



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** July 25, 2011

**File Number:** 2011-7296

**SUBJECT:**            **Classic Communities (GMMSC Partners):** Applications for the development of 17 townhouse units and vesting tentative map project located at 1060 Morse Avenue in M-S/ITR/R-3 Zoning District (APN: 110-14-058):

Motion                **Special Development Permit** to allow the development of 17 Townhouse Units;

Motion                **Vesting Tentative Map** for the creation of 17 residential townhouse lots and 3 common lots.

**REPORT IN BRIEF:**

**Existing Site**            Research and Development

**Conditions**

**Surrounding Land Uses**

North                    Residential

South                    Residential

East                     Research and Development

West                     Residential

**Issues**                    Architecture and Neighborhood Compatibility

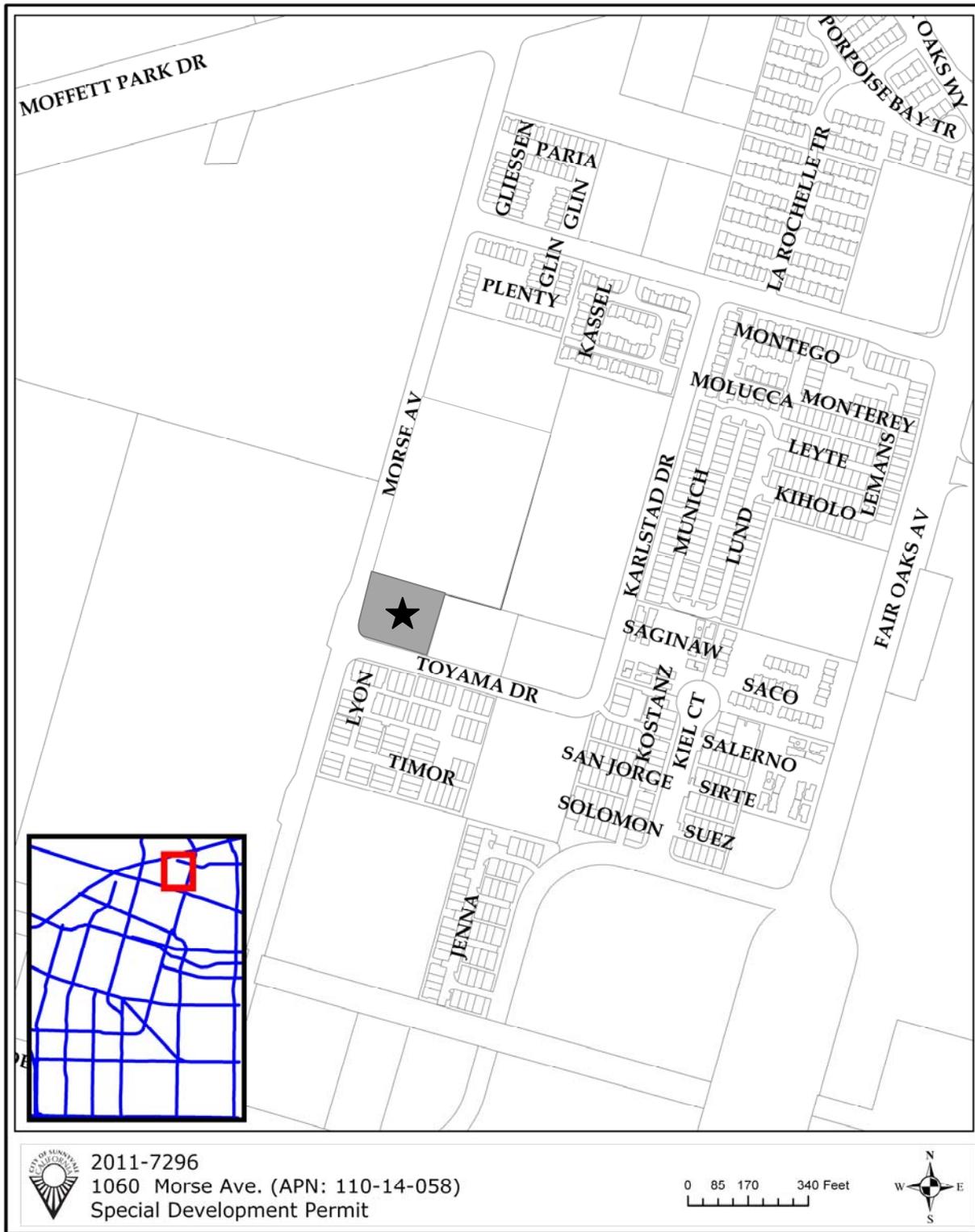
**Environmental**            The project is Categorically Exempt (Class 32, Infill)

**Status**

**Staff**                      Approval with conditions

**Recommendation**

VICINITY MAP



2011-7296  
1060 Morse Ave. (APN: 110-14-058)  
Special Development Permit



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial-to-Residential Medium to High Density (ITRMIX)	Same	Industrial-to-Residential Medium to High Density (ITRMIX)
<b>Zoning District</b>	M-S/ITR/R-3/PD	Same	M-S/ITR/R-3/PD Futures Site
<b>Lot Size (s.f.)</b>	36,207 sf.	Same	sf. min.[R-3]
<b>Gross Floor Area (s.f.)</b>	15,000 sf.	33,011 sf.	No max.
<b>Lot Coverage (%)</b>	41.4%	29.7%	40% max.
<b>Floor Area Ratio (FAR)</b>			No max.
<b>No. of Units</b>	N/A	17	20 max.
<b>Density (units/acre)</b>	N/A	20	20 max.
<b>Meets 75% min?</b>	N/A	Yes	15 min.
<b>Bedrooms/Unit</b>	N/A	4 two-bedroom (Plans B & BX) 13 three-bedroom (Plans A & AX)	---
<b>Unit Sizes (s.f.)</b>	N/A	Plan A & AX – 1,882 Plans B & BX -2,131	---
<b>Lockable Storage/Unit</b>	N/A	In garage	300 cu. ft. min.
<b>No. of Buildings On-Site</b>	N/A	4	---
★ <b>Distance Between Buildings</b>	N/A	19'	26' min.
<b>Building Height (ft.)</b>	N/A	35'	35' max. (for townhomes)
<b>No. of Stories</b>	N/A	3	3 max. (for townhomes)
★ <b>Front (on Morse Ave.)</b>	N/A	13' 1"	20' min.
★ <b>Left Side</b>	N/A	8' 2"	12' min.
★ <b>Right Side (on Toyama Dr.)</b>	N/A	8'	20' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
★ Rear	N/A	10' 6"	20' min.
<b>Total Landscaping</b>	N/A	10,265	7,241 min. (20%)
<b>Landscaping/Unit</b>	N/A	603 s.f./d.u. 10,265	425 s.f. min./d.u. (7,225 sf. total)
★ <b>Usable Open Space/Unit</b>	N/A	285 s.f./d.u. 4,869	400 min./d.u. (6,800 sf. total)
★ <b>Frontage Width (ft.)</b>	N/A	13'	15' min.
<b>Parking Lot Area Shading (%)</b>	N/A	56.9%	50% min. in 15 years
<b>Water Conserving Plants</b>	N/A	98%	80% + limit turf, or water budget
<b>Recreation Building (s.f.)</b>	N/A	N/A	N/A (Applies to greater than 50 units)
★ <b>Total Spaces</b>		40 <i>(34 Garage &amp; 8 Guest)</i>	43 min. <i>(34 Garage &amp; 9 Guest)</i>
<b>Standard Spaces</b>		40	42 min.
<b>Compact Spaces/ % of Total</b>		0	10% max. of uncovered
<b>Accessible Spaces</b>		1	Per ADA requirements
<b>Covered Spaces</b>		34	34 min.
<b>Aisle Width (ft.)</b>		24	24 min.
<b>Bicycle Parking</b>		In garages	5 <i>(1 secured space, Class I, per 3 units)</i>
<b>Stormwater</b>			
<b>Impervious Surface Area (s.f.)</b>	33,489	27,106	No max.
<b>Impervious Surface (%)</b>	92.5%	69.5%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**BACKGROUND:**

The Planning Commission reviewed the proposal on July 11, 2011. The report and draft minutes have been attached for your reference (see Attachments E and F). The Planning Commission provided comments on the proposed design and continued the item to July 25, 2011. The Planning Commission also directed the applicant to look at the following changes:

- Address the deviations in usable open space, including pursuing the deck option.
- Address the deviation in required parking.
- Provide more information on how the deviations relate to other projects

The applicant has made further refinements to the proposed project to address the concerns noted by the Planning Commission. The applicant has completed the following changes:

Usable Open Space

- Introduction of decks, measuring approximately 50 square feet, for all units (i.e., Plan A, AX, B and BX)
- Introduction of enclosed private yard areas for Plan B and BX units, measuring approximately 223 square feet each.

Parking

- Introduction of 2 new guest parking spaces, with a planting buffer to the property line.
- Replacement of two four-bedroom units and two-three bedroom units with four two-bedroom units (Plan AX), at lots 2, 4, 9 and 12, which reduces the required guest parking to 8.1 spaces.

Other Issues

- Reduction of encroachment into vision triangle by approximately 60 percent (formerly, there was an approximately 5 foot encroachment; it is now approximately 2 feet), achieved by reducing the depth of Plan B and BX and by shifting the B building to the north by 1.9 feet and to the east by 0.7 feet.

The applicant's site plan changes have resulted in a reduction in the extent of the requested deviations; however, the number of deviations has not changed. The proposed architecture and overall site layout generally remains the same. Please refer to the discussion below for further clarification.

## **DISCUSSION:**

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

The proposed project includes the demolition of the existing structure, grading and the construction of 17 townhouse units. A Vesting Tentative Map is also included as part of the project.

- **Special Development Permit**

A Special Development Permit (SDP) is required for site and architectural review to allow the development of 17 residential rental units located within the M-S/ITR/R-3/PD Zoning District. A SDP also allows deviations from Zoning Code requirements and in this case the applicant is requesting the following deviations:

- Separation between buildings
- Front setback on Morse and Toyama
- Rear Setback
- Interior Side Setback
- Encroachment into the Vision Triangle
- Usable Open Space
- Frontage width
- Parking spaces (guest)

- **Vesting Tentative Map**

A total of 17 residential units are proposed for site. The Vesting Tentative Map vests the developer's right to build the project for the life of the map. It also secures the approved project against future Sunnyvale Municipal Code (SMC) changes by the City that might otherwise affect the project.

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

### **Development Standards**

The proposed project complies with many of 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 by the Planning Commission:

- **Site Layout**

The proposed project includes the development of four residential buildings with three floor plans, landscaping and uncovered guest parking. Thirteen of the units will have private fenced rear yards and access to the units will be accomplished through private streets. Front entries for the residences will be located adjacent to the garage door for a majority of the units with minimal to no living area at the ground floor for Plan A and Plan AX.

Staff would like to see additional interest added to the side elevations of the four unit building through the addition of architectural treatment to add more interest and to break up the large wall face (see sheet A1.8 of plans). The applicant has not addressed this issue and understands that it will need to be addressed with the building permit submittal. Staff has included this as a condition of approval.

#### Setbacks

The units will be grouped into four separate buildings on the site and will range from three, four and seven unit combinations. As noted in the data table the proposed project requires deviations to all required setbacks, which results from the following factors: corner lot; small size of the lot, and height of the proposed buildings. These setback deviations are typical with townhouse developments located on small lots. The revised plans have not resulted in any significant changes in the requested setback deviations.

#### Separation Between Buildings

A building separation of 26 feet is required for all residential development. The proposed project will require a deviation between the two three unit buildings. As proposed the separation is approximately 16 feet at the closest point and approximately 22 feet at the furthest. This type of deviation is also common in townhouse style developments. The revised plans have not resulted in any significant changes in the requested setback deviations.

#### Frontage Width

A 15-foot frontage landscape strip is required along all street frontages. The proposed project encroaches into the required buffer on the west side of the larger building and the south side of the two three unit buildings. The applicant is also requesting a deviation from this requirement. Staff would normally suggest minor modifications to the plans, but in this case it would affect several other code requirements such as drive aisle, side setbacks and open space. The revised plans have not resulted in any significant changes in the requested setback deviations.

### Corner Vision Triangle

A 40-foot corner vision triangle is required at the intersection of Morse Avenue and Toyama Drive. The intent of the triangle is to ensure visibility and pedestrian and traffic safety. As indicated on the site plan, a small corner of the four unit building encroaches into the triangle approximately three feet and a total of approximately twelve square feet.

The revised plans have reduced the extent of the encroachment into the vision triangle from five feet to two feet. Although the plans have offered a reduction, the proposed project would still require a deviation. As noted in the staff presentation on July 11<sup>th</sup>, the Transportation and Traffic Division reviewed the plans and cannot support the requested deviation. Staff has included a condition requiring the modification of the floor plan(s) of the four unit building to eliminate the encroachment (an angled wall element should not be used as it would be inconsistent with the architecture).

- **Parking/Circulation**

The proposed project has been designed to accommodate two covered parking spaces per unit and guest parking. The applicant has revised the bedroom count for the units to eliminate two four-bedroom units and to add two two-bedroom units. The revised plans resulted in a change in the required guest parking from 8.8 parking spaces to 8.1 parking spaces. The Zoning Code requires that any fraction of parking be rounded up, resulting in nine guest parking spaces still being required. The revised site plan now accommodates eight guest parking spaces. Staff finds the one space deviation reasonable in this case.

The applicant has added the two additional parking spaces perpendicular to Toyama Drive. The plans include a small planter strip and a street tree immediately adjacent to the spaces to provide screening and shading. The landscape plan only indicates small one foot shrubs. Staff has recommended a condition of approval requiring the final landscape plan to include shrub plantings that will grow to screen the additional spaces along the frontage and partial sides. An additional condition has been included requiring the parking surface to be changed to pervious pavers (to further soften its appearance) for the two additional spaces.

- **Landscaping and Tree Preservation**

The site currently has seven protected trees (that measure 38 inches or greater in circumference at four feet from the ground). The preliminary landscape plans for this project include the preservation of six of the protected trees including three redwoods at the southwest corner and three fruitless pear tree along Toyama. The applicant has provided a tree survey

which included recommendations during construction, which have been included in the Conditions of Approval.

- **Usable Open Space**

The proposed project satisfies the required landscape area; however the site is deficient in providing the required usable open space per unit. The zoning code requires 400 square feet per unit. Thirteen of the units have private rear yards, which provide 300 square feet of usable open space for each unit for a total of 4,267 square feet, where 6,800 square feet is required. The resulting square footage per unit is 251 square feet. The applicant has revised the plans to address open space requirements in the following ways (see Open Space Exhibit, Attachment G):

- Private balconies located at the rear of the building, each deck is approximately 57 square feet (approximately 12 feet by 6 feet). This adds a total of 969 square feet of usable open space. The new total is 4,869 square feet. This increases the total per unit to 285 square feet per unit. Staff notes that the Zoning Code requires balconies to have a minimum dimension of 7 feet and total of 80 square feet. The proposed balconies comply with the required 7 foot in one dimension only and the total square footage is under the 80 square feet requirement.
- The addition of front yard areas for units 14 through 16. This adds approximately 344 square feet of usable open space for these units. The proposed front walls will be located approximately 2.4 feet from the back of sidewalk. This results in a total usable open space for the site of 6,802 square feet, which equals 400 square feet per unit.

Staff is concerned about the amount of landscaping between the wall and back of sidewalk. The applicant has provided a second table in Attachment G, which indicates the change in the total area if the wall is setback further from the back of sidewalk. Staff recommends that the Planning Commission consider an increased setback of four feet to allow ample plantings and buffer between the sidewalk and wall. A four foot setback would reduce the total area down to 6,666 square feet, which would equal 392 square feet per unit. Staff has included this in Alternative 2 for the Planning Commission.

