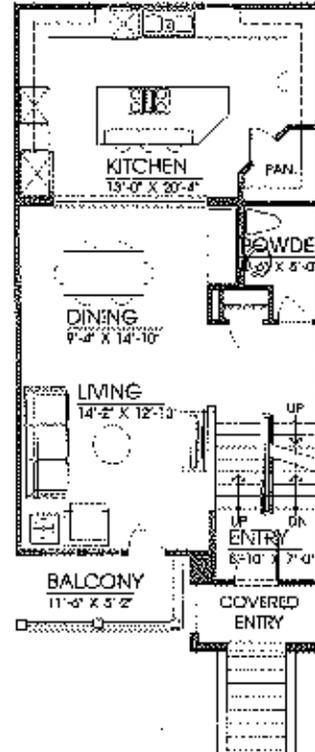
FIRST FLOOR PLAN  
PLAN C-1 (A.D.A.)

AREA:  
GARAGE: 452 SQ. FT.  
LIVING: 1846 SQ. FT.

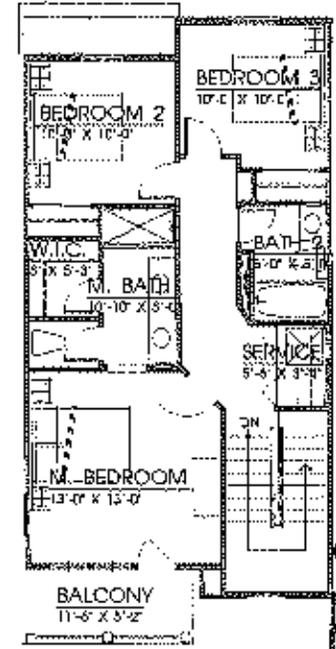


FIRST FLOOR PLAN  
PLAN C

AREA:  
GARAGE: 452 SQ. FT.  
LIVING: 1803 SQ. FT. (PLAN C)



SECOND FLOOR PLAN



THIRD FLOOR PLAN

ATTACHMENT  
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Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures



A3-3

**SUNNYVALE, EAST TAYLOR**  
SUNNYVALE, CALIFORNIA  
**EXTERIOR PALETTE**  
CITY VENTURES  
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2010  
An architectural firm in the state of California

2010253 11/16/10



Date: 11, 2010

CITY VENTURES  
**SUNNYVALE, EAST TAYLOR**  
Sunnyvale, CA 94089

Project #2010253

**EXTERIOR PALETTE**

| MATERIAL  | COLOR  | MANUFACTURER  |
|---|--|---------------|
| ROOFING:<br>Gypsum 3' Tin   | 9645<br>SUNBELLE                                 | ESLE          |
| METAL BRD STOP (2' 5" SHL, Recessed)  | MONTECITO  | ESLE          |
| BRICK   | MONTEREY BAY FLAILED<br>SMOOTH                   | W. H. HERRICK |
| STUCCO COLOR  | White Plaster<br>CL 2141W BUDGET                 | CHESA         |
| Stucco Accent color   | White Dove Eggshell<br>DE 1450 COLOURS MONTECITO | FRALDE        |
| TRIM COLOR #1 (see notes):<br>Secretary Doors<br>Recessed Trim  | CL 5090<br>MONTECITO                             | FRALDE        |
| TRIM COLOR #2 (see notes):<br>Base Boards<br>Base<br>Frieze<br>Garage Doors<br>Rails<br>Rafterails<br>Wood Trim | CL 2001A<br>WHEELBARROW                          | FRALDE        |
| ACCENT COLOR (see notes):<br>Lift Deck<br>Staircase   | CL 3025A<br>TREEBOX                              | FRALDE        |
| TRIMMO PARTS  | CL 5037W LOST LITERATURE                         | FRALDE        |
| METAL RAILING   | CL 4277K WHEEL                                   | FRALDE        |

2010253: 11/16/10

| REVISION | DATE     | DESCRIPTION |
|----------|----------|-------------|
| 1        | 11/16/10 | PRELIMINARY |

ATTACHMENT D  
Page 14 of 94

COLOR & MATERIAL BOARDS



Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures



A3-4

# VESTING TENTATIVE MAP SUNNYVALE, EAST TAYLOR AVENUE

TRACT NO. \_\_\_\_\_

100 WEST 10000 BLDG  
 SUITE 1000  
 100 WEST 10000 BLDG  
 SUITE 1000  
 100 WEST 10000 BLDG  
 SUITE 1000



100 WEST 10000 BLDG  
 SUITE 1000  
 100 WEST 10000 BLDG  
 SUITE 1000

EAST TAYLOR AVENUE  
 VESTING TENTATIVE MAP  
 TITLE SHEET  
 SANTA CLARA COUNTY  
 CALIFORNIA

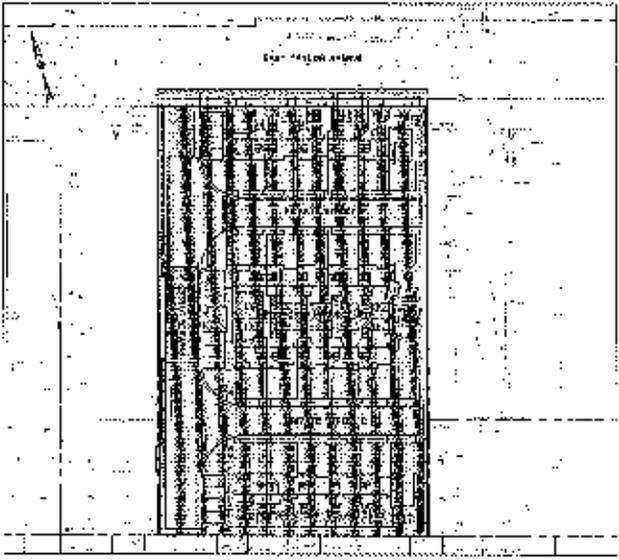
EAST TAYLOR AVENUE  
 VESTING TENTATIVE MAP  
 TITLE SHEET  
 SANTA CLARA COUNTY  
 CALIFORNIA

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| DATE | DESCRIPTION |
|      |             |
|      |             |
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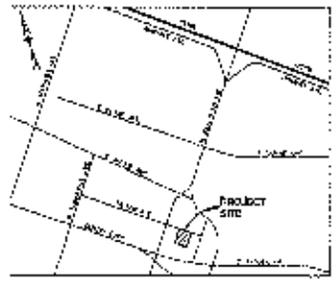
|      |             |
|------|-------------|
| DATE | DESCRIPTION |
|      |             |
|      |             |
|      |             |

**GENERAL NOTES**

1. OWNER'S SYMBOL: 377 2400000  
4-4 STEAR STREET, SUITE 210  
SAN FRANCISCO, CA 94105  
PHONE: (415) 271-2882  
ONLINE: PHL KEV
2. CIVIL ENGINEER: JIC ENGINEERS  
1550 TECHNOLOGY BLVD, SUITE 500  
SAN JOSE, CA 95110  
PHONE: (408) 487-1102  
ONLINE: LUCY@JICENGINEERS.COM
3. SOILS ENGINEER: FRODOX CONSULTANTS  
1401 BRAGA STREET  
LYNDHURST, CA 94502
4. PROPERTY DESCRIPTION: 2074 PLUS ACRES (APNs: 002-20-002) AND 5.00 ACRES (APNs: 002-20-003) PARTS OF A PARCEL SHOWN ON THAT CERTAIN EXTENSION OF SURVEY MAP RECORDED ON HANCOCK'S 2004, BOOK 18 BOOK 12 OF MAPS, PAGE 4.
5. ASSESSOR'S PARCEL NO: 215-20-002 & 215-20-003
6. GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
7. EXISTING ZONING: MS-MR (INDUSTRIAL TO RESIDENTIAL)
8. PROPOSED ZONING: R-3
9. EXISTING USE: INDUSTRIAL
10. PROPOSED USE: RESIDENTIAL
11. TRACT AREA (APPROX): 1.25 ACRES
12. NUMBER OF UNITS: 24 SINGLE-FAMILY RESIDENTIAL TOWN-HOUSES
13. NUMBER OF LOTS DEVELOPABLE AND 2 NEW DEVELOPABLE COMMERCIAL AREAS
14. AVERAGE LOT SIZE: 1,210 SQ. FT.
15. SMALLEST LOT SIZE: 1,000 SQ. FT.
16. UTILITIES:
  - A. WATER: P-8, D LINE-CITY OF SUNNYVALE
  - B. SANITARY SEWERS: P-8, D LINE-CITY OF SUNNYVALE
  - C. STORM DRAINAGE: P-8, D LINE-CITY OF SUNNYVALE
  - D. GAS & ELECTRIC: P-8, D LINE-CITY OF SUNNYVALE
  - E. TELEPHONE: AT&T
  - F. CABLE TV: SUNDAY
  - G. FIRE PROTECTION: CITY OF SUNNYVALE
17. SIGNATURES: CITY OF SUNNYVALE SPONSOR ASK BY TOP OF CURB NEXT TO CROWN PLAZA, HAS BEEN RETURN AT THE NW INTERSECTION OF ARCADE AVENUE AND EAST TAYLOR AVENUE. BY 40% ELEVATION SCALE (EAST, NORTH)
18. TOPOGRAPHY IS BASED ON THE PLANNING DATA BY AEROPHOTOMIC COMPARISON IN 1970.
19. THIS SITE IS IN FLOOD ZONE 1A'S AREA OF 0.04 ANNUAL CHANCE FLOOD AREA OF 100 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OF WATER DRAINAGE AREA LESS THAN 1 SQUARE MILE AND AVERAGE PROTECTION BY 1000 FEET FROM 10 ANNUAL CHANCE FLOOD, BUT FLOOD RISK RATHER RATE AND APPROPRIATE PARCEL NO. DETERMINATION, DATED MAY 13, 1999
20. THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 5, ARTICLE 5, SECTION 65462 AND CHAPTER 4.6 OF THE SUBDIVISION MAP ACT (65406.1)
21. THE ON-SITE STORM DRAIN, SANITARY SEWER, AND WATER SYSTEMS WILL BE PRIVATELY FINANCED.
22. PUBLICATION OF CHAPTER 5, ARTICLE 5, SECTION 65462 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RECEIVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. THIS VESTING TENTATIVE MAP ALLOWS FOR THE FILING OF MULTIPLE FINAL MAPS.