Staff notes that the balconies and front yard areas do not qualify as usable open space as per the code, but it may be considered as an alternative through the Special Development Permit application. The proposed revisions will increase the functional usable space from 4,869 square feet (286 square feet per unit) to 6,802 square feet, which results in 407 square feet per unit or 6,666 square feet (392 square feet per unit) if the setback is increased. This brings the project into closer compliance with the intent of the requirement.

- **Trash and Recycling Access**

The project will provide a centralized trash enclosure for residents to use. The facility will be accessed by truck from the private road and residents by a walkway. The trash enclosure will be in close proximity to Unit 7 and staff is concerned with the visibility of the enclosure from Unit 7. Staff has included a condition requiring the pedestrian sidewalk to be relocated to the south side of the enclosure and to include additional landscaping (including trees) to screen the enclosure.

- **Stormwater Management**

A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. Some stormwater features were relocated to accommodate the front yard areas on Morse Avenue. A more detailed Stormwater Management Plan will be submitted during the building permit phase per Conditions of Approval and as noted above, the treatment areas will need to be adjusted.

- **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. As required, verification of the green building measures will be completed by the Building Safety Division during the building permit process.

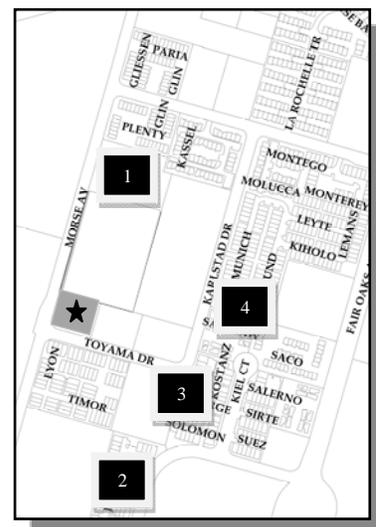
- **Below Market Rate (BMR) Housing**

Two ownership BMRs are required as part of this project. The applicant has signed the required Below Market Rate Developer Agreement as required.

### Comparison to other projects

The project applicant had indicated that other projects in the area had deviations from open space. Staff looked at the projects identified in the adjacent map.

1. 1170 Morse – Requested deviations for Building Height, Number of Stories, Front Setback, and Right Setback.
2. 1038 Morse - Requested deviations for Distance Between Buildings, Building Height, Number of



Stories, Front Setback, Usable Open Space (398 per unit) and Frontage Width.

3. 545 Wedell - Requested deviations for Building Height, Number of Stories, Right Setback, and Rear Setback.
4. 1049 Keil Court - Requested deviations for Distance Between Buildings, Building Height, Number of Stories, Parking (deficient 8 spaces), Front, Right, Left and Rear Setbacks, and Frontage Width.

Based on the data tables for the projects noted above, it appears that many of the requested deviations are quite common for townhouse developments, especially in this area. However, deviations from Usable Open Space are not common for residential developments. As noted above, the applicant has revised the plans provide additional usable open for the development, bringing the total closer to the required 400 square feet per unit.

**Environmental Review**

A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 32 Categorical Exemptions include infill development that will not result in any significant effects relating to traffic, noise, air quality or water quality. The proposed project is below the thresholds to require a traffic study or air quality analysis. The applicant provided an acoustical analysis which indicated that the six-foot high wood fence will keep the private open space within the allowable levels and standard building techniques will ensure interior levels meet the City’s adopted levels. Water quality will be treated through a required stormwater management plan.

**FISCAL IMPACT**

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

**PUBLIC CONTACT**

Staff has not received any comments of concern regarding the proposed project.

<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>• 934 notices mailed to the property owners and tenants 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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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Permit and the revised plans submitted by the applicant. 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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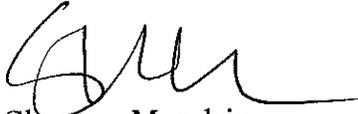
1. Approve the Special Development Permit and Vesting Tentative Map with attached conditions.
2. Approve the Special Development Permit and Vesting Tentative Map with modified conditions requiring the front yard walls on Morse Drive to be adjusted to provide a four foot setback from the back of sidewalk.
3. Approve the Special Development Permit and Vesting Tentative Map with modified conditions.
4. Deny the Special Development Permit and Vesting Tentative Map.

**RECOMMENDATION**

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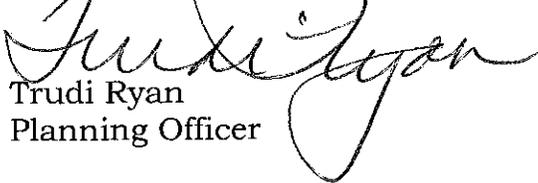
Alternative 1: Approve the Special Development Permit and Vesting Tentative Map with attached conditions.

Prepared by:



Shaun Mendrin  
Project Planner

Reviewed by:



Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from Applicant
- E. Planning Commission Staff Report, dated July 11, 2011 (excluding Attachments)
- F. Planning Commission Draft Minutes, dated July 11, 2011
- G. Open Space Exhibit, dated July 19, 2011

## 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

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

**Policy C2.2:** *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 project meets the goals and policies of the General Plan as listed above by creating 17 townhouse units that promote housing goals that encourage home ownership. The project also meets the policy for a minimum 75% of the allowable density for the zoning district. The project will contribute two below market rate 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 provides a unit type compatible with the surrounding residential developments. The proposed design and site layout ensure consistency with adjacent developments. The design of the homes is considered high quality and will greatly improve the overall appearance of the area over current conditions.

### **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. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

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

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

## **ATTACHMENT B**

### **RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JULY 25, 2011**

**Planning Application 2010-7296**  
1060 Morse Ave

Special Development Permit for the development of 17 townhouse units and Vesting Tentative Map.

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.

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:**

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. TITLE 25:  
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

GC-4. ON-SITE AMENITIES:  
Swimming pools, pool equipment structures, play equipment, and other accessory utility buildings, except as otherwise subject to Planning Commission review, may be allowed by the Director of Community Development subject to approval of design, location and colors. [COA] [PLANNING]

GC-5. 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 shall provide at least 12.5% of the total number of dwelling units as Below Market Rate ownership dwelling units in compliance with SMC 19.66 and the Below Market Rate Housing Program Administrative Procedures for Developers. Based on the approved project of 17 total units, 2 BMR units shall be provided.

All BMR dwelling units shall be constructed concurrently with non-BMR units, shall be dispersed throughout the property, 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-6. TEMPORARY TRAILERS:  
Temporary sales trailer(s) on the site shall be subject to separate review and approval by the Director of Community Development. Plans for temporary trailers shall include the following:

- a) Trailers shall be placed on the premises not sooner than 15 days following the date of final project approval by the City and shall be removed no later than 30 days after the final unit is sold;
- b) Trailer entrances shall be oriented toward the nearest building;
- c) Area lighting shall be provided in the vicinity of temporary trailers. [COA] [PLANNING]

GC-7. ENCROACHMENT PERMIT:  
Obtain an encroachment permit from the Department of Public Works for all off-site improvements. [SDR] [PUBLIC WORKS]

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

PS-2. REQUIRED REVISIONS TO PLANS:

The plans shall be revised as follows and shall be subject to review and approval by the Director of Community Development prior to submittal of a building permit:

- a) Four Unit Building Side Elevations - The plans shall be revised to add architectural treatment to provide more interest and to break up the large wall face.
- b) Useable Open Space - Open space shall be added to include the front yards for the four unit building and rear balconies of 57 square feet each for all units as per the Open Space Exhibit dated, July 19, 2011 and revised plans dated July 15, 2011.
- c) Trash Enclosure -The pedestrian sidewalk to be relocated to the south side of the enclosure and to include additional landscaping (including trees) to screen the enclosure from Unit #7.
- d) Vision Triangle - The floor plan(s) of the four unit building shall be modified to eliminate the encroachment (an angled wall element should not be used as it would be inconsistent with the architecture). [COA] [PLANNING]

PS-3. BMR SPECIAL PERMIT CONDITION FORM:

The developer shall submit a "BMR Special Permit Condition Form" and a site plan as Exhibit A to the Affordable Housing Manager for review prior to submitting building permit plans. 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]

PS-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]

**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:**

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

**BP-3. NOTICE OF CONDITIONS OF APPROVAL:**

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

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

**BP-4. 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-5. GREEN BUILDING:**

The building permit plans shall demonstrate the project is designed to achieve a minimum of 70 points on BuildItGreen's GreenPoint Rated Checklist. The GreenPoint Rated Checklist shall be included on plans. [SDR] [PLANNING/BUILDING]

BP-6. FINAL MAP:

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 provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. [COA] [PUBLIC WORKS]

BP-7. SOLID WASTE DISPOSAL PLAN:

A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. The solid waste disposal plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for multi-family projects. [COA] [PLANNING]

BP-8. ROOF EQUIPMENT:

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roofs or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof (note shall be added on the elevations). [COA] [PLANNING]

BP-9. FEES AND BONDS:

The following fees shall be paid in full prior to issuance of building permit.

- a) PARK IN-LIEU FEE - Pay Park In-lieu fees estimated at \$16,936.13 per unit (2.25 acres per thousand), for a total of \$287,914.18 prior to approval of the Final Map or Parcel Map. The final fee amount shall be calculated based on fee schedules in place at the time of payment. (SMC 18.10) [SDR] [PLANNING]
- b) SENSE OF PLACE FEE - Pay Sense of Place fees for neighborhood pedestrian and streetscape improvements associated with industrial-to-residential transition. Sense of Place fees are estimated at \$1,071 per dwelling unit and shall be paid prior to issuance of a building permit. The final fee amount shall be calculated based on fee schedules in place at the time of payment. [COA] [PLANNING]
- c) TIF - A Transportation Impact Fee is not required due to a net decrease in peak hour trips. [SDR] [PLANNING]

BP-10. MECHANICAL EQUIPMENT (EXTERIOR):

Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted for review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with screening wall with material similar to the base material of the buildings, and shall not be roof-mounted or window-mounted. [COA] [PLANNING]

BP-11. 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-12. LANDSCAPE PLAN:

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 through the submittal of a Miscellaneous Plan Permit application. The landscape plan shall include the following elements:

a) Required Revisions:

- i.) Sidewalks shall be 5-7 feet in width along Toyama (speed limit below 35 mph). Sidewalks shall be 7-10 feet in width along Morse (speed limit 35 mph and higher). In some cases, variations of this standard may be permitted in order to preserve existing street trees. (Variation on detail 9C)
- ii.) Curb ramps shall be installed at all intersections, one ramp perpendicular to each crossing direction.

- iii.) Street trees shall be placed towards the face of curb to act as a buffer between pedestrians and motor vehicles. The trees shall be placed 35 to 40 feet apart. (detail variation on Engineering detail DT 1)
  - iv.) Pedestrian scale street lighting shall be placed towards the face of curb. The lights shall be placed 80 feet apart. (detail Engineering DT 1 and DT 11)
  - v.) The two guest parking spaces perpendicular to Toyama Drive shall be screened with plantings that will grow up to three feet in height. The screening material shall extend the frontage of the parking spaces and partially wrap the area.
  - vi.) The landscaping between the front yard walls for the four unit building shall be enhanced to provide additional color, texture and screening to soften the area.
- b) All areas not required for parking, driveways, or structures shall be landscaped.
  - c) Provide trees at minimum 30-foot intervals along all property lines, except where mature trees are located immediately adjoining on neighboring property.
  - d) Deciduous trees shall be provided along southern and western building exposures where possible for passive solar heating purposes.
  - e) For new tree selection, preference shall be given to California native species, and sizes selected shall be as large as appropriate for the proposed locations. At least ten percent (10%) of trees shall be 24-inch box size or larger and no tree shall be less than 15-gallon size. 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.
  - f) Tree Preservation:
    - i.) The Landscape Plan shall include the preservation of the six trees indicated in the Tree Survey.
    - ii.) Any City street trees to be removed, replaced, or installed shall be included on the landscape plan.
  - g) Provide a 15-foot wide landscaped buffer along the property's street frontages, except that the width may be reduced in limited locations as per the deviations granted and indicated on the approved project plans.
  - h) Ground cover included in the landscape plans shall be planted so as to ensure full coverage eighteen months after installation.
  - i) Decorative paving shall be provided as required by the Director of Community Development to distinguish entry driveways, pedestrian paths, pedestrian crossings, and common areas.

- j) Provide details for common area furnishing including tables, benches, grills, trash receptacles, etc. Common area furnishings shall be secured to the ground to prevent them from being moved (excepting recycling and solid waste containers located within approved enclosures).
- k) Design of all proposed fencing and walls shall be included in the landscape plans and shall comply with 19.37.080. Specifically, a 6-foot solid masonry wall shall be installed on the eastern property line.
- l) Patio and landscape walls shall not be higher than three feet (four feet may be allowed if the wall is partially open). [COA] [PLANNING]

BP-13. CITY STREET TREES (SUBDIVISION):

The Applicant shall install required street trees of a species determined by the Public Works Department. Street trees and frontage landscaping shall be included in the detailed landscape and irrigation plan subject to review and approval by the Director of Community Development and the City Arborist. New street trees shall be 24-inch box size or 25 gallon size or larger and spaced a minimum of 35 feet apart. [SDR] [PLANNING/PUBLIC WORKS]

BP-14. LANDSCAPE MAINTENANCE PLAN:

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

BP-15. LANDSCAPE BUFFER:

Install and maintain a solid decorative masonry wall along the east property lines compliant with 19.37.080. Wall height shall be measured from the highest adjoining grade. Wall design shall be subject to review and approval by the Director of Community Development prior to issuance of building permits. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed. The wall shall not impact the health of existing trees to be retained on the subject site or adjacent property. [SDR] [PLANNING]

BP-16. TREE PROTECTION PLAN:

Prior to issuance of a demolition permit, a grading permit or a building permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code, the recommendations of Barrie D. Coate and Associates (letter dated April 26, 2011) and at a minimum:

- a) An updated inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA). The inventory shall include trees proposed for removal as well as trees to remain.
- b) All existing trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) The Director of Community Development shall have discretion over the final list of trees to be removed.
- d) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- e) Provide a plan showing overlay of Civil plans including utility lines with existing trees and provide measures to protect tree root systems as needed during utility installation.
- f) The measures specified in the tree protection plan shall be installed prior to issuance of any building or grading permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

**BP-17. STORMWATER MANAGEMENT PLAN:**

Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development, pursuant to SMC 12.60, prior to issuance of building permit. The Stormwater Management Plan shall include an updated Stormwater Management Data Form. [COA] [PLANNING/PUBLIC WORKS]

**BP-18. STORMWATER MANAGEMENT PLAN THIRD-PARTY CERTIFICATION:**

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

**BP-19. STORMWATER MEASURES IN USABLE OPEN SPACES:**

The preliminary Stormwater Management Plan includes bioretention basins which are located in usable open space areas. The design of bioretention basins including size, depth, layout, design of

inlets/drains, and type of vegetation shall be developed to avoid impairing the usability of the areas for recreation, relocation may be required. [COA] [PLANNING]

**BP-20. 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) Covered trash enclosures and/or receptacles.
- d) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - a) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to on-site vegetated areas is not a feasible option.
  - b) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

**BP-21. EXTERIOR LIGHTING PLAN:**

Prior to issuance of a building permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:

- a) Sodium vapor or illumination with an equivalent energy savings. Lighting which provides true color representation is preferred.
- b) Pole heights to be uniform and compatible with the area, including adjacent single-family residential areas. Light standards shall be of pedestrian scale and shall not exceed 8 feet in height on the periphery of the project.
- c) Provide photocells for on/off control of all security and area lights.
- d) All exterior security lights shall be equipped with vandal resistant covers.

- e) Lights shall have shields to prevent glare onto adjacent residential properties.
- f) Lighting plans shall be developed to provide coverage of all parking areas, driveways, and building entrances for safety and security purposes. [COA] [PLANNING]

BP-22. PHOTOMETRIC PLAN:

Prior to issuance of a building permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements. [COA] [PLANNING]

BP-23. LIGHTING SPACING:

Install lights at a minimum of 50 feet intervals along all private streets. Final light spacing shall be subject to approval by the Director of Community Development with review of the exterior lighting plan and photometric plan. [COA] [PLANNING]

BP-24. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):

A Parking Management Plan is required 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) All uncovered spaces shall be reserved as guest and unassigned residential parking spaces and shall remain unassigned.
- b) A clear definition of “guest” as proposed by the property manager/homeowner’s association.
- c) All uncovered parking spaces shall be available for guest use.
- d) Clearly indicate that the property manager/homeowner’s association shall not rent or sell unassigned spaces, except that a nominal fee may be charged for parking management.
- e) Prohibit residents from parking RV’s, trailers, or boats on the property. [COA] [PLANNING]

BP-25. WATER METERS:

Separate metering shall be provided for domestic and irrigation water systems. [SDR] [PLANNING]

BP-26. UNDERGROUND UTILITIES:

All proposed utilities shall be undergrounded. [SDR] [PLANNING/PUBLIC WORKS]

BP-27. WATER AND SEWER DEMAND:

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. [COA] [PUBLIC WORKS]

BP-28. FIRE PROTECTION:

Plans shall demonstrate compliance with the fire protection requirements in place at the time of building permit submittal as provided in Sunnyvale Municipal Code chapters 16.52, 16.53 and 16.54; California Fire Code; and Title 19 California Code of Regulations. The following details shall be included:

- a) The water supply for fire protection and firefighting shall be approved by the Department of Public Safety (508 CFC).
- b) A fully automatic fire sprinkler system is required. The fire sprinkler system shall be in accordance with NFPA 13, and CFC (16.52.270 SMC & Section 903 CFC).
- c) A fire alarm system is required for buildings meeting the requirements under Section 907.2.9 CFC.
- d) Install approved smoke detectors in accordance with the Sunnyvale Municipal Code (SMC 16.52.280).
- e) Fire hydrants are required every 300 feet. On-site fire hydrants are required along the fire access road. Building permit plans shall provide locations of existing City fire hydrants and any proposed on-site hydrants (508 CFC).
- f) Provide the required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568).
- g) Fire access roads are required per the Sunnyvale Municipal Code and the published requirements for Fire Department Vehicle Access. Building permit plans shall demonstrate compliance with the approved Alternate Means agreement for fire access roads.
- h) Trash enclosures within 5 feet of building exterior walls or overhangs require fire sprinkler protection (304.3.3 CFC, 16.52.270 SMC). [SDR] [PUBLIC SAFETY-FIRE PREVENTION]

BP-29. FIRE PROTECTION PLAN:

Provide a written construction Fire Protection Plan (Section 1408 CFC) (Refer to Unidocs.org, Fire Prevention documents). [COA] [PUBLIC SAFETY-FIRE PREVENTION]

BP-30. AIR CONDITIONING SYSTEMS:

All units shall install air conditioning units as indicated in the approved plans. [COA] [PLANNING]

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

**EP-1: CURB, GUTTER, AND SIDEWALK:**

Remove and replace all uplifted and damaged curb, gutter, and sidewalk along the project frontages. A continuous root barrier shall be installed as part of the provided along new sidewalk replacement if adjacent to a City trees per City standard details and specifications. [COA] [PUBLIC WORKS]

**EP-1: STREETScape DESIGN:**

This project shall follow the streetscape design pattern established from previous surrounding projects in the area and shall be designed in accordance to the Tasman/Fair Oaks Area Pedestrian and Bicycle Circulation Plan. [COA] [PUBLIC WORKS]

**EP-2: INSTALLATION AND UPGRADE REQUIREMENTS:**

- a) Install cleanout(s) at the property line.
- b) Install new radio-read disk-type water meters.
- c) Upgrade public fire hydrants to Clow-Rich 75 model.
- d) Provide separate service and tap for fire, domestic and irrigation water.
- e) Install an approved backflow prevention device on the discharge side of the irrigation and domestic meters and above-ground double check detector assembly for fire service meters. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PREVENTION]

**EP-3: CURB RAMPS:**

This project requires installation of curb ramps at locations specified by the City in accordance with California Building code, Title 24 and Americans with Disabilities Act (ADA) requirements. [COA] [PUBLIC WORKS]

**EP-4: WET UTILITIES:**

All wet utilities (water, sanitary sewer, storm drain) in private streets and private drives shall be privately owned and maintained. For water lines, install public master water meter(s) in the public right-of-way. For each public master water meter installation, install a double check detector assembly. For private sanitary sewer and storm, install a manhole or cleanout at the right-of-way line. Install a separate

irrigation meter with a backflow prevention device. [COA] [PUBLIC WORKS]

EP-5: UTILITY PROVIDERS:

Contact the utility companies for their review/approval requirements and/or procedures for site development and existing easement vacation/removal. [COA] [PUBLIC WORKS]

EP-7: COMPLIANCE WITH STANDARD REQUIREMENTS:

This project shall comply with all required improvements, design standards and standard details and specifications. [SDR] [PUBLIC WORKS]

EP-8: UTILITY ABANDONMENT/RELOCATION

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. Developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the park strip area, caused by the development. [COA] [PUBLIC WORKS]

EP-8: UTILITY ABANDONMENT/RELOCATION

All utility plans (PG&E, AT&T, Comcast, 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 the public right-of-way or public utility easements. [COA] [PUBLIC WORKS]

EP-8: PROVIDE PRELIMINARY CALCULATIONS:

Provide preliminary calculations with the first off-site improvement plan submittal to ensure that the subject development will not be detrimental to the existing storm drain system. Public improvement plans will not be approved without this information. [COA] [PUBLIC WORKS]

EP-9: RECORD DRAWINGS:

Record drawings (including street, sewer, water, storm drain and off-site landscaping plans) shall be submitted to the City prior to permit sign-off. Final approved public improvement plans shall be prepared on 24"x36", 4 mil mylars. [COA] [PUBLIC WORKS]

**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.
- b) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
- c) Include provisions for short and long term maintenance of the common lot, landscaping areas, recreation areas, parking, driveways and utility connections.
- d) Include all provisions of the Parking Management Plan.
- 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, pursuant to the executed Subdivision Agreement.
- g) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application 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 landscaping, except street trees, in perpetuity along the public street fronting the project site.
  - ii) The owners association shall maintain all private utilities and common lot areas as defined on the map.
  - iii) The owners association shall maintain all facilities (such as stormwater treatment devices) shown on the approved stormwater management plan.
  - iv) The owners association shall maintain and keep up-to-date transit information and rideshare information for display in an on-site kiosk or display case. The display shall include a current VTA transit map, Caltrain station map, and contact information including Web sites and phone numbers for Caltrain, VTA, and other area transit resources such as [www.511.org](http://www.511.org).
  - v) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted by the Public Works Department.g)

TM-2. THE CC&RS SHALL CONTAIN THE FOLLOWING LANGUAGE:

- a) “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.
- b) 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.

- c) 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.
- d) 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.
- e) 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.
- f) 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-3. 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-4. 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-5. STREET NAMING:

The private streets located on the project common lots shall be assigned street names in accordance with the official Street Name System, as selected by the Community Development Department. [COA] [PLANNING]

TM-6. UTILITY EASEMENTS:

Dedicate public utility easements on-site as required by utility providers. Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project site shall be recorded with the map or with separate instruments prior to occupancy. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits. [COA] [PUBLIC WORKS]

TM-7. SUBDIVISION AGREEMENT:

Execute a Subdivision Agreement and provide improvement securities and/or cash deposits as outlined in the Subdivision Agreement prior to first map recordation or encroachment permit issuance, whichever occurs first. [COA] [PUBLIC WORKS]

TM-8. DEVELOPMENT FEES:

Development fees associated with the entire project, including but not limited to utility frontage and/or connection fees, off-site improvement plan check and inspection fees, shall be paid prior to recordation of the first final map or encroachment permit issuance whichever occurs first. Improvement securities shall be provided for the entire subdivision prior to recordation of the first final map. [COA] [PUBLIC WORKS]

TM-9. PUBLIC IMPROVEMENTS:

All public improvements for the entire subdivision shall be completed prior to first building occupancy, unless a phasing plan is approved by the City prior to first map recordation. [COA] [PUBLIC WORKS]

TM-10. PUBLIC IMPROVEMENTS WITHIN RIGHT OF WAY:

Remove and replace or install new public improvements including but not limited to: standard apron-style driveway approaches (no curb-return style allowed), sidewalks (minimum five feet width), curb and gutter, treewells, utility extensions and connections, meters/vaults,

trees and landscaping, traffic signal/signs, striping, etc. prior to occupancy as required by the Director of Public Works. Provide traffic control plans in accordance to latest MUTCD standards (CA edition) for all off-site improvement work. [SDR] [PUBLIC WORKS]

TM-11. PUBLIC IMPROVEMENT STANDARDS:

All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works. [SDR] [PUBLIC WORKS]

TM-12. STREETLIGHTS:

Install and/or remove and replace streetlights in accordance to latest City standard specifications and details and City's latest streetscape design details. Photometric analysis may be required after initial review of streetlights. [COA] [PUBLIC WORKS]

TM-13. STREET AND UTILITY MAINTENANCE:

All internal private streets and drives, and all on-site wet utilities (water, sanitary sewer, storm drain) are to be privately owned and privately maintained in accordance with the provisions stipulated in the CC&R's. [SDR] [PUBLIC WORKS]

TM-14. SANITARY SEWER:

The existing sanitary sewer pipes on both Morse and Toyama have been identified by a preliminary study as having potential capacities issues, therefore, provide preliminary calculations to ensure that the proposed development will not be detrimental to the existing sanitary sewer system. [COA] [PUBLIC WORKS]

TM-15. DOMESTIC AND FIRE FLOW WATER:

A project-level domestic and fire flow water analysis is required during the plan check process to confirm that the project water system is consistent with the analysis stipulated in the 2007 East Sunnyvale ITR Project EIR. Any changes to or deficiencies in the existing water system in the immediate vicinity of the project will need to be addressed and resolved at the expense of the developer. [COA] [PUBLIC WORKS]

TM-16. STORM DRAINS:

The project is required to follow the existing storm drain tributary pattern. Any changes or deviations would require additional analysis and be subject to approval by the Director of Public Works during the plan check process. [SDR] [PUBLIC WORKS]

**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. PARKING LOT STRIPING:

All parking lot striping, guest spaces, and compact spaces shall be striped as per the approved building permit plans and Public Works standards prior to occupancy. [COA] [PLANNING/ENGINEERING]

PF-3. 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-4. 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-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]

PF-6. NOISE:

The applicant shall provide a letter of compliance from the Noise consultant indicating that the structures have achieved the required noise requirements. [COA] [PLANNING]

PF-7. PUBLIC STREET REPAIR:

Any changes to or deficiencies in the adjacent public streets as a result of project construction are to be rectified at the expense of the developer. [COA] [PUBLIC WORKS]

PF-8. COMPLETION OF PUBLIC IMPROVEMENTS:

Complete all required public improvements including but not limited to sidewalks, roadway improvements, streetlights, and signals prior to occupancy. [COA] [PUBLIC WORKS]

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

DC-1. FIRE ACCESS:

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). [SDR] [PUBLIC SAFETY-FIRE PREVENTION]

DC-2. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-3. TREE PROTECTION:

All tree protection measures shall be maintained, as indicated in the tree protection plan, including irrigation, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

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

AT-1. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-2. EXTERIOR EQUIPMENT:

Exterior equipment shall be maintained within approved enclosure areas. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]

AT-3. 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 -5. STORMWATER MEASURES IN USABLE OPEN SPACES:

Any bioretention basins which are located within usable open space areas shall be maintained to ensure the stormwater treatment measures do not impair usability of the area. [COA] [PLANNING]

AT-4. PARKING MANAGEMENT:

On-site parking management shall conform to the approved parking management plan. [COA] [PLANNING]

AT-5. PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Garage 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 guests. [COA] [PLANNING]

AT-6. UNENCLOSED STORAGE PROHIBITED:

Unenclosed storage of any kind shall be prohibited on the premises. [COA] [PLANNING]

AT-7. VEHICLE SALES, LEASING, AND RENTAL PROHIBITED:

The sales, leasing, or rental of vehicles or trailers are prohibited on the subject property. [COA] [PLANNING]

AT-8. 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-9. 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-10. 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-11. HOA RESPONSIBILITIES:

The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the 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/COMMUNITY RESOURCES DIVISION]

AT-12. STREET AND UTILITY MAINTENANCE:

The project applicant, owner, landlord, or homeowners association must properly maintain all internal private streets and drives and all wet utilities (water, sanitary sewer, storm drain) on the site. [SDR] [PUBLIC WORKS]

AT-13. BMP MAINTENANCE:

The project applicant, owner, landlord, or homeowners association must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]

AT-14. BMP RIGHT OF ENTRY:

The project applicant, owner, landlord, or homeowners association shall provide access to the extent allowable by law for representatives of City, the local vector control district, and the Regional Water Quality Control Board; strictly for the purposes of verification of proper operation and maintenance for the stormwater treatment best management practices contained in the approved Stormwater Management Plan. [SDR] [PLANNING]

AT-15. FIRE DEPARTMENT ACCESS:

A Knox system (key switch) shall be provided and maintained for all locked gates in accordance with Fire Prevention requirements. [COA] [PUBLIC SAFETY-FIRE PREVENTION]

# CLASSICS AT TOYAMA

**SHEET INDEX :**

T.1 TITLE SHEET

**CIVIL PLANS:**

- C.1 EXISTING CONDITIONS
- C.2 PRELIMINARY SITE PLAN
- C.3 PRELIMINARY GRADING PLAN
- C.4 PRELIMINARY UTILITY PLAN
- C.5 PRELIMINARY STORMWATER CONTROL PLAN

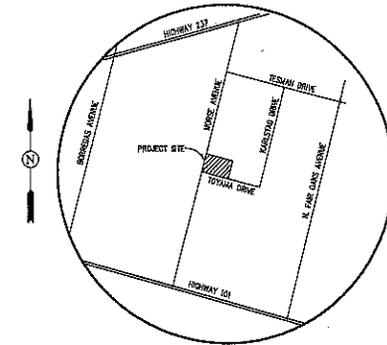
**ARCHITECTURAL PLANS :**

- A.1.0 CONCEPTUAL SITE PLAN
- A.1.1 SITE SECTION
- A.1.2 UNIT PLAN A
- A.1.3 UNIT PLAN AX
- A.1.4 UNIT PLAN B
- A.1.5 UNIT PLAN BX
- A.1.6 TOYAMA AND MORSE STREET SCENES
- A.1.7 EXTERIOR ELEVATIONS (3-FLEX)
- A.1.8 EXTERIOR ELEVATIONS (4-FLEX)
- A.1.9 EXTERIOR ELEVATIONS (7-FLEX)
- A.1.10 SOLAR ANALYSIS AND SHADOW STUDY
- A.1.11 PARKING STALL SHADING STUDY

**LANDSCAPE PLANS:**

- L-1 PRELIMINARY PLANTING PLAN
- L-2 LANDSCAPE SITE PLAN
- L-3 PARKING LOT SHADING PLAN
- L-4 PLANT PALETTE
- L-5 PRELIMINARY IRRIGATION PLAN
- L-6 IRRIGATION NOTES AND LEGEND
- L-7 IRRIGATION DETAILS
- L-8 IRRIGATION DETAILS