**LOCATION MAP**



**VICINITY MAP**

**TABLE OF CONTENTS**

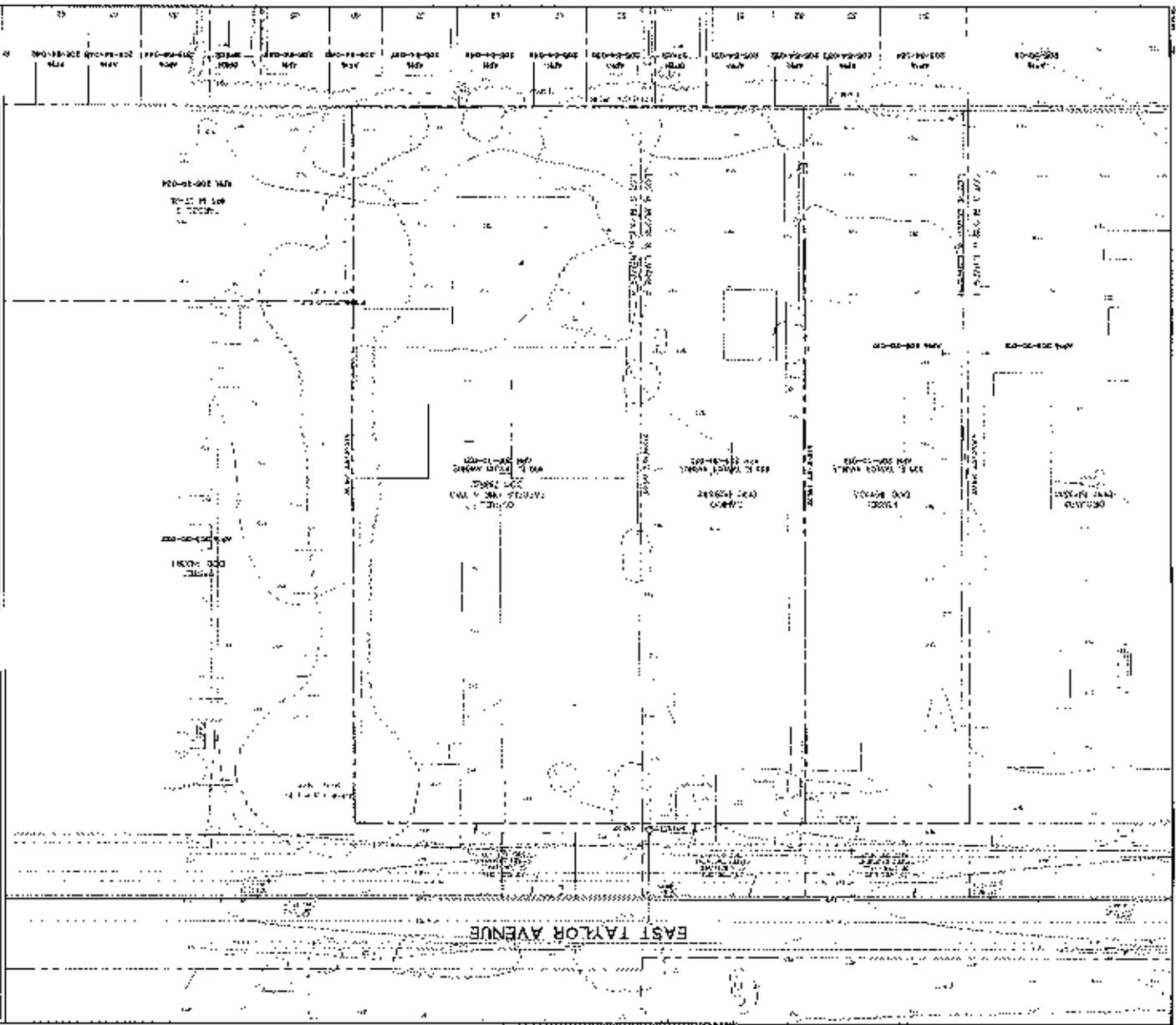
|       |  |
|-------|--|
| SHEET | DESCRIPTION                            |
| C-1   | TITLE SHEET                            |
| C-2   | EXISTING CONDITIONS                    |
| C-3   | PRELIMINARY SITE PLAN & MAP SHEET      |
| C-4   | PRELIMINARY GRADING AND DRAINAGE PLAN  |
| C-5   | PRELIMINARY UTILITY PLAN               |
| C-6   | PRELIMINARY STORMWATER MANAGEMENT PLAN |
| C-7   | PHS AND GASBOIL TRUCK TURN EXHIBIT     |

**ATTACHMENT**  
 Page 15 of 24

**ENGINEER'S STATEMENT**

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTOR IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES:

SCOTT S. SCHORR, A.E.  
 P.C.E. 47673  
 PRINCIPAL, VICE PRESIDENT  
 BK ENGINEERS



**LEGEND**

- PROPERTY BOUNDARY
- EASEMENT
- EXISTING DRIVE
- EXISTING DRIVE AND
- DRIVE
- PROPERTY BOUNDARY

**GRAPHIC SCALE**

1" = 100'

**PROJECT INFORMATION**

PROJECT NO. 2011-001

DATE 11/11/11

SCALE 1" = 100'

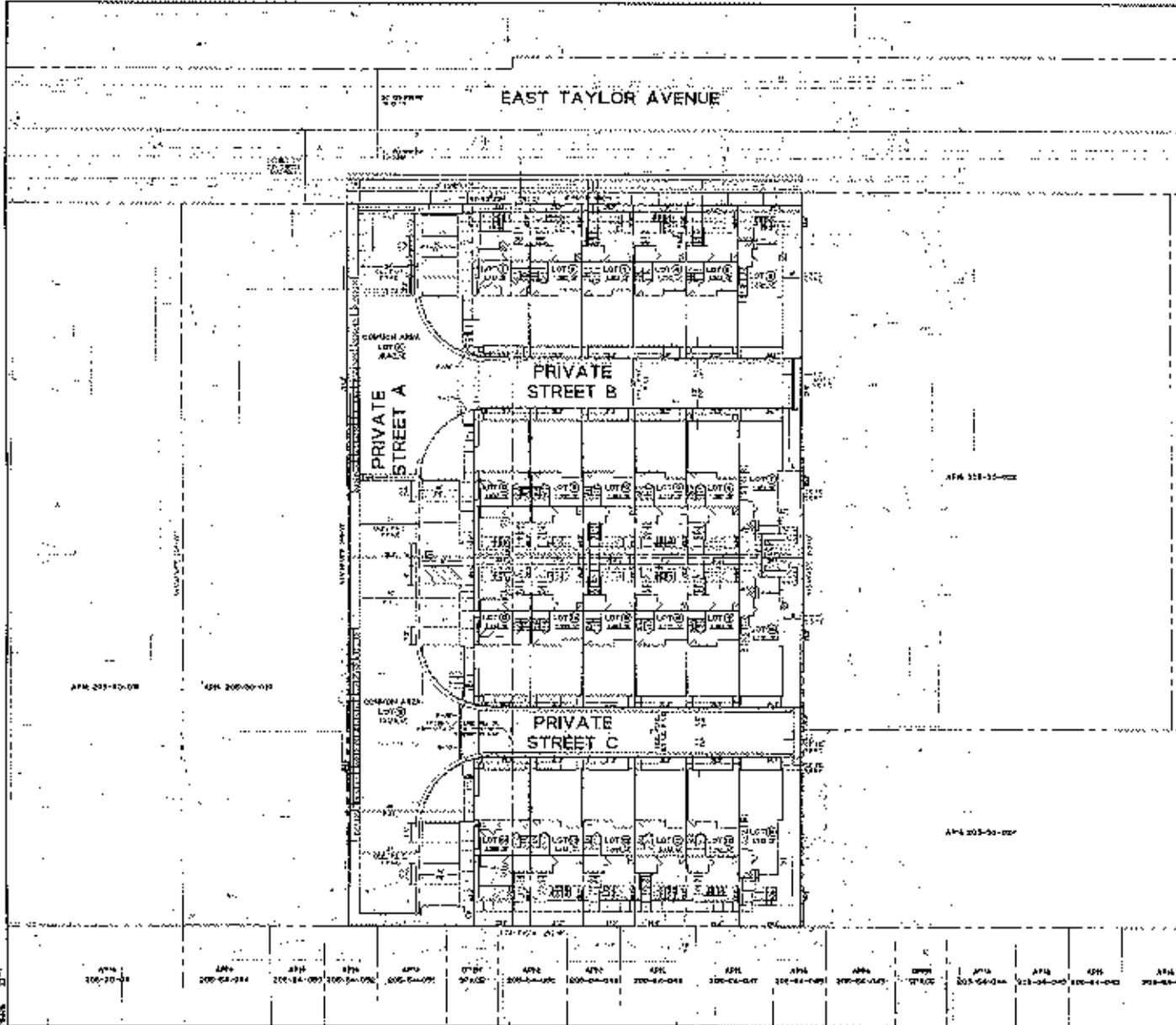
**EAST TAYLOR AVENUE  
 VESTING TENTATIVE MAP  
 EXISTING CONDITIONS**

SHILVA, TAMARA, OWNER

CALL 1-888-844-8444

**BKF**  
 BENTLEY & KENTZ  
 ENGINEERS & ARCHITECTS, PLLC

1000 E. TAYLOR AVENUE  
 SUITE 100  
 TAMPA, FL 33604  
 TEL: 813-288-8444  
 FAX: 813-288-8445  
 WWW.BKF.COM



**PROJECT INFORMATION**

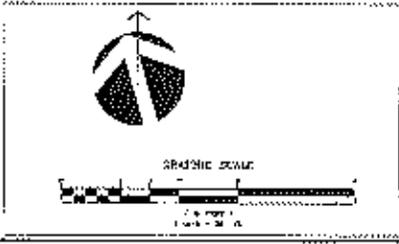
- ALL STREET PATTERNS ARE FOR DEVELOPMENT LOTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING FOOTPRINTS.
- ENGINEER'S PLAN OF THIS MAP IS SUBJECT TO LOCAL ORDINANCES, ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS AND REQUIREMENTS.



**LEGEND**

- PROPERTY LINE
- LOT LINE
- ALIQUOT QUARTER LINES
- CURVE
- STREET CENTER LINE
- CURB AND GUTTER
- FENCED GATE NO OFFSET
- VERTICAL CURVE / GRADE CURVE
- ROAD CENTER
- FENCE

SYMB: EXISTING TRUNK ACCESS DRAINAGE  
 SYMB: EXISTING TRUNK DRAINAGE



EAST TAYLOR AVENUE  
 VESTING TENTATIVE MAP  
 PRELIMINARY SITE PLAN & MAP SHEET  
 HANCOCK COUNTY, MISSISSIPPI

Date: 10/12/2010  
 Drawn by: [Name]  
 Checked by: [Name]  
 Project No: [Number]