## RESIDENTIAL DEVELOPMENT PROPOSAL BY CLASSIC COMMUNITIES SUNNYVALE, CALIFORNIA



VICINITY MAP  
NOT TO SCALE

**PROJECT INFORMATION:**

SITE AREA:	0.33± AC
SITE ADDRESS:	1050 MORSE AVENUE SUNNYVALE, CA 94089
A.P.N.:	110-14-058
ZONING DESIGNATION:	(MS-TIR-R3) INDUSTRIAL AND SERVICE
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL



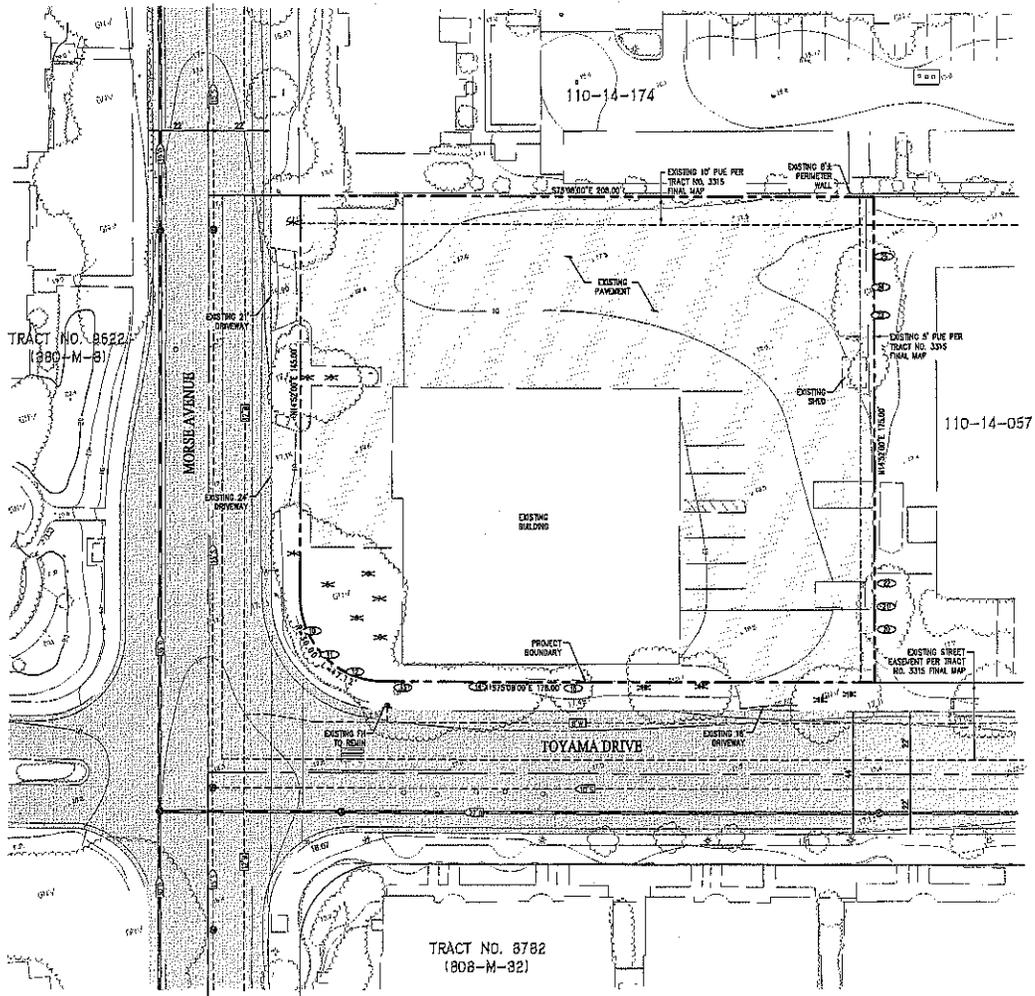
Bessenian | Lagoni  
ARCHITECTS - INTERIORS



T.1

JULY 15, 2011

ATTACHMENT C  
Page 1 of 27

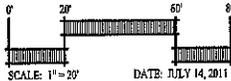


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	PROJECT BOUNDARY
- - - - -	- - - - -	CURB, CUTTER, SIDEWALK & DRIVEWAYS
▭ (stippled)	▭ (stippled)	EXISTING PAVEMENT TO BE REMOVED
▭ (stippled)	▭ (stippled)	EXISTING PAVEMENT TO REMAIN
▭ (dotted)	▭ (dotted)	BIO-RETENTION DRAINAGE AREA
- - - - -	- - - - -	EASEMENT LINE
○	○	SPOT ELEVATIONS
○	○	MONUMENT
—○—	—○—	STORM DRAIN
—○—	—○—	SANITARY SEWER
—○—	—○—	WATER
●	●	MANHOLE
■	■	CATCH BASIN
□	□	FIELD INLET
○	○	AREA DRAIN
+	+	TREE HYDRANT
+	+	ELECTRICAL
○	○	TREES TO BE PRESERVED
○	○	TREES TO BE REMOVED

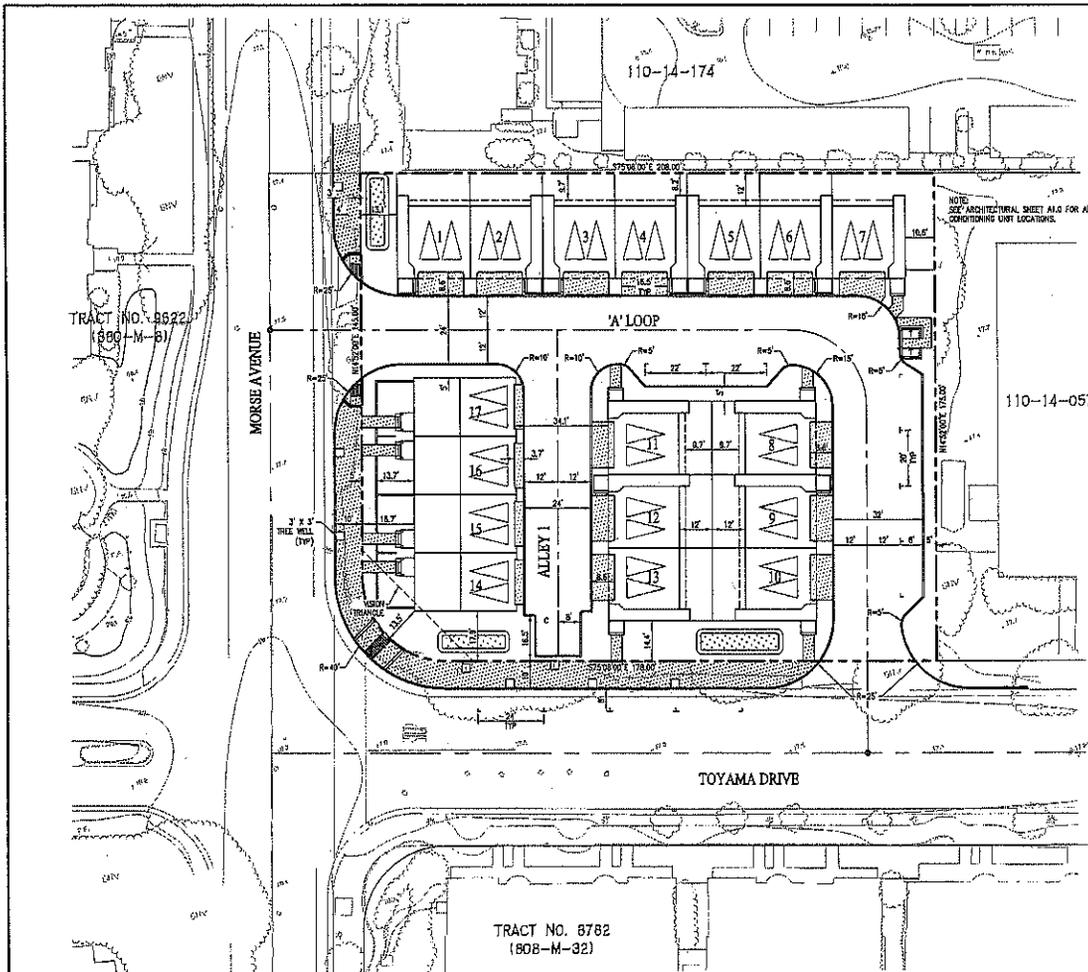
**NOTE:**  
 FOR SPECIFIC TREE INFORMATION PLEASE  
 REFER TO THE TREE SURVEY PREPARED  
 BY SHARIS D. SOMER AND ASSOCIATES  
 DATED APRIL 26, 2011

**SITE DEVELOPMENT PERMIT  
 EXISTING CONDITIONS  
 CLASSICS AT TOYAMA**  
 CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



**cbg** Carlson, Barbee & Gibson, Inc.  
 CIVIL ENGINEERS - ARCHITECTS - PLANNERS  
 8711 BOLLINGER COMMON ROAD SUITE 100  
 SAN RAFAEL, CALIFORNIA 94903  
 (415) 452-8800 FAX (415) 452-8875  
 INFORMATION - LATHROP

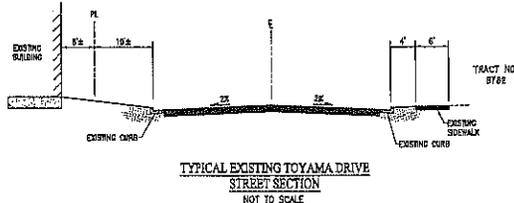
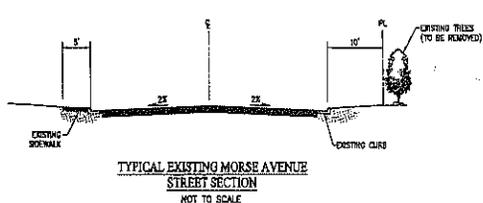
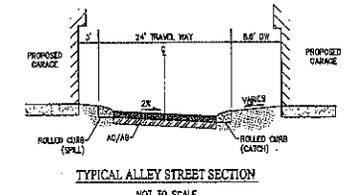
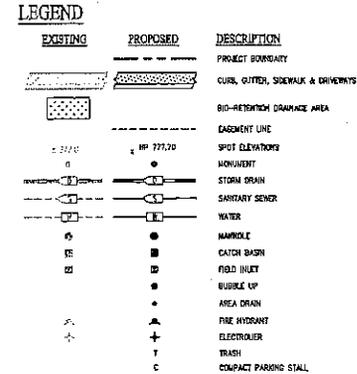
**ATTACHMENT**  
 Page 27 of 27  
 SHEET NO. 27



**PROJECT SUMMARY TABLE**

LOT	LOT AREA	OPEN SPACE	FLY TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	GARAGE	PORCH	TOTAL FLOOR AREA	COVERAGE RATIO	FA RATIO
1	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
2	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
3	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
4	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
5	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
6	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
7	1,829	657	A	129	576	729	457	27	1,991	0.40	1.63
8	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
9	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
10	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
11	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
12	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
13	1,162	300	A	129	576	729	457	27	1,991	0.53	1.53
14	1,116	187	B	289	674	680	488	27	2,024	0.72	1.91
15	1,129	284	B-2	389	674	680	488	27	2,200	0.71	1.89
16	1,129	284	B-2	389	674	680	488	27	2,200	0.71	1.89
17	1,143	187	B	289	674	680	488	27	2,024	0.72	1.91

NOTE:  
 1. ALL TABLE VALUES EXCEPT FOR THE FA AND COVERAGE RATIOS ARE IN UNITS OF SQUARE FEET  
 2. TOTAL FLOOR AREA = GARAGE + FIRST FLOOR + SECOND FLOOR + THIRD FLOOR  
 3. COVERAGE RATIO = (FIRST FLOOR + GARAGE + PORCH) / (LOT AREA)  
 4. FLOOR AREA RATIO = (FIRST FLOOR + GARAGE + SECOND FLOOR + THIRD FLOOR) / (LOT AREA)



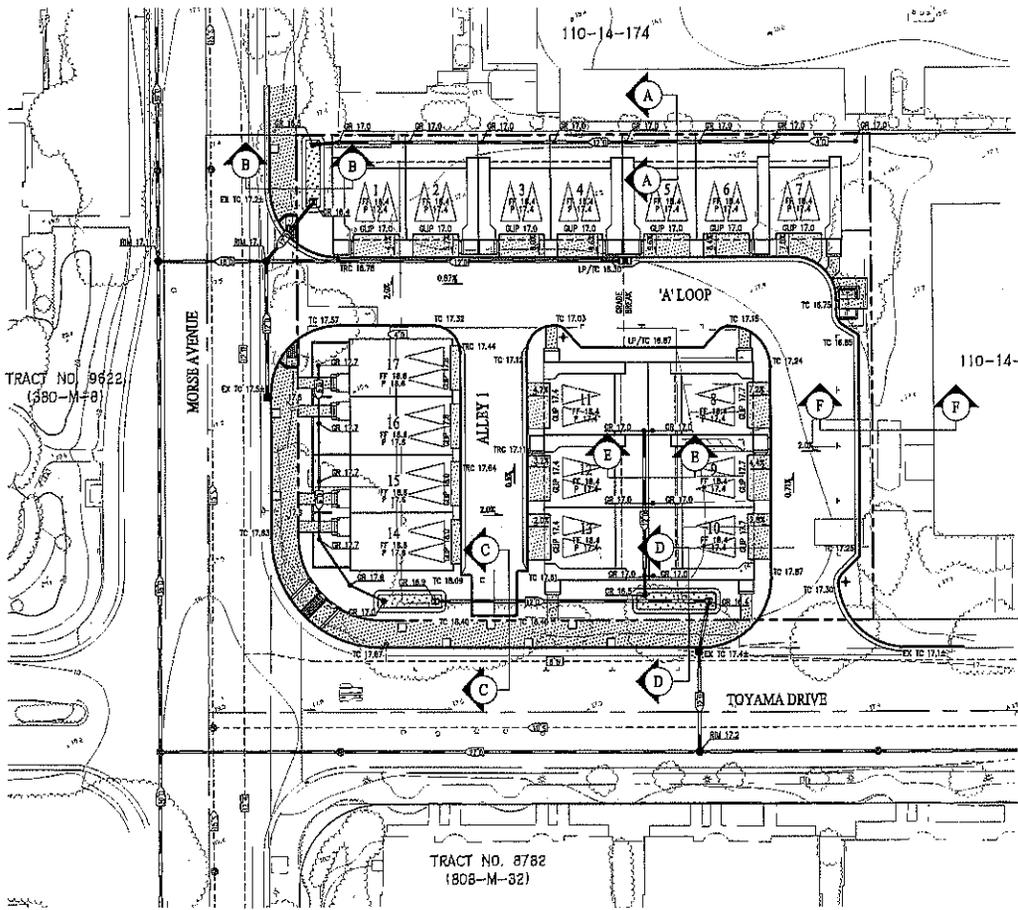
**SITE DEVELOPMENT PERMIT  
 SITE PLAN  
 CLASSICS AT TOYAMA**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



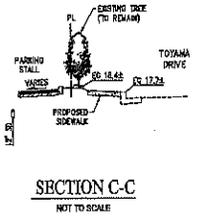
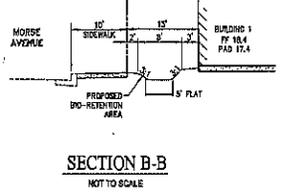
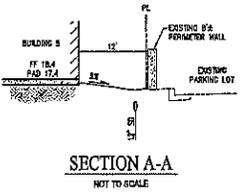
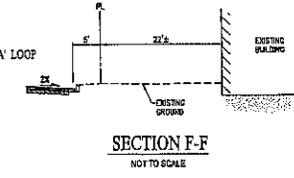
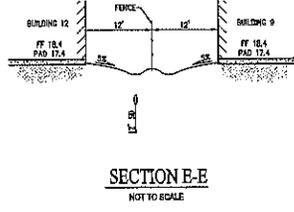
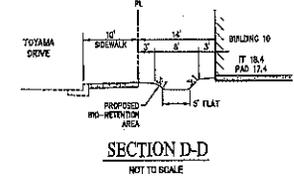
**ebg** Callison, Barthel & Gibson, Inc.  
 CIVIL ENGINEERS - SURVEYORS - PLANNERS  
 811 BOLLINGER CANYON ROAD SUITE 100  
 SAN RAMON, CALIFORNIA 94583  
 (925) 688-0222 FAX (925) 688-0274  
 SAN RAMON, CALIFORNIA

ATTACHMENT  
 Page 5 of 27  
 27



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PROJECT BOUNDARY
[Symbol]	[Symbol]	CURB, CURBS, SIDEWALK & DRIVEWAYS
[Symbol]	[Symbol]	BO-RETENTION DRAINAGE AREA
[Symbol]	[Symbol]	SPOT ELEVATIONS
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	FIELD INLET
[Symbol]	[Symbol]	ARGA DRAIN
[Symbol]	[Symbol]	BURBLE UP
[Symbol]	[Symbol]	MEDIA FILTRATION UNIT
[Symbol]	[Symbol]	DIRECTION OF FLOW
[Symbol]	[Symbol]	ELECTRODRIER
[Symbol]	[Symbol]	TRASH
[Symbol]	[Symbol]	COMPACT PARKING STALL

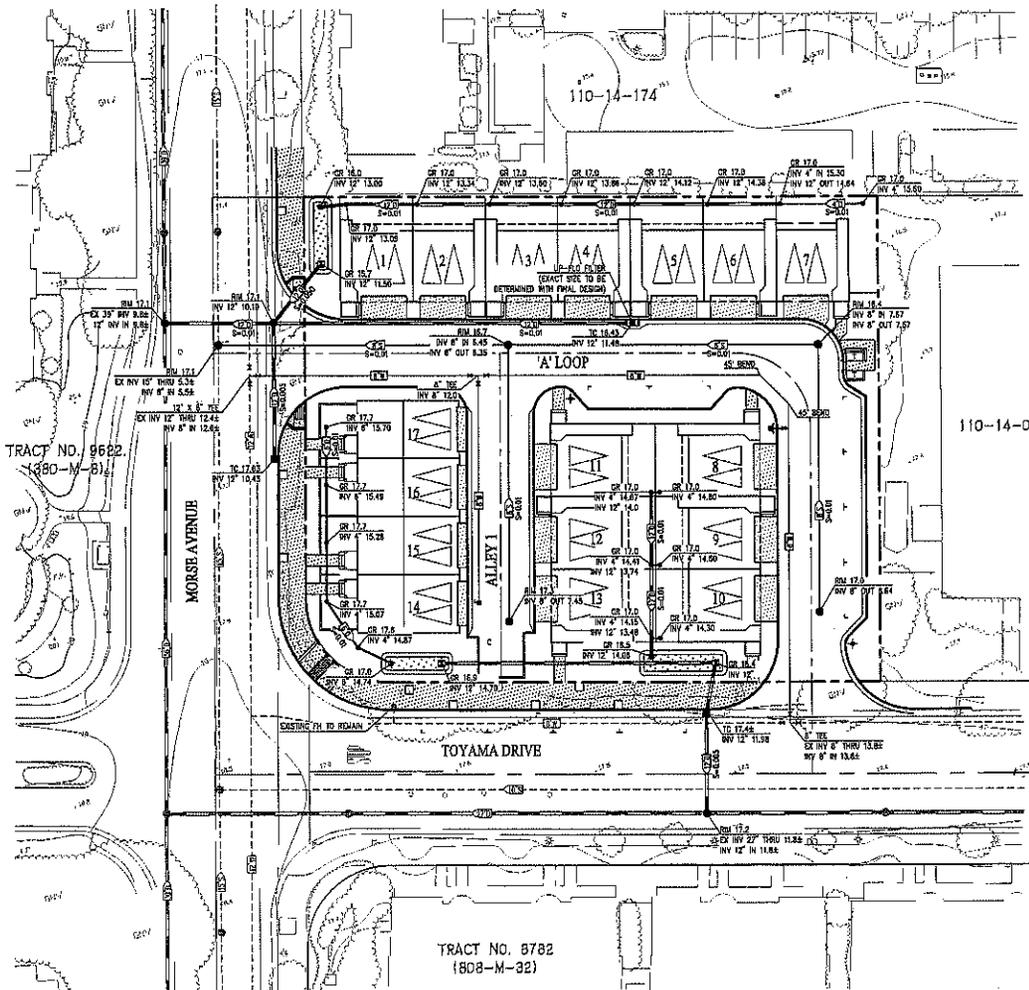


**SITE DEVELOPMENT PERMIT  
PRELIMINARY GRADING PLAN  
CLASSICS AT TOYAMA**  
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



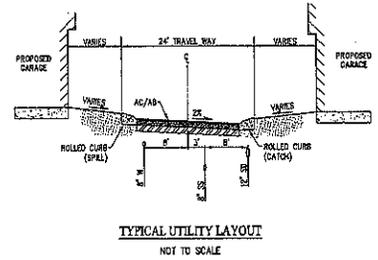
**cbg** Carlson, Barbee & Gibson, Inc.  
CIVIL ENGINEERS & ARCHITECTS - PLANNERS  
8111 BOLLINGER CANYON ROAD, SUITE 100  
SAN RAFAEL, CALIFORNIA 94903  
SAN RAFAEL, CALIFORNIA  
TEL: 925.435.4300  
FAX: 925.435.4302

ATTACHMENT C  
 Pages 4 of 27



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	CURB, CUTTER, SIDEWALK & DRIVEWAYS
---	---	BIO-RETENTION DRAINAGE AREA
---	---	SPOT ELEVATIONS
---	---	STORM DRAIN
---	---	MANHOLE
---	---	CATCH BASIN
---	---	FIELD INLET
---	---	AREA GRASS
---	---	BUBBLE UP
---	---	MEDIA FILTRATION UNIT
---	---	DIRECTION OF FLOW
---	---	ELECTRICAL
---	---	TRASH
---	---	COMPACT PARKING STALL



**SITE DEVELOPMENT PERMIT  
PRELIMINARY UTILITY PLAN  
CLASSICS AT TOYAMA**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

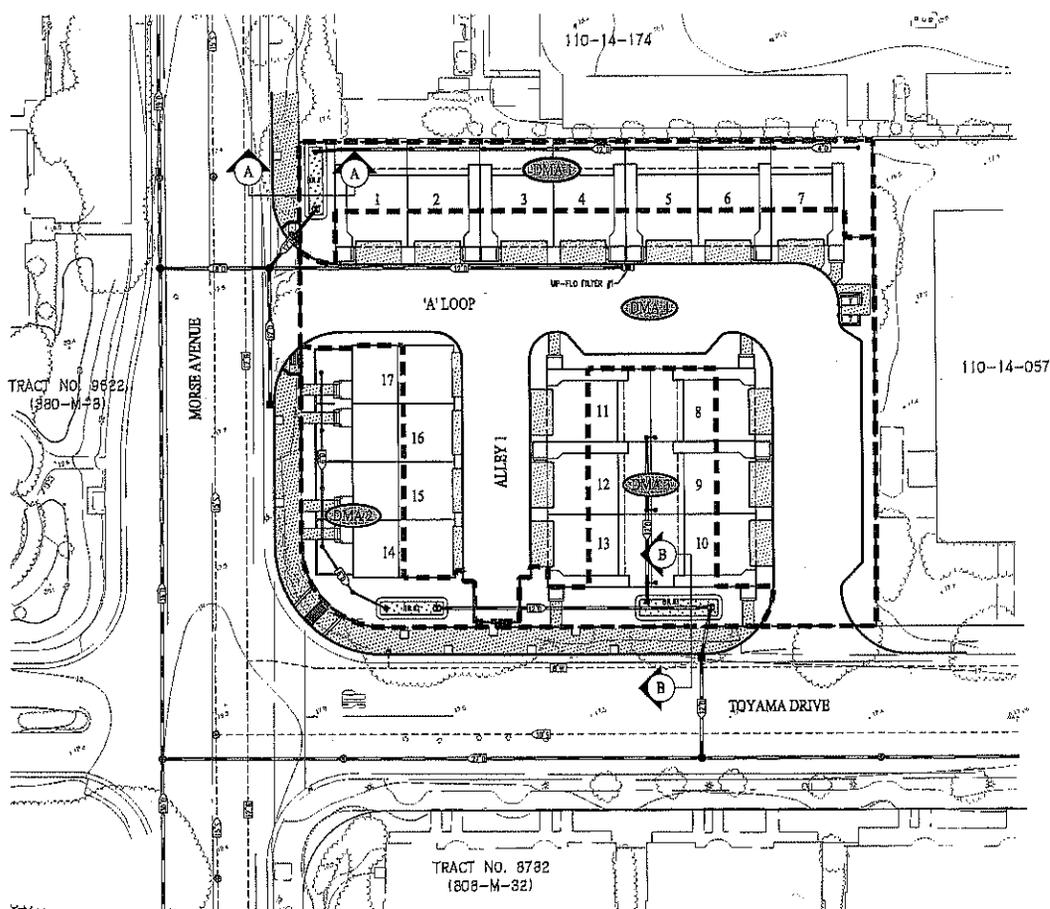
SCALE: 1" = 20'

DATE: JULY 14, 2011

Carlson, Barbee & Gibbons, Inc.  
CIVIL ENGINEERS - SURVEYORS - PLANNERS  
4411 BELLINGER GARDEN ROAD, SUITE 100  
SAN RAMON, CALIFORNIA 94583  
PHONE: 925.376.8800  
FAX: 925.376.8275  
SUNNYVALE - LATHROP

SHEET NUMBER  
C.4

ATTACHMENT C  
 Page 5 of 27



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	CURB, GUTTER, SIDEWALK & DRIVEWAYS
▨	▨	BIO-RETENTION GRAINAGE AREA
○	○	STORM ORAIN
⊙	⊙	MANHOLE
⊕	⊕	CATCH BASIN
⊖	⊖	FIELD INLET
⊗	⊗	AREA BRAM
⊘	⊘	BUBBLE UP
□	□	MEDIA FILTRATION UNIT
⊔	⊔	TRASH

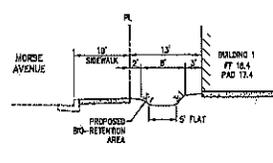
**DRAINAGE MANAGEMENT AREA SUMMARY**

DMA 1		DMA 3	
ROOF	2,480 SF	ROOF	1,890 SF
CONCRETE	0 SF	CONCRETE	133 SF
DRIVE AISLE	0 SF	DRIVE AISLE	0 SF
SUB-TOTAL IMPERVIOUS AREA	2,480 SF	SUB-TOTAL IMPERVIOUS AREA	2,023 SF
LANDSCAPING	2,898 SF	LANDSCAPING	2,880 SF
BR #1 - BIO-RETENTION AREA (4% IN)	124 SF	BR #3 - BIO-RETENTION AREA	170 SF
TOTAL	5,902 SF	TOTAL	5,073 SF
PERCENTAGE OF STEELANDSCAPING	18.2%	PERCENTAGE OF STEELANDSCAPING	14.0%

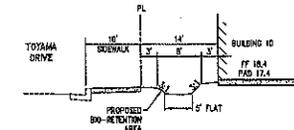
  

DMA 2		DMA 4	
ROOF	1,727 SF	ROOF	5,738 SF
CONCRETE	193 SF	CONCRETE	2,148 SF
DRIVE AISLE	0 SF	DRIVE AISLE	10,898 SF
SUB-TOTAL IMPERVIOUS AREA	1,920 SF	SUB-TOTAL IMPERVIOUS AREA	18,811 SF
LANDSCAPING	2,031 SF	LANDSCAPING	2,742 SF
BR #1 - BIO-RETENTION AREA (4% IN)	169 SF	UP-FLD FILTER #1	0 SF
TOTAL	4,059 SF	TOTAL	21,973 SF
PERCENTAGE OF STEELANDSCAPING	11.2%	PERCENTAGE OF STEELANDSCAPING	38.5%

NOTES:  
 1. ALL LANDSCAPE AREAS ARE ASSIGNED TO BE SELF TREATING.  
 2. CHECK MEDIA FILTER SIZE WILL BE DETERMINED WITH FINAL DESIGN.



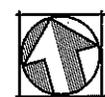
**SECTION A-A**  
NOT TO SCALE



**SECTION B-B**  
NOT TO SCALE

**SITE DEVELOPMENT PERMIT  
 PRELIMINARY STORM WATER  
 CONTROL PLAN  
 CLASSICS AT TOYAMA**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

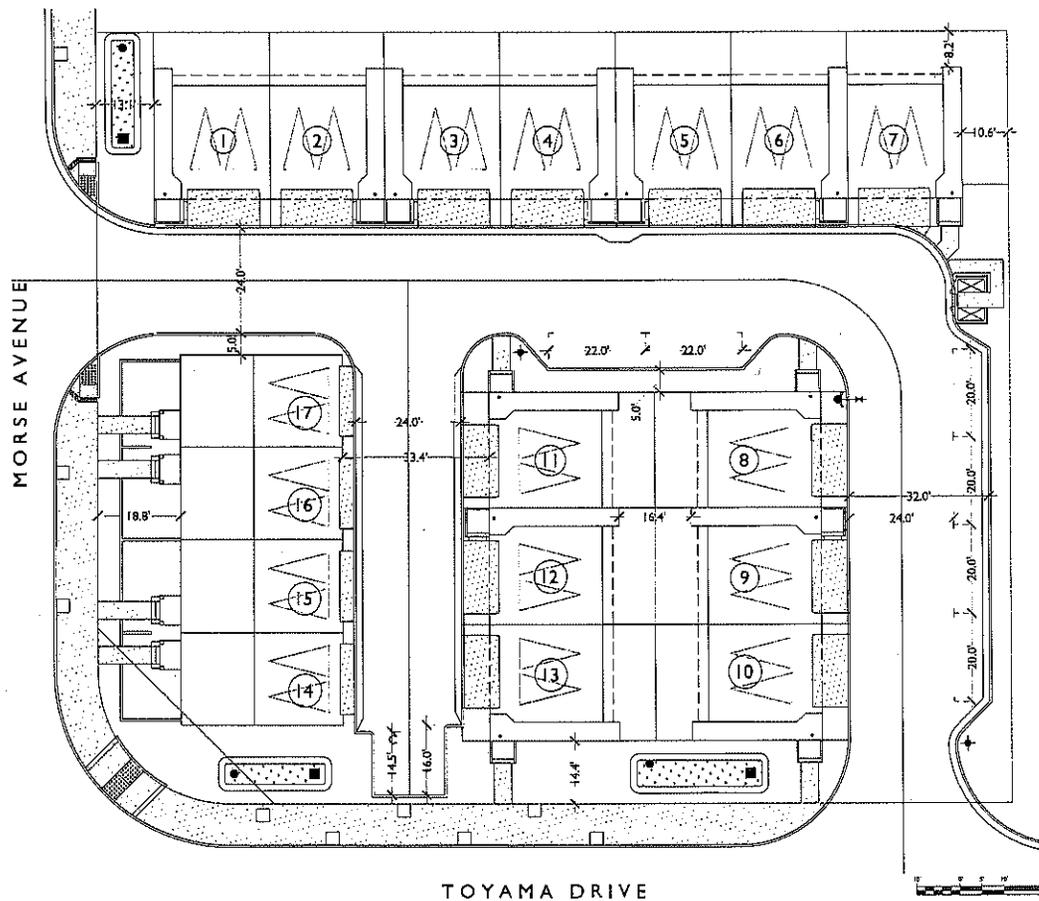


**cbg** Carlson, Barbra & Gibson, Inc.  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 8111 BOWLING GREEN DRIVE, SUITE 100  
 SAN RAYMOND, CALIFORNIA 94583  
 (925) 884-2222 FAX (925) 884-8178  
 SAN RAYMOND, CALIFORNIA

SHEET NUMBER  
 Page 6 of 27  
 C

ATTACHMENT C

of 27



**Site Summary:**

Total Homes : 17  
 Homes are 3-story Condominiums  
 Gross Area : ± 0.8 Ac.  
 Gross Density: ± 21.25 Du/Ac.  
 Parking Provided:  
 Resident : 34 (2 Garage Spaces/Home)  
 Visitor : 8 On-Site Parallel Spaces  
 Total Parking Provided :  
 42 Spaces (2.5:1).