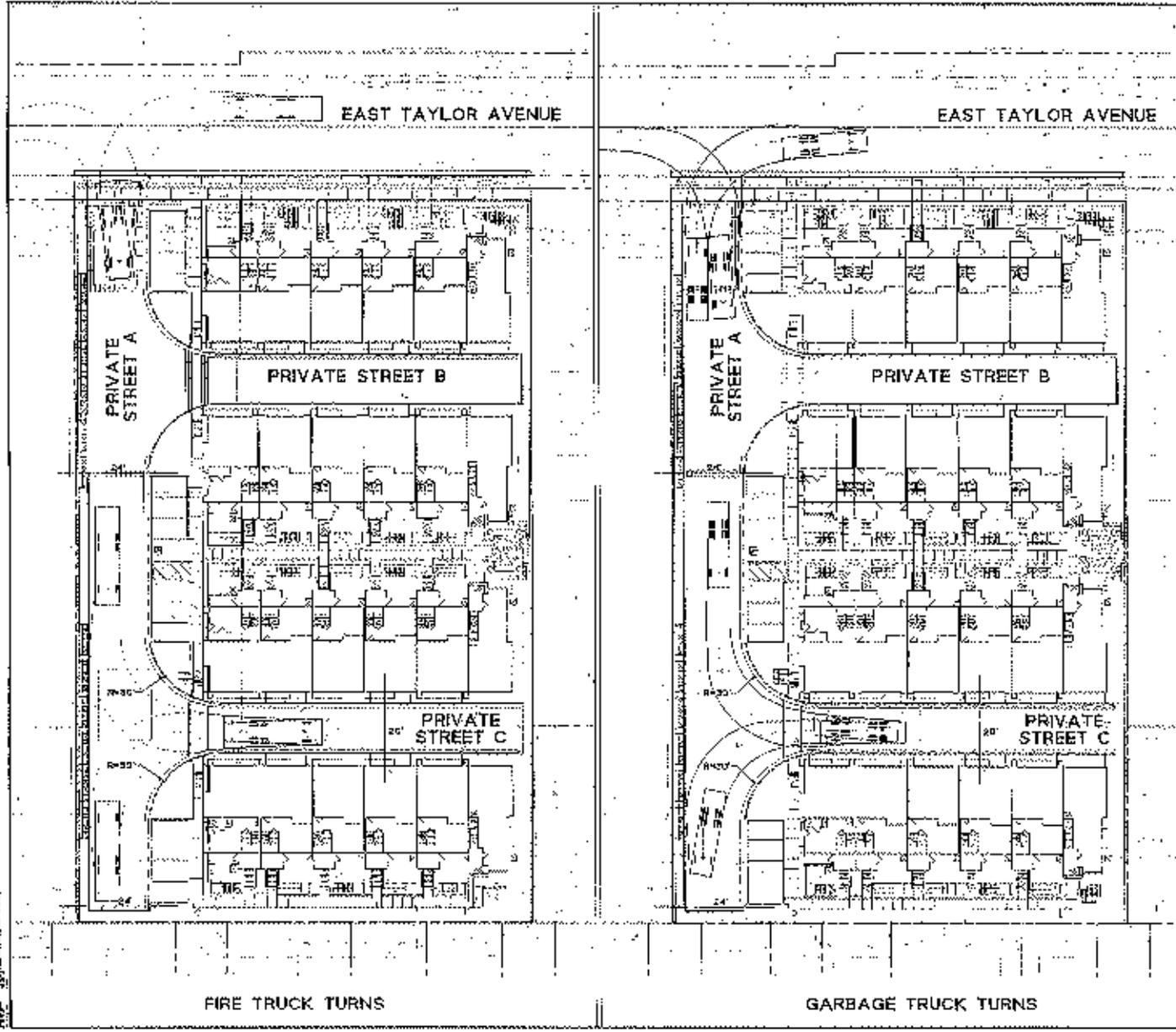


1000 1/2 BAYVIEW BLVD  
SAN CARLOS, CA 95050  
TEL: 925-255-1111  
WWW.DANDFENR.COM



EAST TAYLOR AVENUE  
VESTING TENTATIVE MAP  
FIRE/GARBAGE TRUCK TURN EXHIBIT  
SANTA CLARA COUNTY  
CALIFORNIA

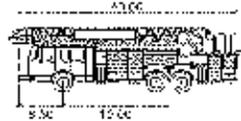
ATTACHMENT  
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**LEGEND**

- PROPOSED LANE
- EXISTING
- - - - - ADJACENT PROPERTY LINES
- - - - - EASEMENT
- - - - - STREET CENTER LINE

**TRUCK TURN TEMPLATES**



Sunysvale Fire Truck

- Width: 10'
- Wheelbase: 15'
- Lock in Jack Time: 20'
- Steering Wheel: 40'

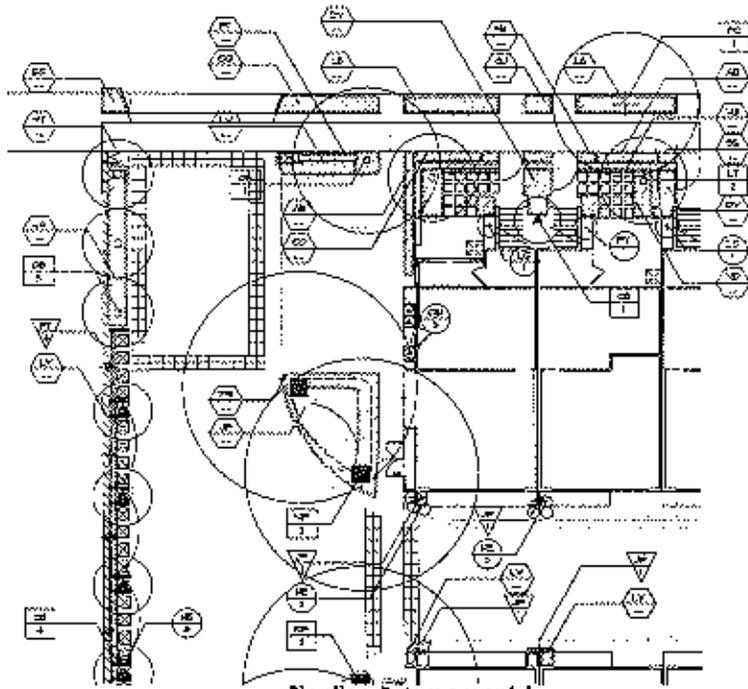


Sunysvale Garbage Truck

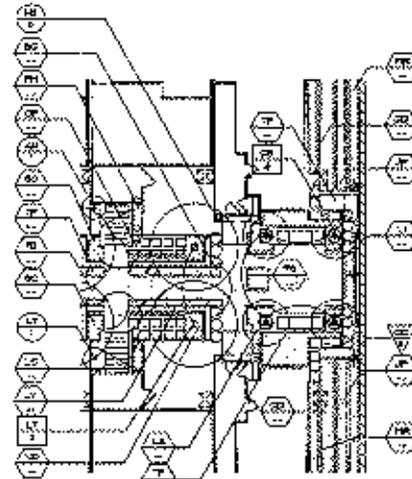
- Width: 10'
- Wheelbase: 7'
- Lock in Jack Time: 20'
- Steering Wheel: 15'



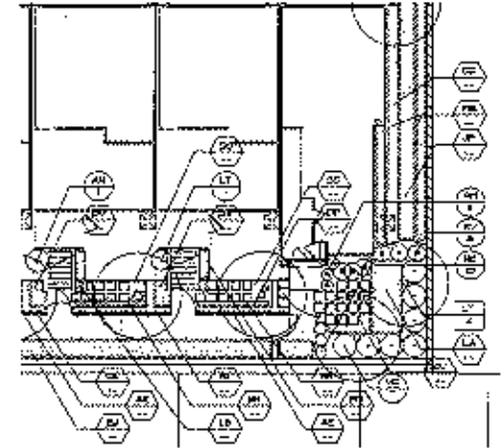




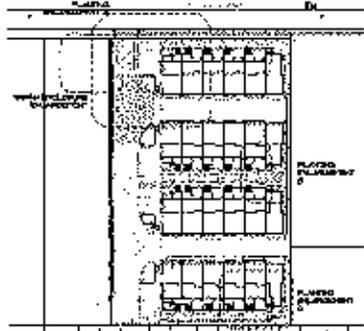
Planting Enlargement A  
Scale: 1" = 10'



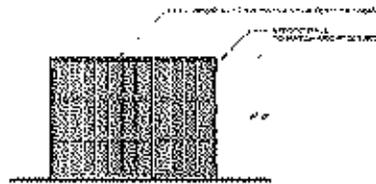
Planting Enlargement B  
Scale: 1" = 10'



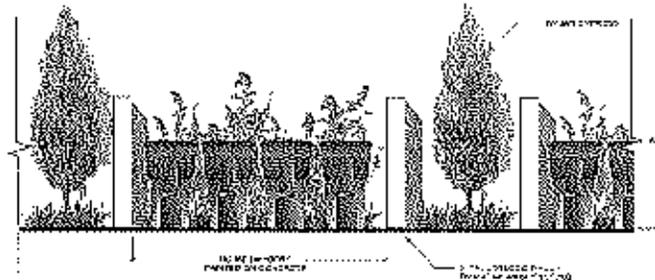
Planting Enlargement C  
Scale: 1" = 10'



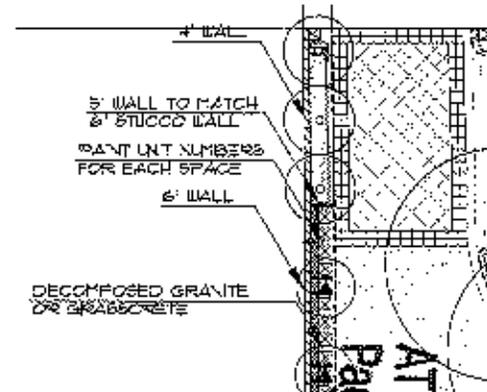
Site Keymap



Alternative Trash Enclosure  
(see Sheet A1-2)



Temporary Trash Pick-Up Area



Temporary Trash Pick-Up Area  
Enlargement  
Scale: 1" = 10'

NOTES:  
1. ALL TREES TO BE REMOVED WITH THE 5'-4" CLEARANCE  
2. ALL EXISTING TREES SHALL BE REMOVED

Planting Enlargements

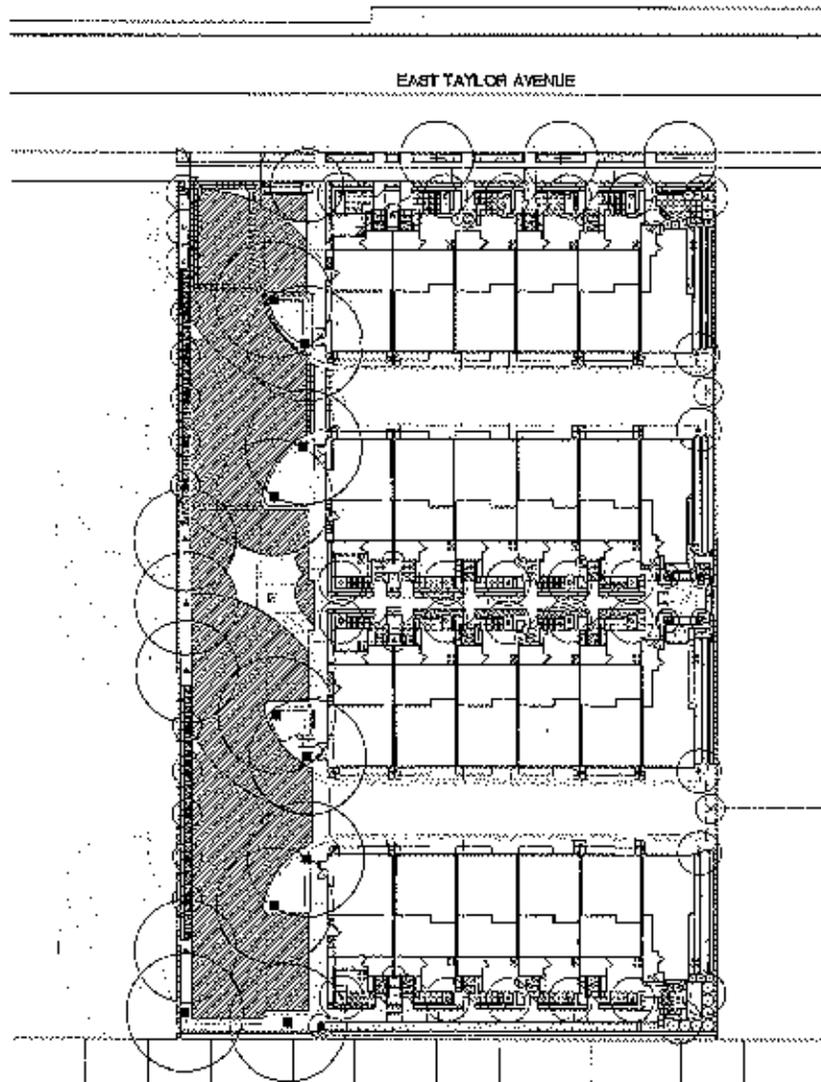
ATTACHMENT  
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D



Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures



BATES & ASSOCIATES  
Landscape Architecture  
Land Planning  
Site Planning  
10000 Wilshire Blvd  
Suite 1000  
Beverly Hills, CA 90210  
WWW.BATES.COM



PARKING LOT SHADING PLAN

 SHADE: 5,471 s.f.  
 PARKING AREA: 10,461 s.f.  
 RATIO SHADE/PARKING: 52.4% Coverage  
 50% SHADE COVERAGE REQUIRED PER ZONING ORDINANCE 19.51.010

ATTACHMENT D  
 Page 2A of 24

PLANNING VERSION 03/17



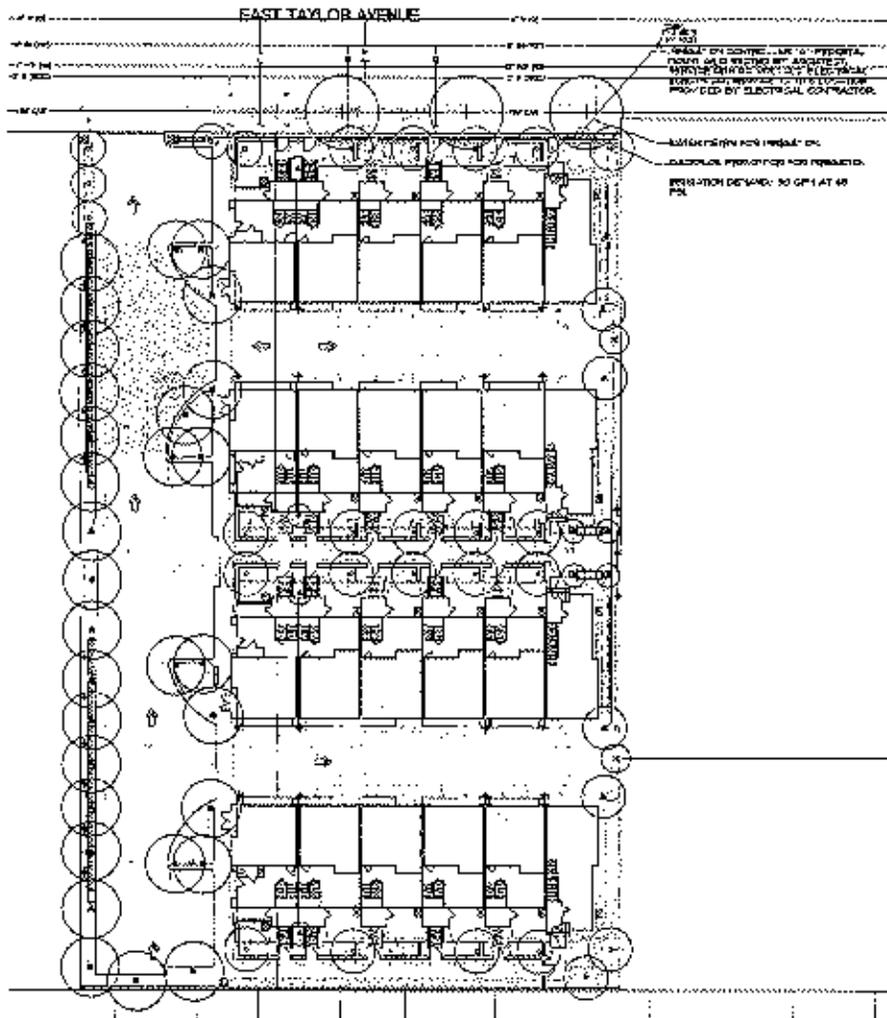
Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures



**BATES & ASSOCIATES**  
 Landscape Architecture  
 10000 N. DEER CREEK AVENUE, SUITE 100  
 SAN JOSE, CALIFORNIA 95131  
 TEL: 415.947.1100 FAX: 415.947.1101  
 www.batesandassociates.com

L-3





**IRRIGATION SCHEDULE**

| NO. | VALVE                     | DESCRIPTION                     | PSI | QPM  | FEET |
|-----|---------------------------|---------------------------------|-----|------|------|
| 1   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 2.0  | 17'  |
| 2   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.00 | 17'  |
| 3   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.00 | 17'  |
| 4   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 5   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 6   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 7   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 8   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 9   | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 10  | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
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| 17  | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 18  | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 19  | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |
| 20  | 1015-001-001-12-1/2" 1015 | MAIN LINE 12" POP-UP SPRAY HEAD | 30  | 1.0  | 17'  |

**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS AND THE IRRIGATION SCHEDULE. THE IRRIGATION CONTRACT DOCUMENTS SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
2. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUNNYVALE AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
3. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUNNYVALE AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
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IRRIGATION PLAN, NOTES AND LEGEND

ATTACHMENT  
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 2



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures



**GATES & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1015 GATES AVENUE, SUITE 100  
 SUNNYVALE, CALIFORNIA 94086  
 TEL: 415-339-1000 FAX: 415-339-1001  
 WWW.GATESANDASSOCIATES.COM

L-5







# GreenPoint Rated Checklist: Multifamily

The GreenPoint Rated checklist tracks green features incorporated into the home. Home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green GreenPoint Rated as provided as a public service by Build It Green, a professional non-profit whose mission is to create healthy, energy and resource efficient buildings in California.

The minimum requirements for a GreenPoint Rated home are: earn a total of 50 points or more, obtain the following minimum points per category: Community (6), Energy (40), Indoor Air Quality/Health (2), Resources (6), and Water (2), and meet the prerequisites A2b, B2L, H4a, (for 2006 permitted projects), J1a, N1, and Gb.



The checklist assesses the verifiability of mandatory CALGreen measures and does not signify compliance unless accepted by jurisdictional authority. If CALGreen measure within the checklist must be selected as "Yes" or "No" for compliance with GreenPoint Rated, Build It Green is not a code enforcement agency.

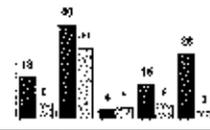
100% Targeted Points: 105

The green building practices listed below are described in the GreenPoint Rated Multifamily Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated).

Multifamily New Home 2.2 / 2008 Title 24

## REQUIRED: ENTER FLOOR AREAS AND LANDSCAPED AREA BEFORE BEGINNING CHECKLIST

Enter Total Conditioned Floor Area of the Project: 40952  
 Enter Total Non-Residential Floor Area of Project: 0  
 Percent of Project Dedicated to Residential Use: 100%  
 Percentage of Site Dedicated to Landscaping: 33%



## Sunnyvale East Taylor

### AA: COMMUNITY DESIGN AND PLANNING

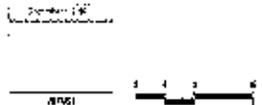
| Question  | Yes | No | TBD |
|---|-----|----|-----|
| 1. Develop Infill Sites   |     |    |     |
| a. Project is an Urban Infill Development   | 1   |    |     |
| b. Conserve Resources by Increasing Density-45 Units Per Acre or Smaller (1 Point for every additional 5 dwelling units) Enter Project Density Number (rounded) | 1   |    |     |
| c. Project includes the Redevelopment of At Least One Existing Building   | 1   |    |     |
| d. Building Occupied Rate shall Satisfy City/County Land Development Area   | 1   |    |     |
| 2. Design for Walking & Bicycling   |     |    |     |
| a. Sidewalks Are Provided from Roadways & Are 5 Feet Wide (3 Feet in Rural Areas)   | 1   |    |     |
| b. Retail Traffic Calming Strategies  | 1   |    |     |
| c. Provide Dedicated, Covered & Secure Bicycle Storage for 10% of Residents   | 1   |    |     |
| d. Provide Secure Bicycle Storage for 6% of Non-Residential Tenants, Employees & Visitors   | 1   |    |     |
| 3. Alternative Transportation   |     |    |     |
| a. Site has Pedestrian Access Within 1/4 Mile of Community Services:  |     |    |     |
| * 6% (1) Enter number of services within 1/4 Mile:  |     |    |     |
| 1) Day Care      2) Community Center      3) Public Park  |     |    |     |
| 4) Day Store      4) Restaurant      5) School  |     |    |     |
| 7) Library      8) Farmers Market      9) After-School Programs   |     |    |     |
| 10) Car Wash      11) Grocery Store      12) Pet Services   |     |    |     |
| * 2% (1) Enter number of services within 1/2 Mile:  |     |    |     |
| 1) Bank      2) Place of Worship      3) Laundry/Drycleaner   |     |    |     |
| 4) Hardware      5) Theater/Entertainment      6) Fitness/Gym   |     |    |     |
| 7) Post Office      8) Senior Care Facility      9) Medical Center  |     |    |     |
| 10) Hair Care      11) Commercial Office or Major Employer      12) Full-Service Supermarket  |     |    |     |
| 1-5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)  | 0   |    |     |
| 1-10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)   | 0   |    |     |
| b. Proximity to Public Transit Development is Located Within  |     |    |     |
| 1/4 Mile of One Planned or Current Bus Line Stop  | 0   |    |     |
| 1/2 Mile of a Major Transit Stop (Commuter Train/Light Rail Transit System OR Two or More Planned/Current Bus Line Stops)                                       | 0   |    |     |

| Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|-----------------|-----------|--------|------------|-----------|-------|
| 6               | 40        | 2      | 6          | 2         |       |