Floor Area (sq.ft.)					
	First Floor	Second Floor	Third Floor	Total Livable	Garage
Plan-A / AX Lot 143	129	567	729	1,425	457
Plan-B / BX Lot 147	289	674	680	1,643	488

Usable Open Space Area (sq.ft.)	
Lot No.	Area (sq.ft.)
1	357
2	357
3	357
4	357
5	357
6	357
7	724
8	357
9	357
10	357
11	357
12	357
13	357
14	273
15	273
16	273
17	273
<b>Total (sq.ft.)</b>	<b>6100</b>

Note:  
 This study is for the purpose of  
 unloading the maximum density of a  
 residential project type in a site of a  
 given configuration. It would  
 not be an exact representation of the  
 actual site conditions. It would be  
 subject to various requirements for  
 setbacks, setbacks, setbacks, etc.,  
 and the actual possible density may vary  
 substantially.



TOYAMA DRIVE  
**CONCEPTUAL SITE PLAN**  
 TOYAMA DRIVE

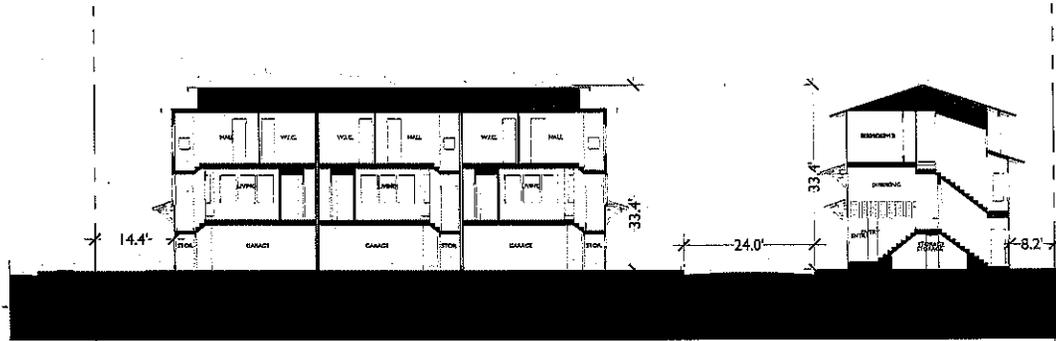
TOYAMA DRIVE  
 SUNNYVALE, CALIFORNIA

A 1.0  
 07.15.11

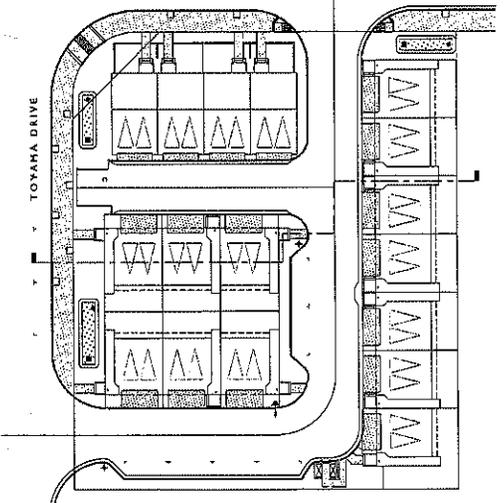
Bassanian | Lagoni  
 ARCHITECTURAL - PLANNING - INTERIORS  
 252.10284



ATTACHMENT  
 Page 7 of 27



MORSE AVENUE



**SITE SECTION**  
**TOYAMA DRIVE**  
 TOYAMA DRIVE  
 SUNNYVALE, CALIFORNIA

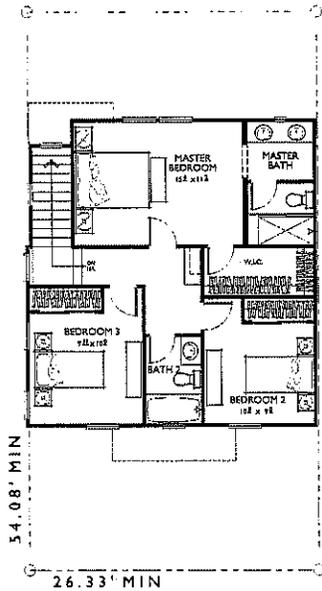


Note:  
 This yield study is for the purpose of  
 estimating the maximum density of a  
 residential project type on a site of a  
 given configuration. It is not a  
 site-specific study and does not take into  
 account site-specific conditions such as  
 setbacks, minimum lot size, street  
 standards, retention requirements, etc.)  
 The actual possible density may vary  
 substantially.

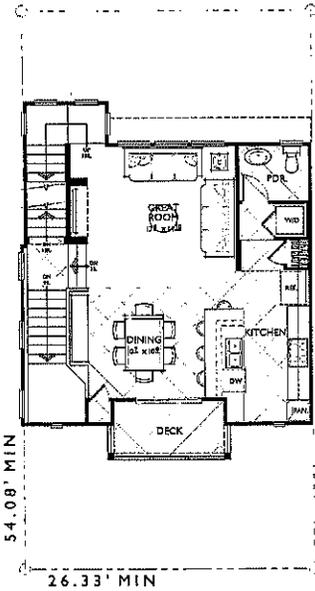
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 07.15.11  
**Bassenian | Lagoni**  
 ARCHITECTURE - PLANNING - INTERIORS  
 252.10284



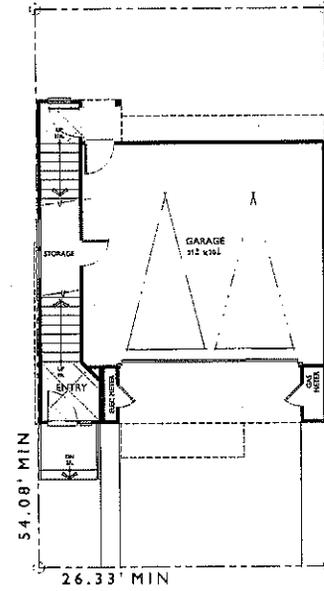
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 Page 8 of 27



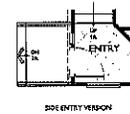
THIRD FLOOR  
729 S.F.



SECOND FLOOR  
567 S.F.



FIRST FLOOR  
129 S.F.



\*FLOOR PLANS VARY  
DEPENDING ON LOCATION\*

# UNIT PLAN A

1,425 S.F.

TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

A 1.2

07.15.11

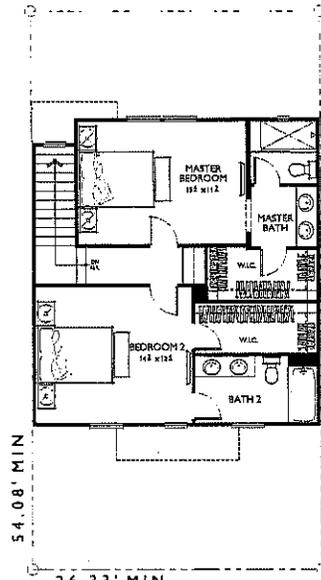
Bassonian | Legoni  
ARCHITECTURE • PLANNING • INTERIORS

252.10284

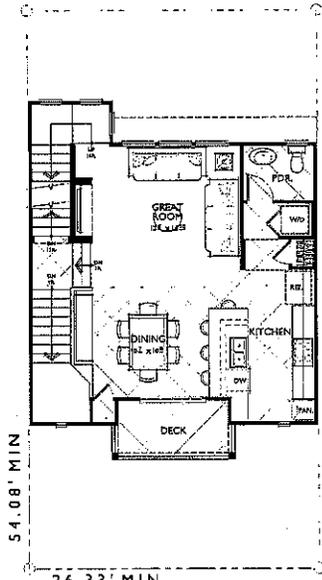
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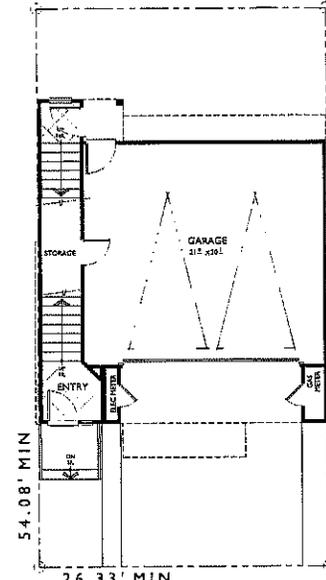
ATTACHMENT  
Page 9 of 27



THIRD FLOOR  
724 S.F.



SECOND FLOOR  
567 S.F.



FIRST FLOOR  
129 S.F.

\*FLOOR PLANS VARY  
DEPENDING ON LOCATION\*

# UNIT PLAN AX

1,420 S.F.

TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

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



A 1.3

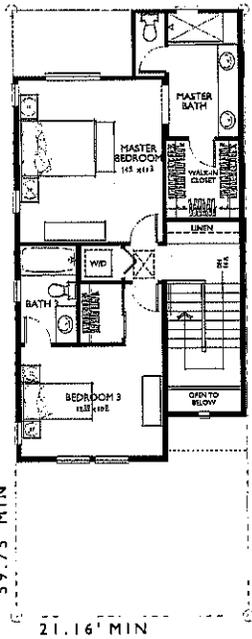
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Bassenian | Lagoni

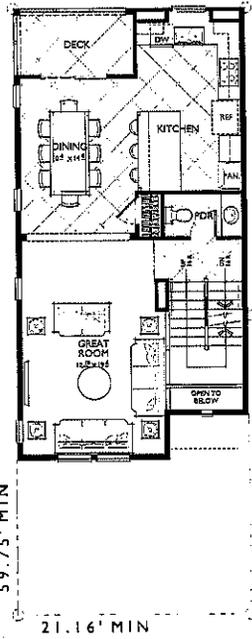
ARCHITECTURE • PLANNING • INTERIORS

252.10284

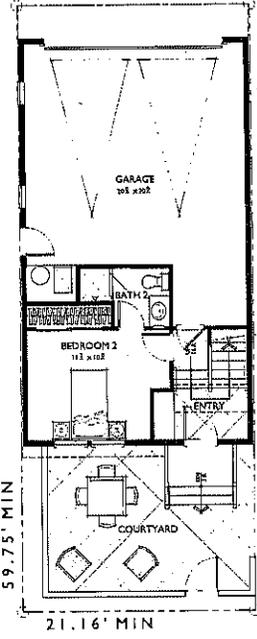
ATTACHMENT C  
Page 10 of 27



THIRD FLOOR  
680 S.F.



SECOND FLOOR  
674 S.F.



FIRST FLOOR  
289 S.F.

\*FLOOR PLANS VARY  
DEPENDING ON LOCATION\*

**UNIT PLAN B**  
1,643 S.F.  
**TOYAMA DRIVE**

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

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



A I.4

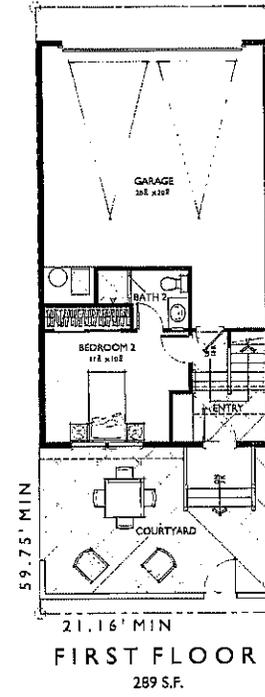
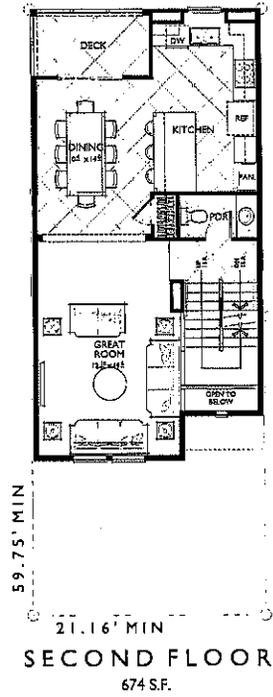
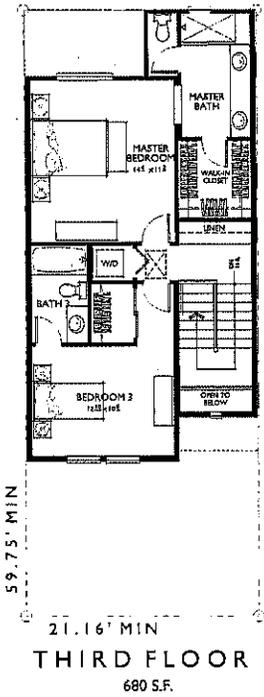
07.15.11

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ARCHITECTURE - PLANNING - INTERIORS

252.10284

ATTACHMENT  
Page 11 of 27



\*FLOOR PLANS VARY  
DEPENDING ON LOCATION\*

**UNIT PLAN BX**  
1,643 S.F.  
**TOYAMA DRIVE**

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

SCALE 1/8" = 1'-0"



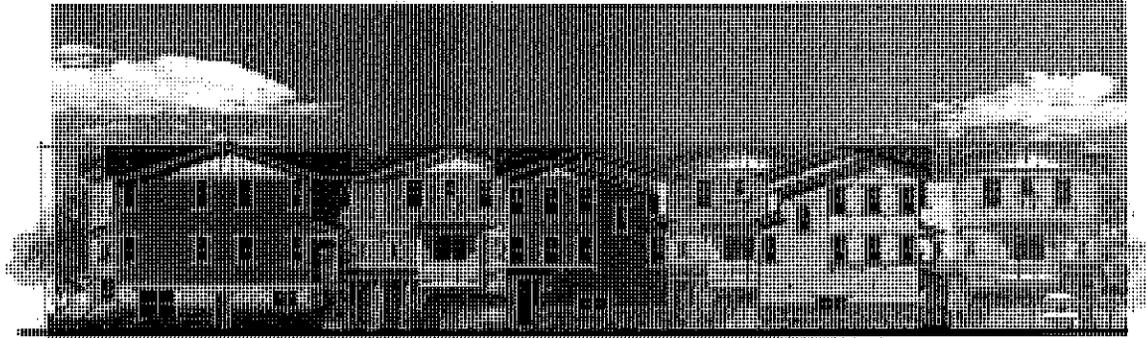
A 1.5

07.15.11

Bassenian | Lagoni  
ARCHITECTURE - PLANNING - INTERIORS

252.10284

ATTACHMENT  
Page 12 of 21



TOYAMA DRIVE



MORSE DRIVE

TOYAMA AND MORSE STREET SCENES

TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

SCALE 1/8" = 1'-0"

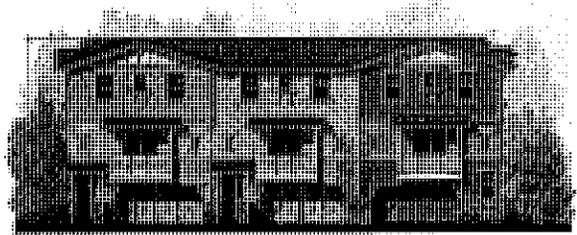


A 1.6

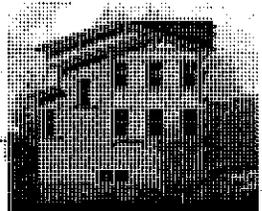
07.15.11

Bassenian | Lagoni  
ARCHITECTS - PLANNERS - INTERIORS  
www.bassenianlagoni.com  
252.10284

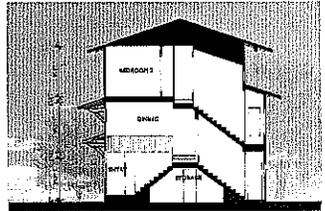
ATTACHMENT  
Page 13 of 27



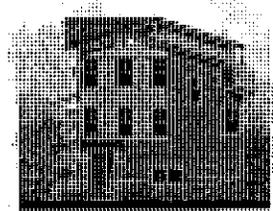
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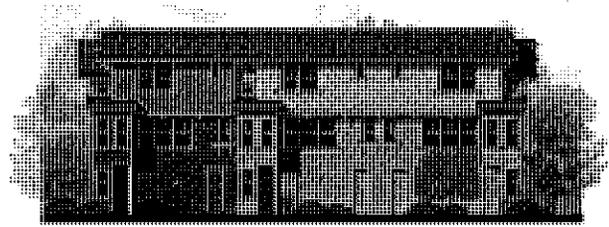
LEFT ELEVATION



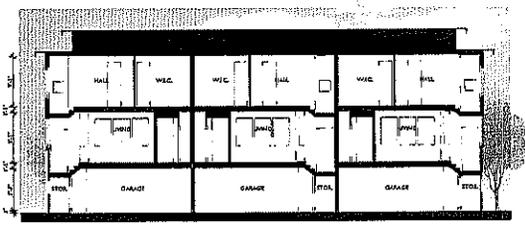
BLDG. SECTION-A



RIGHT ELEVATION



REAR ELEVATION



BLDG. SECTION-B

# EXTERIOR ELEVATIONS

3 PLEX ELEVATIONS

## TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

A 1.7

07.15.11

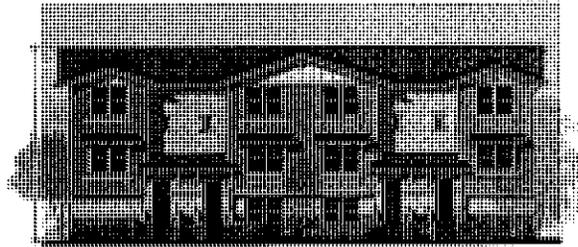
Bassenian | Lagori  
ARCHITECTURE + INTERIOR DESIGN

253.10284

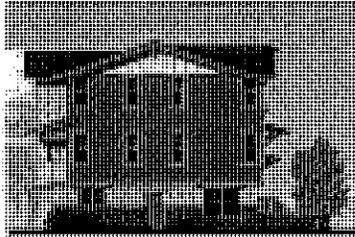
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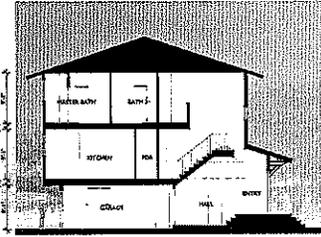
ATTACHMENT  
Page 14 of 27  
C



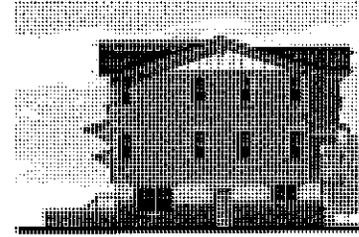
FRONT ELEVATION



LEFT ELEVATION



BLDG. SECTION-A



RIGHT ELEVATION



REAR ELEVATION

# EXTERIOR ELEVATIONS

4 PLEX ELEVATIONS

## TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

A 1.8

07.15.11

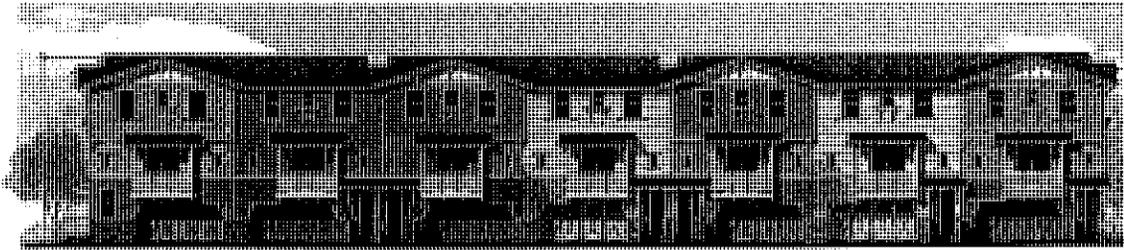
Bassenian | Lagoni  
ARCHITECTURE | PLANNING | INTERIORS

252.10284

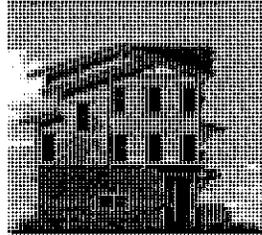
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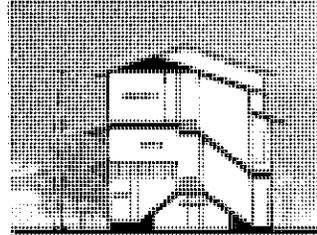
ATTACHMENT C  
Page 15 of 27



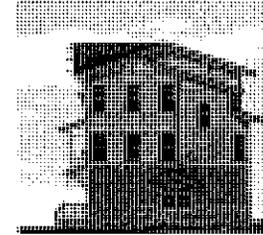
FRONT ELEVATION



LEFT ELEVATION



BLDG. SECTION-A



RIGHT ELEVATION



REAR ELEVATION

# EXTERIOR ELEVATIONS

7 PLEX ELEVATIONS

## TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

SCALE 1/8" = 1'-0"



CLASSIC  
CONSULTANTS

A 1.9

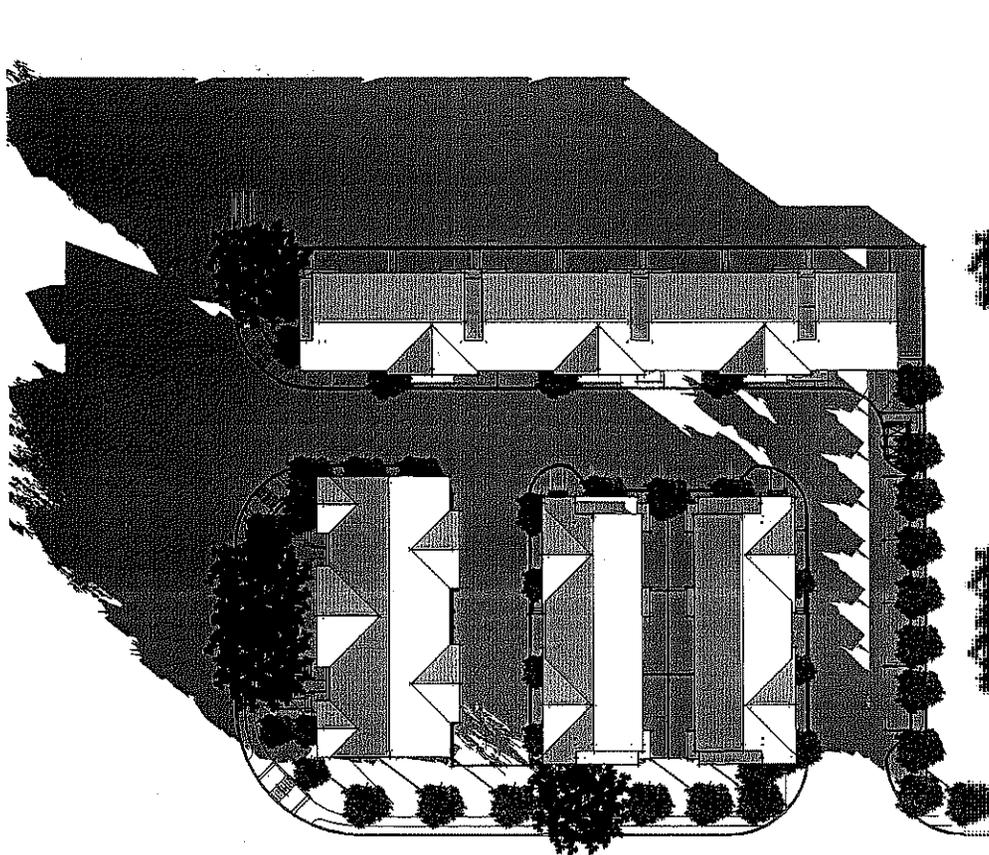
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Bassenian | Lagoni

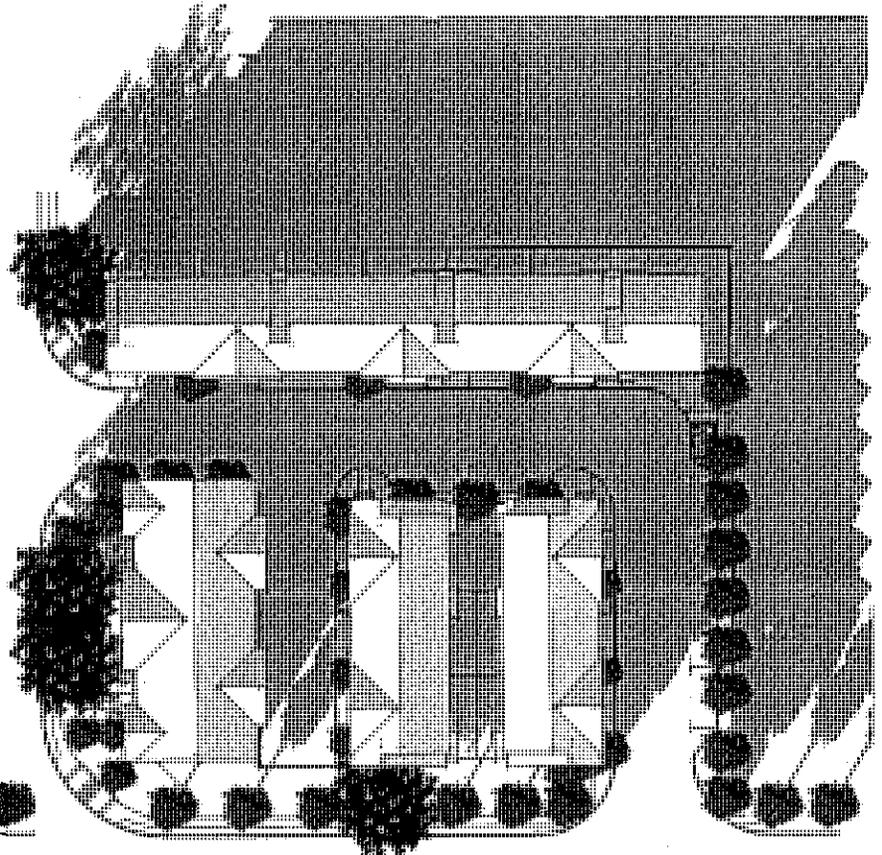
ARCHITECTS - PLANNERS - INTERIORS

252.10284

ATTACHMENT  
Page 16 of 27



DECEMBER 21 | 9:00 AM



DECEMBER 21 | 3:00 PM

SOLAR ANALYSIS AND SHADOW STUDY

TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

A 1.10

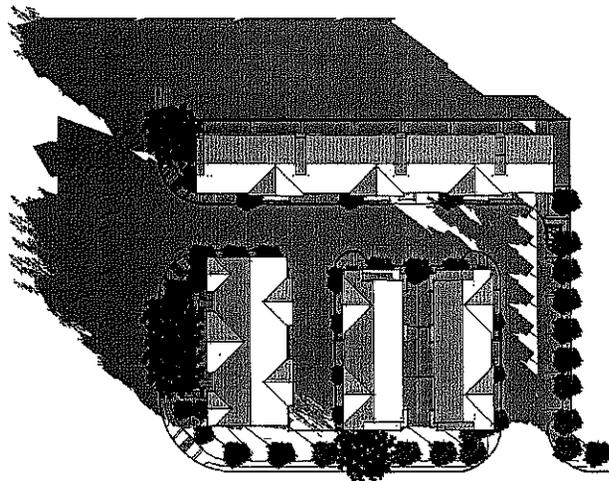
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Bassenian | Lagoni  
ARCHITECTURE - PLANNING - INTERIORS  
252.10284

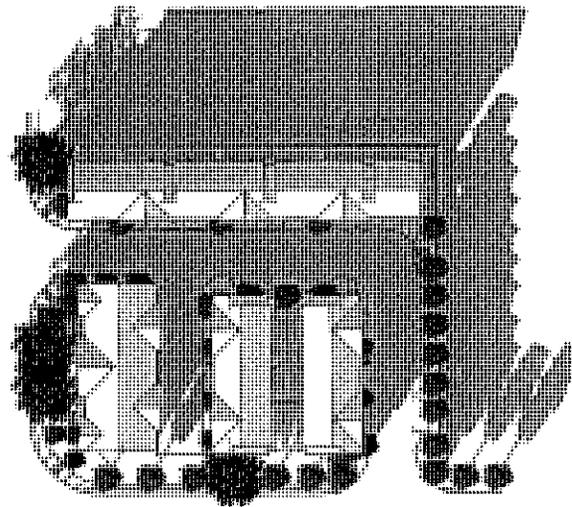
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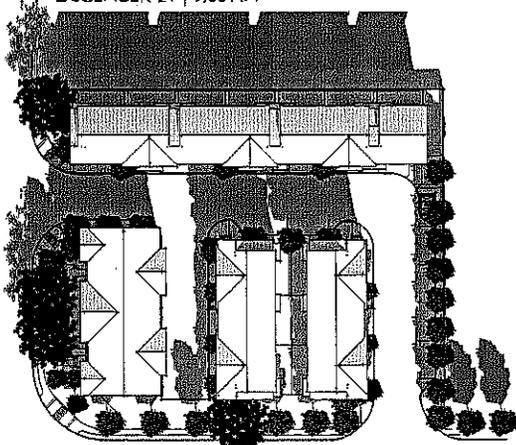
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Page 17 of 27  
C