| Question   | Yes | No | TBD | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|--|-----|----|-----|-----------------|-----------|--------|------------|-----------|-------|
| 5. Reduced Parking Capacity  |     |    |     |                 |           |        |            |           |       |
| a. Less than 1.0 Parking Spaces Per Unit   | 0   |    |     |                 |           |        |            |           |       |
| b. Less than 1.0 Parking Spaces Per Unit   | 0   |    |     |                 |           |        |            |           |       |
| 6. Mixed-Use Developments  |     |    |     |                 |           |        |            |           |       |
| a. At least 2% of Developable Floor-Space Supports Mixed-Use (Non-Residential Tenants)   | 0   |    |     |                 |           |        |            |           |       |
| b. 50% of the Non-Residential Floor Space is Dedicated to Community Services (See A43b)  | 0   |    |     |                 |           |        |            |           |       |
| 7. Outdoor Gathering Places  |     |    |     |                 |           |        |            |           |       |
| a. Private or Semi-Private Outdoor Gathering Places for Residents (Minimum of 50 sq Per Unit) (Must be accessible with AAEB)                 | 0   |    |     |                 |           |        |            |           |       |
| b. Outdoor Gathering Place of Covered Site Provides Natural Elements (Must be accessible with AAEB) (Projects Must Be a Minimum of 50 Units) | 0   |    |     |                 |           |        |            |           |       |
| c. Public Outdoor Gathering Places have Direct Access to At Least Two Tier-1 Community Services (See A43a)                                   | 0   |    |     |                 |           |        |            |           |       |
| 8. Design for Safety and Vandalism Deterrence  |     |    |     |                 |           |        |            |           |       |
| a. Resident Entrances Have Views to Common (Walkways or Double-Paneled) and Can Be Seen by Neighbors   | 0   |    |     |                 |           |        |            |           |       |
| b. All Walk Entrances to the Building are Site are Protected and Walkways are Street   | 1   |    |     |                 |           |        |            |           |       |
| 9. Passive Solar Design  |     |    |     |                 |           |        |            |           |       |
| a. Provide Appropriate Orientation for Maximum Energy Efficiency   | 0   |    |     |                 |           |        |            |           |       |
| b. Provide Appropriate Shading On All South-Facing Windows (or Effective Passive Solar Control)  | 0   |    |     |                 |           |        |            |           |       |
| c. Provide Thermal Mass  | 0   |    |     |                 |           |        |            |           |       |
| 10. Accessible Buildings   |     |    |     |                 |           |        |            |           |       |
| a. Include Universal Design Practices in Units   |     |    |     |                 |           |        |            |           |       |
| i. 10% of Units  | 0   |    |     |                 |           |        |            |           |       |
| ii. 80% of Units   | 0   |    |     |                 |           |        |            |           |       |
| b. Line-Work Units Provide A Dedicated Common Area Entrance  | 0   |    |     |                 |           |        |            |           |       |
| 11. Affordability  |     |    |     |                 |           |        |            |           |       |
| a. Units are Dedicated to Households Making 80% or Less of AMI   |     |    |     |                 |           |        |            |           |       |
| i. 10% of All Units  | 0   |    |     |                 |           |        |            |           |       |
| ii. 25%  | 0   |    |     |                 |           |        |            |           |       |
| iii. 50% or More   | 0   |    |     |                 |           |        |            |           |       |
| b. Development Includes Multiple Bedroom Units (Minimum of 2 Bedroom Units At or Less Than 50% AMI)  | 0   |    |     |                 |           |        |            |           |       |
| c. At Least 20% of Units at 120% or Less of AMI are For Sale (Minimum of 2 Bedroom Units At or Less Than 50% AMI)                            | 0   |    |     |                 |           |        |            |           |       |

ATTACHMENT 1  
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## GREEN POINT RATED CHECKLIST



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures



# Sunnyvale East Taylor

| Sunnyvale East Taylor  |   | Possible Points | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|--|---|-----------------|-----------------|-----------|--------|------------|-----------|-------|
| <b>A. SITE</b>   |   |                 |                 |           |        |            |           |       |
| Yes  | 1. Protect Topsoil and Minimize Disturbance of Existing Plants & Trees  | 3               |                 |           |        |            |           |       |
| No   | a. Prized Topsoil and Reuse After Construction  | 3               |                 |           |        |            |           |       |
| 3D   | b. Limit and Define Construction Footprint for Maximum Protection   | 3               |                 |           |        |            |           |       |
| <b>2. Divert Recyclable Job Site Construction Waste (Including Green Waste and Existing Structures)</b>  |   |                 |                 |           |        |            |           |       |
| Yes  | a. Recycle/Direct 80% (by weight) of All Construction & Demolition Waste (Recycling or Reuse)(CAL Green code)   | 3               | Y               |           |        | R          |           |       |
| No   | b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials   | 3               |                 |           |        |            |           |       |
| No   | c. Divert 100% of Asphalt and Concrete and 50% (by weight) of Remaining Materials   | 3               |                 |           |        |            |           |       |
| <b>3. Construction Environmental Quality Management Plan, Dust Spelling, and Pre-Occupancy Flush-Out</b> |   |                 |                 |           |        |            |           |       |
| *This credit is a requirement associated with P11, EPA (API)   |   |                 |                 |           |        |            |           |       |
| Yes  | a. Dust openings and other related air distribution components shall be covered during construction (CAL Green code if applicable)  | 1               |                 |           |        |            |           |       |
| Y3D  | b. Full environmental quality management plan and pre-occupancy flush-out is completed (Pre-occupancy is 45%)   | 3               |                 |           |        |            |           |       |
| No   | 4. Use Recycled Content Aggregate (Minimum 25%)   | 3               |                 |           |        |            |           |       |
| 3D   | 5. Cool Site: Reduce Heat Island Effect on Site   | 3               |                 |           |        |            |           |       |
| <b>B. LANDSCAPE</b>  |   |                 |                 |           |        |            |           |       |
| <b>1. Landscaping</b>  |   |                 |                 |           |        |            |           |       |
| Yes  | a. The landscape shall consist of 75% of the site area? Sites with less than 75% of the total site area dedicated to landscaping shall only earn up to 4 points for maximum Site through City. Calculate the landscape area percentage by dividing the landscape area by the total site area. Include the existing landscape(s) and all other developed portions of the site up to the site boundary. | 3               |                 |           |        |            |           |       |
| Yes  | a. Group Plants by Water Needs (Hydrozoning)  | 2               |                 |           |        |            |           |       |
| Yes  | b. Match All Planting Back to the Greater of 3' or 6" or Local Water Ordinance Requirement  | 2               |                 |           |        |            |           |       |
| <b>c. Consider Resource-Efficient Landscaping</b>  |   |                 |                 |           |        |            |           |       |
| Yes  | I. No Invasive Species Listed by Cal-IPC Are Planted  | 1               |                 |           |        |            |           |       |
| No   | II. No Plant Species with Reactive Shaping  | 0               |                 |           |        |            |           |       |
| Yes  | if, 75% of Plants are Drought-Tolerant, California Native, Mediterranean or Other Appropriate Species   | 3               |                 |           |        |            |           |       |
| <b>d. Minimize Turf in Landscaping Installed by Subcontractor</b>  |   |                 |                 |           |        |            |           |       |
| Yes  | I. Turf Shall Not be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 3 Feet Wide  | 2               |                 |           |        |            |           |       |
| Yes  | II. Turf Not 25% of Landscaped Area   | 2               |                 |           |        |            |           |       |
| <b>e. Install High-Efficiency Irrigation Systems</b>   |   |                 |                 |           |        |            |           |       |
| Yes  | I. System Uses Only Low-Flow Orp, Bubblers or Sprinklers  | 2               |                 |           |        |            |           |       |
| 3D   | II. System Has Smart (Weather-Based) Control (CAL Green code if applicable)   | 0               |                 |           |        |            |           |       |
| 3D   | f. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil  | 3               |                 |           |        |            |           |       |
| <b>g. Design Landscape to Meet Water Budget</b>  |   |                 |                 |           |        |            |           |       |
| 3D   | I. Install Irrigation System That Will Be Operated at <70% Reference ET (B1a, and B1b, are Prerequisites for Credit)  | 0               |                 |           |        |            |           |       |
| 3D   | II. Install Irrigation System That Will Be Operated at <50% Reference ET (B1a, B1c, and B1d, or B1e), and Prerequisites for Credit  | 3               |                 |           |        |            |           |       |
| Yes  | h. Incorporate Community Garden   | 1               |                 |           |        |            |           |       |
| <b>2. Source Water Efficiency</b>  |   |                 |                 |           |        |            |           |       |
| 3D   | a. Use Recycled Water for Indoor and/or Outdoor Water Use   | 3               |                 |           |        |            |           |       |
| 3D   | b. Use Rainwater for Indoor and/or Outdoor Water Use  | 3               |                 |           |        |            |           |       |
| <b>3. Outdoor Play Structures and Outdoor Furniture</b>  |   |                 |                 |           |        |            |           |       |
| 3D   | a. Play Structures & Surfaces Have an Average Recycled Content of 25%   | 3               |                 |           |        |            |           |       |
| No   | b. Environmentally Preferable Exterior Site Furnishings   | 0               |                 |           |        |            |           |       |
| Yes  | 4. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward  | 1               |                 |           |        |            |           |       |

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# Sunnyvale East Taylor

| Sunnyvale East Taylor  |   | Possible Points | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|--|---|-----------------|-----------------|-----------|--------|------------|-----------|-------|
| <b>C. DESIGN CONSIDERATIONS</b>  |   |                 |                 |           |        |            |           |       |
| <b>1. Acoustics: Noise and Vibration Control</b>   |   |                 |                 |           |        |            |           |       |
| Minimum 2 points for credit, including 1 Tier 1 measure, minimum of 4 points                             |   |                 |                 |           |        |            |           |       |
| 3D   | TIER 1: 1) Exterior Noise Reduction   |                 |                 |           |        |            |           |       |
| Yes  | 2) Loud Single-Event Noise Reduction in Noise-Sensitive Spaces  | 0               |                 |           |        |            |           |       |
| Yes  | 3) Airborne and Structure-Borne Noise Reduction (e.g., walls, fastenings)   | 1               |                 |           |        |            |           |       |
| Yes  | 4) Machine Vibration on Noise and Vibration Control   | 1               |                 |           |        |            |           |       |
| Yes  | 5) Plumbing Noise and Vibration Reduction   | 1               |                 |           |        |            |           |       |
| 3D   | TIER 2: 1) Minimize Structure-Borne Noise   |                 |                 |           |        |            |           |       |
| 3D   | 2) Minimize Floor Squacks   | 0               |                 |           |        |            |           |       |
| No   | 3) Minimize Train Churn Noise   | 0               |                 |           |        |            |           |       |
| No   | 4) Minimize Low-Frequency and Wind-Induced Vibration  | 0               |                 |           |        |            |           |       |
| <b>2. Mixed-Use Design Strategies</b>  |   |                 |                 |           |        |            |           |       |
| No   | a. Develop Green Tenant Improvement Requirements for Built-Out  | 0               |                 |           |        |            |           |       |
| No   | b. Greenwork Loading Area Separated from Residents' Area  | 0               |                 |           |        |            |           |       |
| No   | c. Separate Mechanical and Plumbing Systems   | 0               |                 |           |        |            |           |       |
| <b>3. Commissioning</b>  |   |                 |                 |           |        |            |           |       |
| 3D   | a. Design Phase (Define Owners' Project Requirements, Basis of Design, and Develop P&ID)  | 0               |                 |           |        |            |           |       |
| 3D   | b. Construction Phase (Perform Functional Testing)  | 3               |                 |           |        |            |           |       |
| 3D   | c. Post-Construction Phase (Verify Compliance, Commissioning Report, Training and Warranty Handoff)                               | 3               |                 |           |        |            |           |       |
| <b>D. FOUNDATION, STRUCTURAL FRAME &amp; BUILDING ENVELOPE</b>   |   |                 |                 |           |        |            |           |       |
| <b>1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)</b>            |   |                 |                 |           |        |            |           |       |
| No   |   | 3               |                 |           |        |            |           |       |
| Yes  |   | 2               |                 |           |        |            |           |       |
| <b>2. Design, Build and Maintain Structural Post and Rot Controls (Per local code, where applicable)</b> |   |                 |                 |           |        |            |           |       |
| <b>3. Construction Material Efficiencies</b>   |   |                 |                 |           |        |            |           |       |
| No   | a. Wall and Floor Assemblies (including solid wall assemblies) are Dated and Purchased from Supplier (Minimum of 60% square feet) | 0               |                 |           |        |            |           |       |
| No   | b. Major Components are Dated and Assembled in the Project (Minimum 25%)  | 0               |                 |           |        |            |           |       |
| <b>c. Optimize Value Engineering</b>   |   |                 |                 |           |        |            |           |       |
| No   | I. Structural 2x4 Inch on Center of Interior Non-Bearing Walls and Top Floor  | 0               |                 |           |        |            |           |       |
| Yes  | II. Over & Under Headers Sized for Load   | 1               |                 |           |        |            |           |       |
| Yes  | III. Use City Grading Sluich Required for Load  | 1               |                 |           |        |            |           |       |
| <b>4. Use Engineered Lumber</b>  |   |                 |                 |           |        |            |           |       |
| Yes  | a. Engineered Beams and Headers   | 1               |                 |           |        |            |           |       |
| Yes  | b. Wood Joist or Web Trusses for Floors   | 1               |                 |           |        |            |           |       |
| Yes  | c. Engineered Lumber for Roof Rafters   | 1               |                 |           |        |            |           |       |
| Yes  | d. Engineered or Finger-Jointed Studs for Vertical Assemblies   | 1               |                 |           |        |            |           |       |
| Yes  | e. Oriented Strand Board for Subfloor   | 1               |                 |           |        |            |           |       |
| Yes  | f. Oriented Strand Board for Wall and Roof Sheathing  | 1               |                 |           |        |            |           |       |
| 3D   | 5. Insulated Headers  | 0               |                 |           |        |            |           |       |
| <b>6. Use FSC-Certified Wood</b>   |   |                 |                 |           |        |            |           |       |
| No   | a. Dimensional Lumber, Slugs and Timber (Minimum 40%)   | 0               |                 |           |        |            |           |       |
| No   | b. Panel Products (Minimum 40%)   | 0               |                 |           |        |            |           |       |
| 3D   | 7. Energy Efficient Roof Trusses for Low-Rise Projects  | 0               |                 |           |        |            |           |       |
| <b>8. Use Solid Wall Systems (Including SIPs, ICFs, &amp; Any Non-Stick Frame Assembly)</b>              |   |                 |                 |           |        |            |           |       |
| 3D   | a. Floors   | 0               |                 |           |        |            |           |       |
| 3D   | b. Walls  | 0               |                 |           |        |            |           |       |
| 3D   | c. Roofs  | 0               |                 |           |        |            |           |       |

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## GREEN POINT RATED CHECKLIST

Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures

WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
22450 ALVARADO BLVD, SUITE 200, SERRA MORALES, CA 94585  
916.251.1000

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D

# Sunnyvale: East Taylor

|   |  | Possible Points | Points Achieved | Community | Energy | Local Health | Materials | Water |
|---|--|-----------------|-----------------|-----------|--------|--------------|-----------|-------|
| <b>E. EXTERIOR</b>  |  |                 |                 |           |        |              |           |       |
| 1. Driveway Pavers and Driveway Siding  |  |                 |                 |           |        |              |           |       |
| TD  | a. Install a Rain Screen Wall System   | 0               |                 |           |        |              |           |       |
| Yes   | b. Use Curbside and Non-Combustible Siding Materials   | 1               |                 |           |        |              |           |       |
| 2. Curbside Roofing Options   |  |                 |                 |           |        |              |           |       |
| Yes   | a. Required: All Roofing Has 3-Year Subcontractor Warranty and a 20-Year Manufacturer Warranty                 | 1               |                 |           |        |              |           |       |
| Yes   | b. Use Curbside and Fire Resistant Siding Materials or Assembly  | 1               |                 |           |        |              |           |       |
| No  | c. Vegetated Roof (2 points for 25% - 4 points for 50%)  | 0               |                 |           |        |              |           |       |
| <b>F. INSULATION</b>  |  |                 |                 |           |        |              |           |       |
| 1. Install Insulation with 75% Recycled Content   |  |                 |                 |           |        |              |           |       |
| TD  | a. Walls   | 0               |                 |           |        |              |           |       |
| TD  | b. Ceilings  | 0               |                 |           |        |              |           |       |
| TD  | c. Floors  | 0               |                 |           |        |              |           |       |
| <b>G. PLUMBING</b>  |  |                 |                 |           |        |              |           |       |
| 1. Water Efficient Fixtures   |  |                 |                 |           |        |              |           |       |
| a. Install High Efficiency Toilets (Dual Flush or 1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable) |  |                 |                 |           |        |              |           |       |
| Yes   | i. In All Residences   | 2               |                 |           |        |              |           |       |
| No  | ii. In All Non-Residential Areas   | N/A             |                 |           |        |              |           |       |
| b. High Efficiency Faucets or No-Water Controls Are Specified:  |  |                 |                 |           |        |              |           |       |
| Yes   | i. Average Flush Rate ≤ 0.5 gpf (CALGreen code if applicable)  | 1               |                 |           |        |              |           |       |
| TD  | ii. Average Flush Rate ≤ 0.1 gpf   | 1               |                 |           |        |              |           |       |
| Yes   | c. High Efficiency Showerheads (Uses 2.0 Gallons Per Minute (gpm), or 80 psi (CALGreen code if applicable))    | 1               |                 |           |        |              |           |       |
| d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets  |  |                 |                 |           |        |              |           |       |
| Yes   | i. Residences: Kitchen ≤ 1.8 gpm (CALGreen code if applicable)   | 1               |                 |           |        |              |           |       |
| No  | ii. Non-Residential Areas: Kitchen ≤ 1.8 gpm (CALGreen code applicable)  | N/A             |                 |           |        |              |           |       |
| Yes   | iii. Residences: Bathroom: Maximum 1.8 gpm at 80psi  | 1               |                 |           |        |              |           |       |
| No  | iv. Non-Residential Areas: Bath Faucets ≤ 1.5 gpm at 80psi (CALGreen code if applicable)                       | N/A             |                 |           |        |              |           |       |
| 2. Dual-Flush Domestic Hot Water Efficiency (DWE) is a prerequisite for credit for G2 pts. Maximum 5 Points)  |  |                 |                 |           |        |              |           |       |
| Yes   | a. Insulate All Hot Water Pipes (This credit is a requirement associated with P11: EPA LEED)                   | 2               |                 |           |        |              |           |       |
| Yes   | b. Use Engineered Parallel Plumbing  | 0               |                 |           |        |              |           |       |
| Yes   | c. Use Engineered Parallel Plumbing with Dedicated Circulation Loop(s)   | 0               |                 |           |        |              |           |       |
| Yes   | d. Use Traditional Tank, Branch and Take Plumbing with Demand Controlled Circulation Loop(s)                   | 0               |                 |           |        |              |           |       |
| No  | e. Use Central Core Plumbing   | 0               |                 |           |        |              |           |       |
| Yes   | 3. Water Submitters: Bill Tenants for Actual Usage   | 2               |                 |           |        |              |           |       |
| <b>H. HEATING, VENTILATION AND AIR CONDITIONING</b>   |  |                 |                 |           |        |              |           |       |
| 1. Install High Performing Zoned Radiant Hydraulic Heating  |  |                 |                 |           |        |              |           |       |
| Yes   | 2. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants                       | 1               | 1               |           |        |              |           |       |
| 3. Advanced Ventilation Practices for Cooling   |  |                 |                 |           |        |              |           |       |
| Yes   | a. Operable Windows or Skylights Are Provided to Induce Cross Ventilation in At Least One Room in 80% of Units | 2               |                 |           |        |              |           |       |
| b. Mechanical Ventilation System for Cooling:   |  |                 |                 |           |        |              |           |       |
| TD  | i. ENERGY STAR Ceiling Fans and Light Kits in Living Areas & All Bedrooms                                      | 0               |                 |           |        |              |           |       |
| TD  | ii. Whole House Fan (CALGreen code if applicable)  | 0               |                 |           |        |              |           |       |

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# Sunnyvale: East Taylor

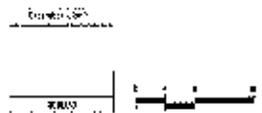
|  |  | Possible Points | Points Achieved | Community | Energy | Local Health | Materials | Water |
|--|--|-----------------|-----------------|-----------|--------|--------------|-----------|-------|
| 4. Advanced Mechanical Ventilation for IAQ                       |  |                 |                 |           |        |              |           |       |
| Yes  | a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standard (As Adopted in Title 24 Part B), OR (for projects permitted under 2005 Title 24)                | 1               |                 |           |        |              |           |       |
| No   | b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)                               | 0               |                 |           |        |              |           |       |
| No   | c. Outdoor Air Ducted to Bedroom and Living Areas of Home  | 0               |                 |           |        |              |           |       |
| TD   | d. ENERGY STAR Ballroom Fans on Timer or Humidistat (Green code if applicable)   | 0               |                 |           |        |              |           |       |
| No   | 5. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Passive Ventilation Not Eligible)  | 0               |                 |           |        |              |           |       |
| No   | 6. Install Carbon Monoxide Alarms (or No Carbon Monoxide Appliances in Living Space and No Attached Garage) (This credit is a requirement associated with P11: EPA LEED) | 0               |                 |           |        |              |           |       |
| <b>I. RENEWABLE ENERGY</b>                                       |  |                 |                 |           |        |              |           |       |
| 1. Solar Hot Water System Preheats Domestic Hot Water            |  |                 |                 |           |        |              |           |       |
| No   | 2. Offset a Percentage of the Project's Estimated Electricity Demand with On-site Renewable Generation   | 0               |                 |           |        |              |           |       |
| TD   | a. 50% of Common Area Load   | 3               |                 |           |        |              |           |       |
| TD   | b. 50% of Common Area Load   | 3               |                 |           |        |              |           |       |
| TD   | c. 10% or More of Residential Units Load   | 3               |                 |           |        |              |           |       |
| <b>J. BUILDING PERFORMANCE</b>                                   |  |                 |                 |           |        |              |           |       |
| 1. Building Performance (across Title 24)                        |  |                 |                 |           |        |              |           |       |
| a. Project permitted under 2006 Title 24 or 2005 Title 24?       |  |                 |                 |           |        |              |           |       |
| 2006   | Enter the Percent Better Than Title 24 for Residential and Non-Residential Portions of the Project.  |                 |                 |           |        |              |           |       |
| 1995   | i. Required: Residential: Minimum 15% Better Than Title 24, 2 Points for Every 1% Better Than Title 24   | 30              | 0%              |           |        |              |           |       |
| 0%   | ii. Non-Residential Sources: 1 Point for Every 1% Better Than Title 24, adjusted for square footage  | 0               |                 | 1         |        |              |           |       |
| 2. Building Envelope Diagnostic Evaluations                      |  |                 |                 |           |        |              |           |       |
| TD   | a. Duct Testing Results in Leakage < 5%  | 0               |                 |           |        |              |           |       |
| TD   | b. Blower Door Testing Results for Air Change per Hour is < 3.5 ACH <sub>50</sub>  | 0               |                 |           |        |              |           |       |
| TD   | c. Verify Quality of Insulation Installation & Thermal Bridge Checklist before Drywall (This credit is a requirement associated with P11: EPA LEED)                      | 0               |                 |           |        |              |           |       |
| TD   | 3. Design and Build Near Zero Energy Homes   | 0               |                 |           |        |              |           |       |
| No   | 4. Title 24 Prepared and Signed by a Certified Qualified Energy Plans Examiner (CQPE)  | 0               |                 |           |        |              |           |       |
| 5. Participation in Utility Program with Third Party Plan Review |  |                 |                 |           |        |              |           |       |
| No   | a. Energy Efficiency Program (This credit is a requirement associated with P11: EPA LEED)  | 0               |                 |           |        |              |           |       |
| No   | b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)  | 0               |                 |           |        |              |           |       |
| Total Possible Points in Building Performance: 30                |  |                 |                 |           |        |              |           |       |

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ATTACHMENT D  
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Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures





# Sunnyvale: East Taylor

## P. INNOVATIONS

| Points Achieved   | Community   | Energy | Water | Materials | Resources | Waste |
|---|---|--------|-------|-----------|-----------|-------|
| <b>A. Site</b>  |   |        |       |           |           |       |
| 1. Stormwater Control: Permeable Path (Minimum of 3 Points, Mutually Exclusive with P2)   |   |        |       |           |           |       |
| Yes   | 0   | 0      | 0     | 0         | 0         | 0     |
| Yes   | 1   | 1      | 1     | 1         | 1         | 1     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 2. Stormwater Control: Performance Path (Mutually Exclusive with P1A)   |   |        |       |           |           |       |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| <b>B. Building</b>  |   |        |       |           |           |       |
| 1. Use Green Building Construction (This credit is a requirement associated with P11, EPA IAP)  |   |        |       |           |           |       |
| Yes   | 0   | 0      | 0     | 0         | 0         | 0     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 2. Install a Foundation Drainage System (This credit is a requirement associated with P11, EPA IAP)   |   |        |       |           |           |       |
| Yes   | 0   | 0      | 0     | 0         | 0         | 0     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 3. Moisture Control: Crawlspace (For projects with crawlspace, this credit is a requirement associated with P11, EPA IAP)   |   |        |       |           |           |       |
| Yes   | 0   | 0      | 0     | 0         | 0         | 0     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| <b>C. Energy</b>  |   |        |       |           |           |       |
| 1. Heating Installation Technology as Specified and Third-Party Verified (This credit is a requirement associated with P11, EPA IAP)  |   |        |       |           |           |       |
| Yes   | 4   | 4      | 4     | 4         | 4         | 4     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 2. Pressure Retain the Outdoor System (Mutually exclusive with H1) (For projects with ducted systems, this credit is a requirement associated with P11, EPA IAP)  |   |        |       |           |           |       |
| Yes   | 1   | 1      | 1     | 1         | 1         | 1     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 3. Install High Efficiency HVAC Filter (MERV 8+) (Mutually exclusive with H1)   |   |        |       |           |           |       |
| Yes   | 1   | 1      | 1     | 1         | 1         | 1     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| <b>J. Building Performance</b>  |   |        |       |           |           |       |
| 1. Obtain EPA Indoor AirPLUS Certification (Gain 20 possible points, not meeting Title 24 performance requirements)   |   |        |       |           |           |       |
| Yes   | 0   | 0      | 0     | 0         | 0         | 0     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 2. Third-Party Testing of Mechanical Ventilation Rates for IAQ (Minel. ASHRAE 62.2) (This credit is a requirement associated with P11, EPA IAP)   |   |        |       |           |           |       |
| Yes   | 0   | 0      | 0     | 0         | 0         | 0     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| <b>K. ENERGY STAR New Homes: High-Performance Program</b>   |   |        |       |           |           |       |
| <b>K. Finishes</b>  |   |        |       |           |           |       |
| 1. Use Moisture Resistant Material in Wet Areas: Kitchens, Bathrooms, Utility Rooms and Basements (This credit is a requirement associated with P11, EPA IAP)   |   |        |       |           |           |       |
| Yes   | 2   | 2      | 2     | 2         | 2         | 2     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 2. Moisture Resistant Gypsum Board Number of Points: up to 5 points   |   |        |       |           |           |       |
| Yes   | 0   | 0      | 0     | 0         | 0         | 0     |
| No  | 0   | 0      | 0     | 0         | 0         | 0     |
| 1. Innovation: Use innovative measures that meet green building objectives. Enter in the number of points in each category in the blue cells for a maximum of 4 points for the measure. The "points achieved" column will be automatically filled based on the sum of the points in each category. Points and innovation will be evaluated by GreenPoint Rated. |   |        |       |           |           |       |
| TEC   | Innovation: Enter up to 4 Points in blue cells at right. Enter description here | 0      | 0     | 0         | 0         | 0     |
| TEC   | Innovation: Enter up to 4 Points in blue cells at right. Enter description here | 0      | 0     | 0         | 0         | 0     |
| TEC   | Innovation: Enter up to 4 Points in blue cells at right. Enter description here | 0      | 0     | 0         | 0         | 0     |
| TEC   | Innovation: Enter up to 4 Points in blue cells at right. Enter description here | 0      | 0     | 0         | 0         | 0     |
| TEC   | Innovation: Enter up to 4 Points in blue cells at right. Enter description here | 0      | 0     | 0         | 0         | 0     |
| Total Available Points in Innovation: 20  |   |        |       |           |           |       |

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Multifamily Checklist version 2.21.9

# Sunnyvale: East Taylor

## G. CALGreen CODE

| No   | Points Available | Points Achieved | Community | Energy | Water | Materials | Resources | Waste |
|--|------------------|-----------------|-----------|--------|-------|-----------|-----------|-------|
| 9. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.   |                  |                 |           |        |       |           |           |       |
| N  | 0                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of stakeholders. |                  |                 |           |        |       |           |           |       |
| The GreenPoint Rated is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rated at their own discretion under direction of the building official.  |                  |                 |           |        |       |           |           |       |
| TEC  | 1                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 2                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 3                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 4                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 5                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 6                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 7                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 8                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| TEC  | 9                | 0               | 0         | 0      | 0     | 0         | 0         | 0     |
| Total Available Points in CALGreen Code: 0   |                  |                 |           |        |       |           |           |       |
| <b>Summary</b>   |                  |                 |           |        |       |           |           |       |
| Total Available Points   |                  |                 | 62        | 06+    | 35    | 57        | 45        | 45    |
| Minimum Points Required  |                  |                 | 5         | 30     | 5     | 6         | 5         | 5     |
| Total Points Achieved  |                  |                 | 00        | 00     | 00    | 00        | 00        | 00    |

Project has not yet met the recommended minimum requirements

- Required measures:

- Mandatory points in specific categories:

- Innovation (5 points)

- All Applicable CALGreen Measures in Sections A-P

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Multifamily Checklist version 2.21.9

## GREEN POINT RATED CHECKLIST

Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures

WILLIAM HEZMASHALCH  
ARCHITECTS INC.  
200 BROADWAY, SUITE 2000, NEW YORK, NY 10006  
212 691 1000

G-5

ATTACHMENT D  
Page 34 of 34



**City Ventures**  
REAL ESTATE DEVELOPMENT

October 13, 2010

Noren Caliva  
Associate Planner  
City of Sunnyvale  
456 W. Olive Ave  
Sunnyvale CA, 94086

Re: Planning Application APN 205-30-021 & APN 205-30-020  
Use Permit/Special Development Permit Justifications

Noren:

The proposed project attains the objectives and purposes of the General Plan of the City of Sunnyvale as the proposed project is a medium density residential townhome development (19 dwelling units per net acre) and the General Plan identifies the site as a "Medium Density Residential" site (14-27 dwelling units per net acre). The site zoning has been classified as "ITR: Industrial to Residential."

The project supports and enhances the following General Plan Goals and Policies as outlined in the General Plan Policy 1.0.1 Land Use and Transportation — Goals, Policies and Action Statements

**Policy C1.1** Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

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

**C2.1.4** Support the transition of Industrial to Residential (ITR) areas as opportunities to increase housing variety and stock.

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

**C2.4.1** Locate higher density housing with easy access to transportation corridors, rail transit stations, bus transit corridor stops, commercial services, and jobs.

The project supports and enhances the following General Plan Goals and Policies as outlined in the General Plan Policy 2.3.1 Housing and Community Revitalization — Goals and Policies Provision of Adequate Housing Sites

**Policy D.1** Provide site opportunities for development of housing that responds to diverse community needs in terms of density, tenure type, location and cost.

**Policy D.2** Continue to direct new residential development into specific plan areas, near transit, and close to employment and activity centers.

**Policy D.3** Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.

**Policy D.5** Provide opportunities and incentives for mixed use, multifamily infill, and transit-oriented development in Downtown Sunnyvale as part of the City's overall revitalization strategy for the area.

**Policy D.6** Provide expanded areas for higher density housing through the conversion of underutilized industrial areas to residential use, if the sites are consistent with General Plan standards for residential uses (i.e., no health hazards exist).

Sincerely,



Philip H. Kerr  
Vice President of Development  
444 Spear Street, Suite 200  
San Francisco, CA 94105

# GATES



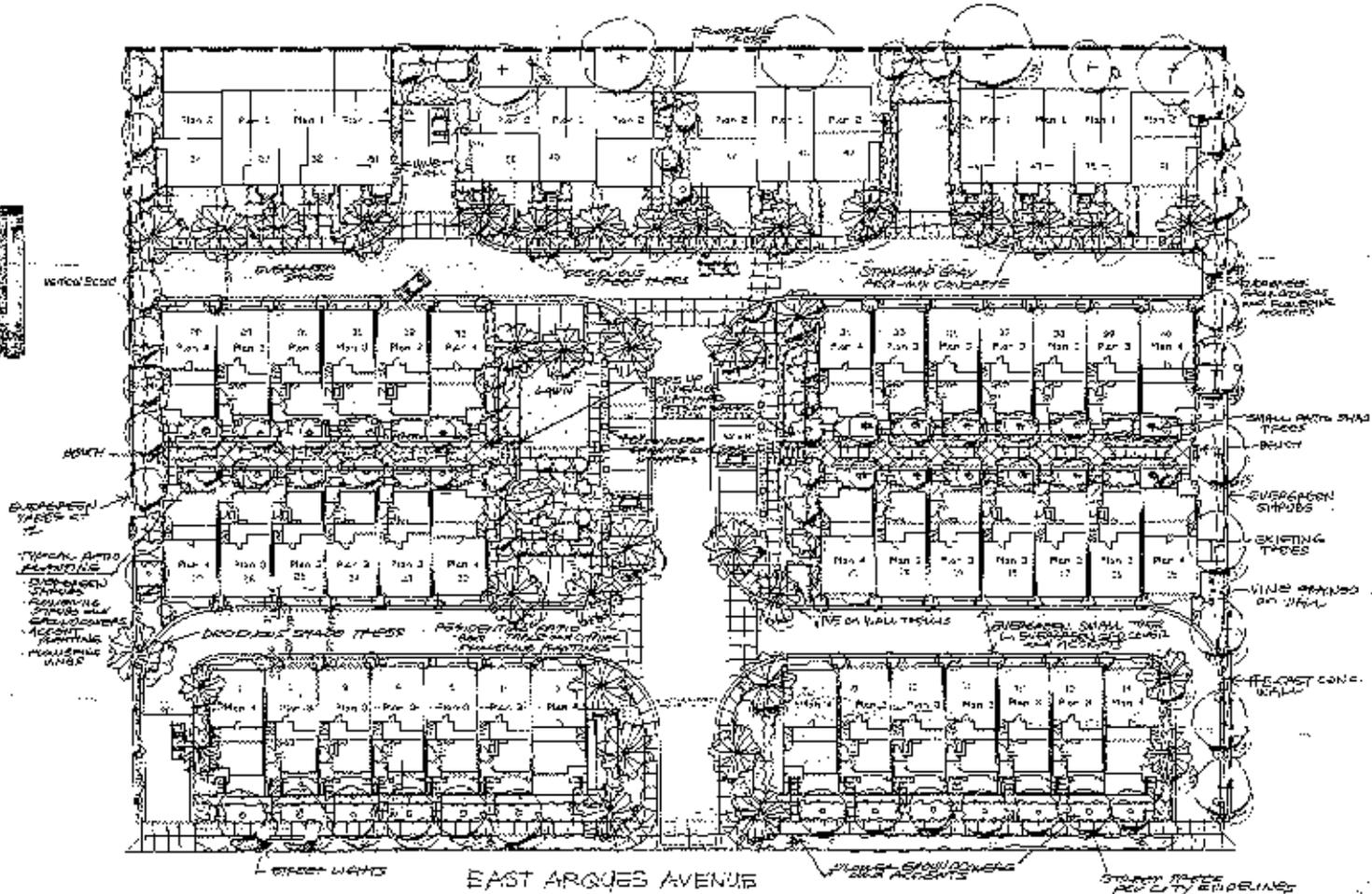
GATES & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 1835 E. 15th AVE. SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1100 FAX: 303.733.1101

## CLASSICS AT ARQUES

SUNNYVALE, CA



BRICK WALL  
 WITH  
 LINE WALL



WOODEN SHEDS  
 PERGOLA  
 LAWN  
 STREET LIGHTS

SMALL PATHS SHAD TREES  
 BENCH  
 EVERGREEN SHRUBS  
 EXISTING TREES  
 VINES PLANTED ON WALL  
 PERGOLA CONC. WALL

ATTACHMENT  
 Page 1 of 1



LANDSCAPE CONCEPT



**Examples of Townhomes with Similar Densities**

| <b>Address/ Location</b>   | <b>Zoning District</b> | <b>Density (units/acre)</b> | <b># of Units</b>  | <b>Approval Date</b> |
|--|------------------------|-----------------------------|--------------------|----------------------|
| Classics at Fair Oaks<br>(Arques Ave. between Fair Oaks & Britton) | M-S/ITR/<br>R-3/PD     | 18.8                        | 54<br>(2.87 acres) | 11/24/03             |
| *1170 Morse Ave.   | M-S/ITR/<br>R-3/PD     | 21.3                        | 48<br>(2.25 acres) | 6/26/06              |
| * 637 E. Taylor Ave.   | M-S/ITR/<br>R-3/PD     | 19.9                        | 36<br>(1.81 acres) | 8/13/07              |
| Aster Towns<br>(Aster Ave. between Evelyn & Willow)                | M-S/ITR/<br>R-3/PD     | 22.22                       | 80<br>(3.6 acres)  | 6/12/06              |
| Arroyo Terracc<br>(Northwest corner of Bernardo & Cortez)          | R-3/PD                 | 20                          | 8<br>(0.4 acres)   | 6/29/07              |
| Barranca Terrace<br>(Southwest corner of Bernardo & Cortez)        | R-3/PD                 | 20                          | 8<br>(0.4 acres)   | 6/29/07              |
| Classics at Mary Manor (Northwest corner of Mary & Washington)     | R-3/PD                 | 17.31                       | 18<br>(1.04 acres) | 1/24/04              |

\*Projects currently under construction. See approved site plans on next page.

**PLAN BREAKDOWN:**

- PLAN 1 (8 Units)**  
 - 2 Story Unit  
 - 1,248 S.F.
- PLAN 2 (16 Units) - Lot 3, 8, 25 are BMR.**  
 - 3 Story Unit  
 - 1,509 S.F.
- PLAN 2X (2 Units)**  
 - 3 Story Unit  
 - 1,514 S.F.
- PLAN 3 (10 Units) - Lot 18, 19 are BMR.**  
 - 3 Story Unit  
 - 1,682 S.F.
- Lot 3, 8, 18, 19 & 25 are BMR units  
 • 12.5% (5 units) BMR units will be provided.

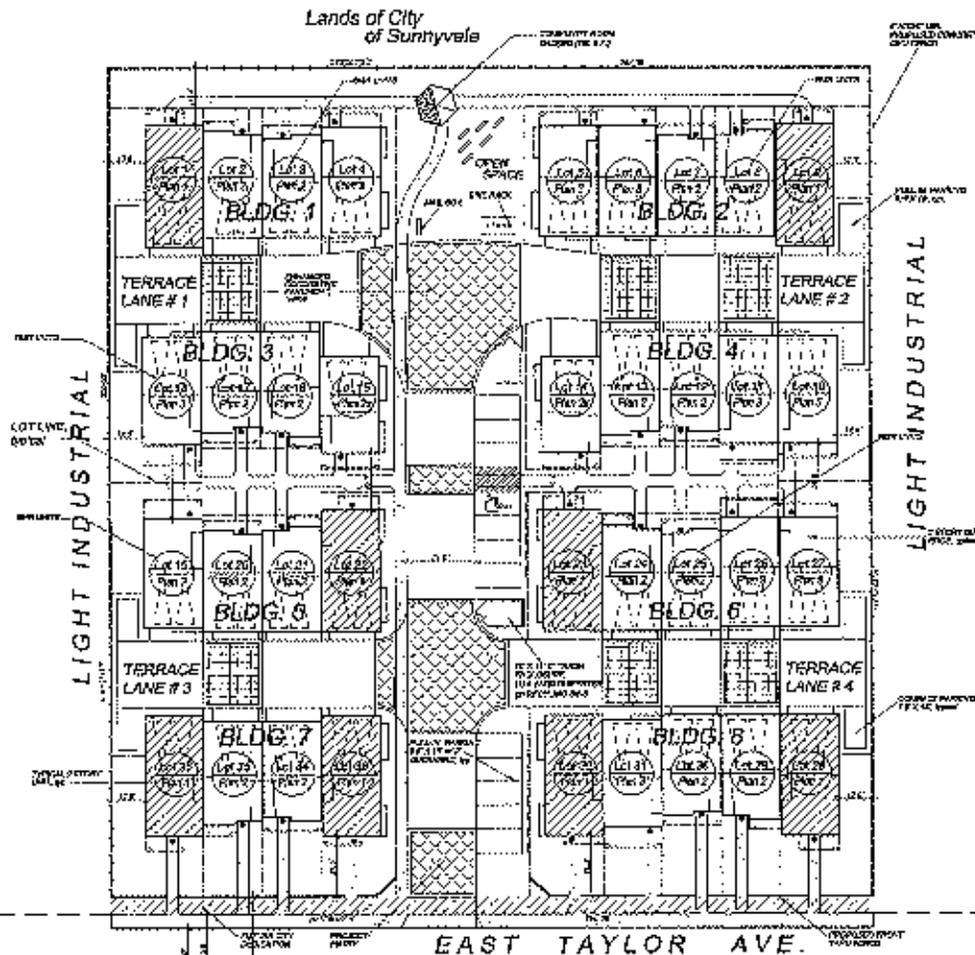
**LOT SIZE SUMMARY:**

|        |            |        |            |
|--------|------------|--------|------------|
| LOT 1  | 1,470 S.F. | LOT 19 | 1,523 S.F. |
| LOT 2  | 1,083 S.F. | LOT 20 | 933 S.F.   |
| LOT 3  | 1,080 S.F. | LOT 21 | 927 S.F.   |
| LOT 4  | 1,311 S.F. | LOT 22 | 1,364 S.F. |
| LOT 5  | 1,507 S.F. | LOT 23 | 1,349 S.F. |
| LOT 6  | 1,079 S.F. | LOT 24 | 927 S.F.   |
| LOT 7  | 1,083 S.F. | LOT 25 | 927 S.F.   |
| LOT 8  | 1,083 S.F. | LOT 26 | 1,019 S.F. |
| LOT 9  | 1,485 S.F. | LOT 27 | 1,625 S.F. |
| LOT 10 | 1,621 S.F. | LOT 28 | 1,970 S.F. |
| LOT 11 | 1,019 S.F. | LOT 29 | 1,396 S.F. |
| LOT 12 | 927 S.F.   | LOT 30 | 1,396 S.F. |
| LOT 13 | 933 S.F.   | LOT 31 | 1,390 S.F. |
| LOT 14 | 1,390 S.F. | LOT 32 | 1,750 S.F. |
| LOT 15 | 1,250 S.F. | LOT 33 | 1,748 S.F. |
| LOT 16 | 931 S.F.   | LOT 34 | 1,393 S.F. |
| LOT 17 | 927 S.F.   | LOT 35 | 1,393 S.F. |
| LOT 18 | 1,621 S.F. | LOT 36 | 1,748 S.F. |

\* Contiguous Lot Area 31,279 S.F.  
 \* Lot lines need to be reviewed for compliance.



VICINITY MAP  
 8/13



**LIGHT INDUSTRIAL  
 CONCEPTUAL SITE PLAN**

**PROJECT SUMMARY:**

APN: 205 - 28 - 005  
 ZONING: ITR - PD  
 TOTAL GROSS SITE AREA: 1.84 AC ± (80,150 S.F.)  
 TOTAL NET SITE AREA: 1.81 AC ± (78,844 S.F.)  
 TOTAL UNITS: 36 UNITS  
 DENSITY: 19.9 UNITS/AC  
 REQUIRED PARKING: 92 SPACES  
 PROVIDED PARKING: 92 SPACES  
 - 71 GARAGES  
 - 21 GUEST PARKING  
 USEABLE OPEN SPACE AREA: REQUIRED - 438 S.F./Unit (14,928 S.F.)  
 PROVIDED - 453 S.F./Unit (15,550 S.F.)  
 TOTAL LANDSCAPE AREA: REQUIRED - 20% of Net Acre (15,800 S.F.)  
 PROVIDED - 34% of Net Acre (27,162 S.F.)  
 LOT COVERAGE: PROVIDED - 38% of Net Acre (30,167 S.F.)  
 EXISTING IMPERVIOUS AREA: 53% of Net Area (74,502 S.F.)  
 PROPOSED IMPERVIOUS AREA: 66% of Net Area (51,645 S.F.)  
 - 10% PROPOSED LOT COVERAGE  
 - 37% LANDSCAPE AREA

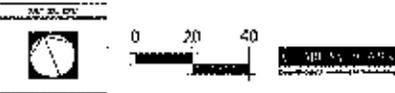
**REQUIRED PARKING ANALYSIS:**

1.00 BDR = 1.00 GUEST PARKING SPACE  
 1.00 BDR = 1.00 GARAGE SPACE  
 1.00 BDR = 1.00 GUEST PARKING SPACE  
 1.00 BDR = 1.00 GARAGE SPACE

| PLAN         | Bedroom Count | # of Units      | Covered Parking | Guest Parking |
|--------------|---------------|-----------------|-----------------|---------------|
| PLAN 1       | 3 Bdr         | 8 Units         | 16              | 4             |
| PLAN 2       | 3 Bdr         | 16 Units        | 32              | 8             |
| PLAN 2X      | 3 Bdr         | 2 Units         | 4               | 1             |
| PLAN 3       | 4 Bdr         | 10 Units        | 20              | 7             |
| <b>TOTAL</b> |               | <b>36 Units</b> | <b>72</b>       | <b>20</b>     |

**BICYCLE PARKING:** Required 9 Spaces  
 Provided 9 Spaces

- NOTES:**
- SEE ALL 2024 CONFORMING CODES.
  - SEE ALL 2024 CONFORMING ZONING ORDINANCES.
  - SEE ALL 2024 CONFORMING PLANNING AND ZONING REGULATIONS.
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**637 E. TAYLOR AVENUE**  
 SUNNYVALE, CA  
 CLARUM HOMES



**A1.0**

# 1170 Morse Avenue