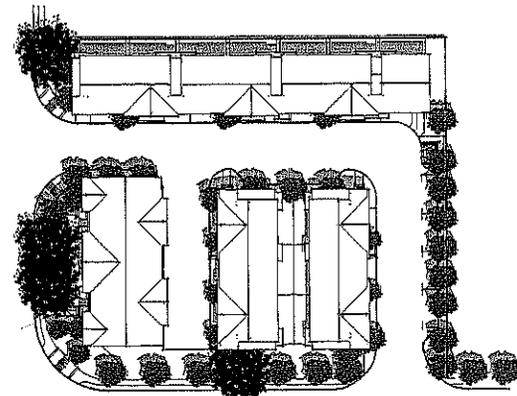
DECEMBER 21 | 9:00 AM



DECEMBER 21 | 3:00 PM



DECEMBER 21 | 12:00 PM



JUNE 21 | 12:00 PM

PARKING STALL SHADING STUDY

TOYAMA DRIVE

TOYAMA DRIVE  
SUNNYVALE, CALIFORNIA

A1.11

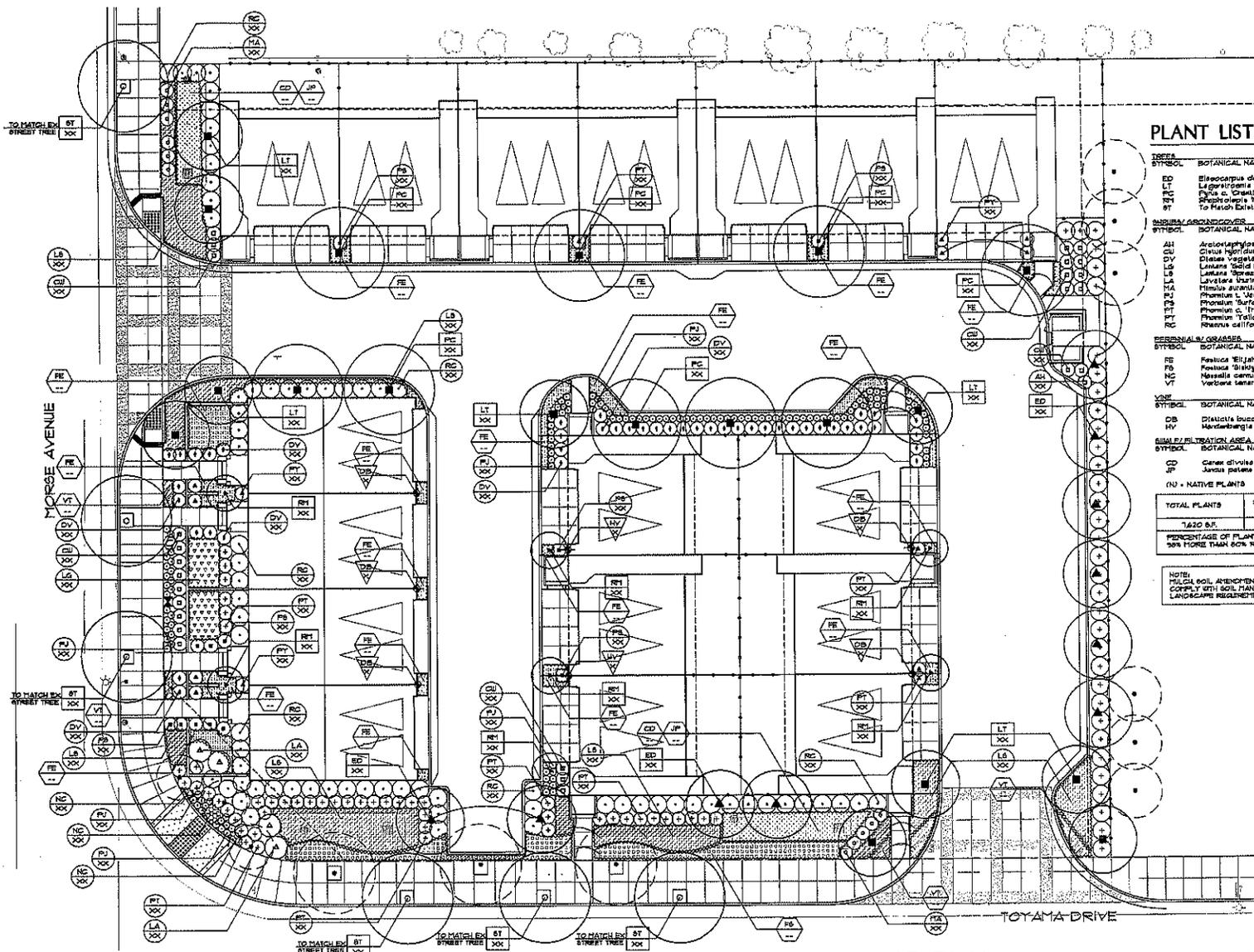
07.15.11

Bessenian | Lagani  
ARCHITECTS - PLANNERS - INTERIORS  
152.10284

SCALE 1/8" = 1'-0"



ATTACHMENT  
Page 18 of 27



**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
ED	<i>Elaeagnus oleagnifolia</i>	Japanese Blueberry Tree	24" BOX	AS SHOWN	MODERATE
LT	<i>Lagerströmia 'Vulcanica'</i>	Orange Tree	24" BOX	AS SHOWN	LOW
PC	<i>Pinus o. Chinensis</i>	Callery Pear	24" BOX	AS SHOWN	MODERATE
STY	<i>Styphelia Tiliacetic Beauty</i>	Indian Hawthorn	9 GAL	AS SHOWN	LOW
BT	To Match Existing Street Tree	---	24" BOX	AS SHOWN	---

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
AH	<i>Arctostaphylos cf. 'Navard Martini'</i> (N)	Manzanita	9 GAL	4'-0" O.C.	LOW
GU	<i>Guzmania hybridus</i>	White Bromeliad	1 GAL	3'-0" O.C.	LOW
DV	<i>Dianella Vegeta</i>	Fortnight Lily	1 GAL	3'-0" O.C.	LOW
LS	<i>Lonicera 'Solid Bush'</i>	Lonicera	1 GAL	3'-0" O.C.	LOW
LB	<i>Lantana 'Spreading Swirls'</i>	Lantana	1 GAL	3'-0" O.C.	LOW
LA	<i>Lavatera 'Uniflora'</i>	Tree Malva	9 GAL	3'-4" O.C.	LOW
HA	<i>Hibiscus aurantiacus 'Siemon'</i> (N)	Strawberry Monkey Flower	1 GAL	3'-0" O.C.	LOW
PJ	<i>Phormium 'Jack Spratt'</i>	New Zealand Flax	1 GAL	1'-4" O.C.	LOW
ES	<i>Phormium 'Saffron'</i>	New Zealand Flax	9 GAL	3'-0" O.C.	LOW
PT	<i>Phormium 'C. Tricolor'</i>	New Zealand Flax	9 GAL	3'-0" O.C.	LOW
RY	<i>Rhus californica 'Eve Case'</i> (N)	Coffeeberry	9 GAL	4'-0" O.C.	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
FB	<i>Festuca 'High Blue'</i>	Common Blue Fescue	1 GAL	1'-4" O.C.	LOW
Fb	<i>Festuca 'Bicolor Blue'</i>	Common Blue Fescue	1 GAL	1'-0" O.C.	LOW
NC	<i>Nesquelea cernua</i> (N)	Nodding Nesquelea Grass	1 GAL	2'-0" O.C.	LOW
VT	<i>Verbena 'Lantana Hybrid'</i>	Purple Verbena	1 GAL	1'-0" O.C.	MODERATE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
DB	<i>Dialia buxifera</i>	Blood Red Thymel. Vine	9 GAL	AS SHOWN	MODERATE
HV	<i>Hedera helix</i>	Lilac Vine	9 GAL	AS SHOWN	MODERATE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
CD	<i>Carex divivica</i> (N)	Berkley Sedge	1 GAL	1'-6" O.C.	MODERATE
JP	<i>Juncus patens</i> (N)	Common Rush	1 GAL	1'-0" O.C.	MODERATE

TOTAL PLANTS	SUBTOTAL PLANTS WITH NATIVE LOW WATER OR NO WATER USE REQUIREMENTS
1420 P.P.	1469 P.P.
PERCENTAGE OF PLANTS MEETING NATIVE/ LOW WATER REQUIREMENTS, 96% MORE THAN 60% REQUIRED.	

NOTE: PLEASE SOIL AMENDMENTS AND GRADING IN PLANTING AREA SHALL COMPLY WITH SOIL MANAGEMENT SECTION OF THE WATER EFFICIENT LANDSCAPE REQUIREMENTS PER CITY OF SUNNYVALE.

**PRELIMINARY PLANTING PLAN**

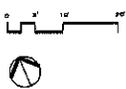
**CLASSICS AT TOYAMA  
SUNNYVALE, CALIFORNIA**

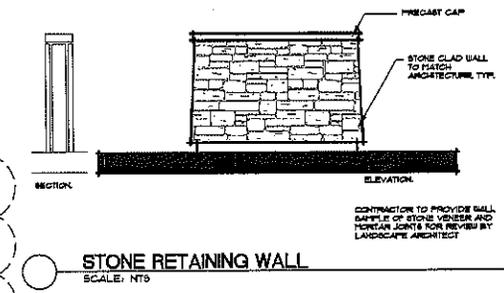
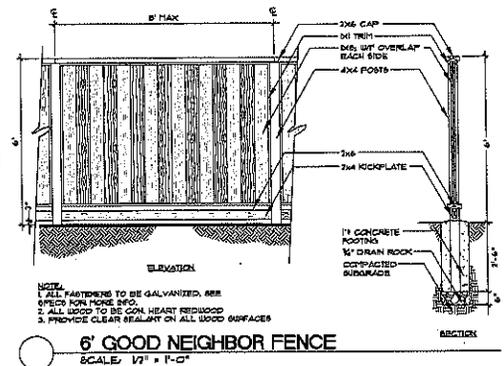
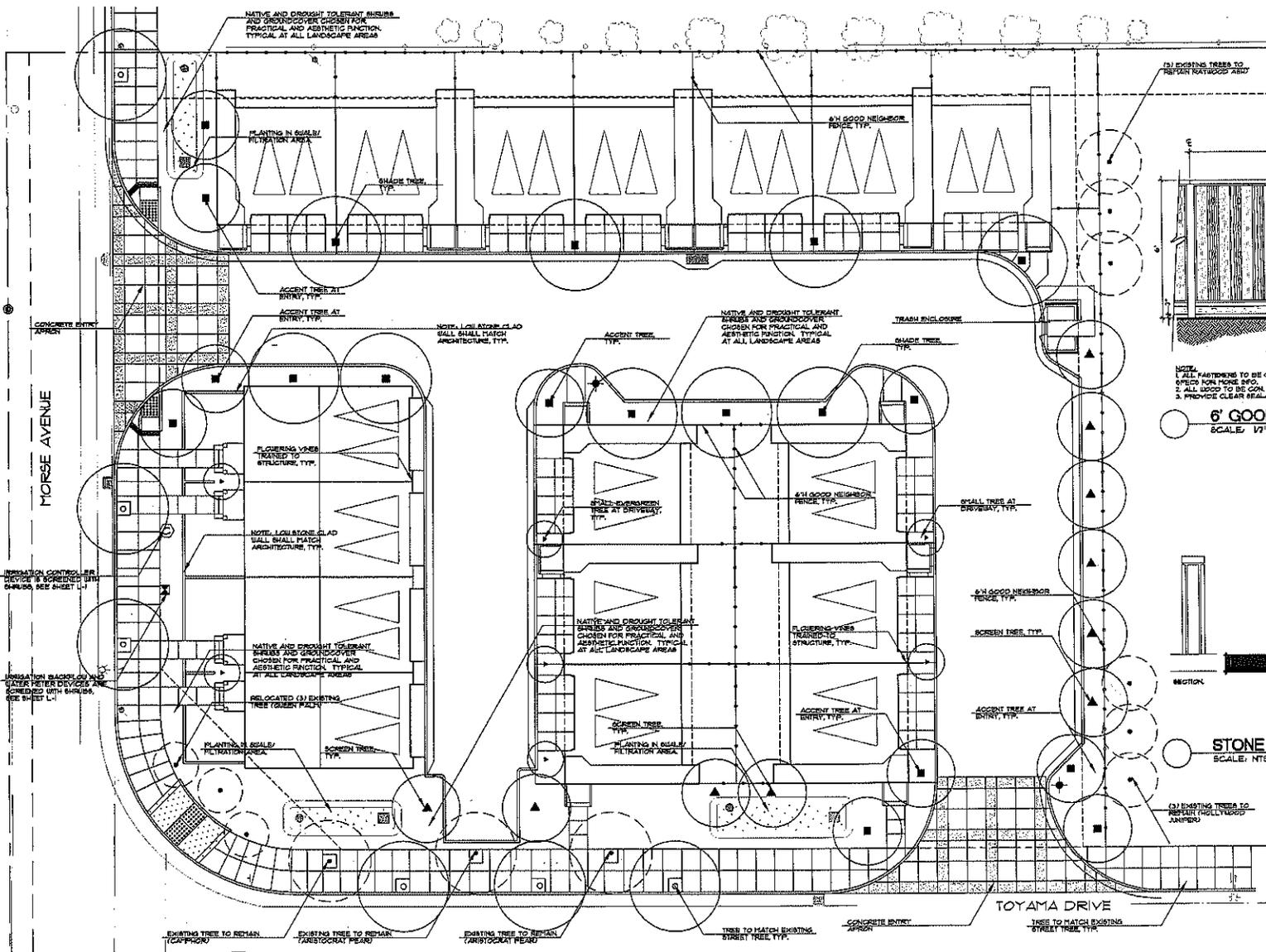


Page 19 of 27

ATTACHMENT C

JULY 15, 2011





**LANDSCAPE SITE PLAN**

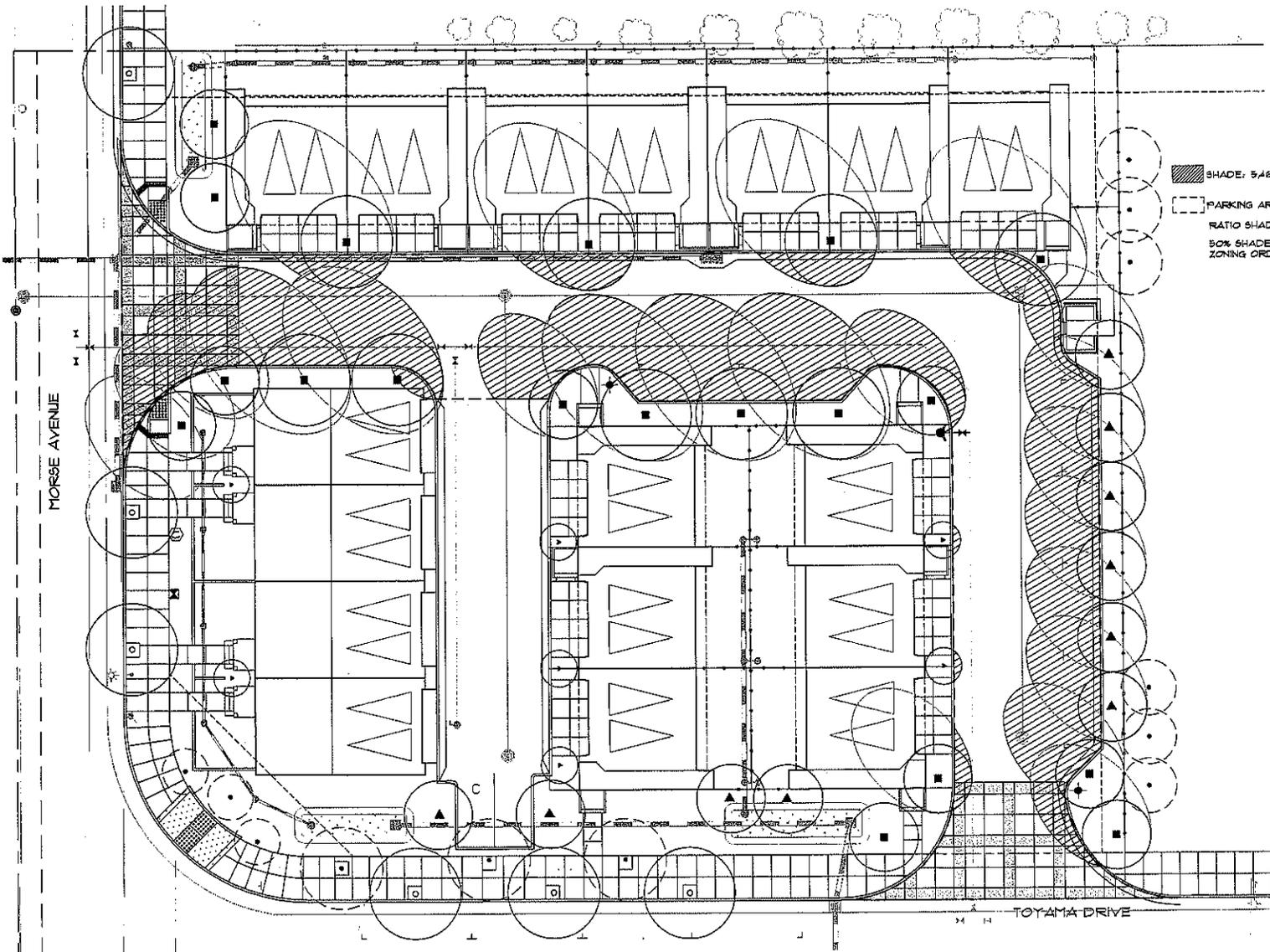
**CLASSICS AT TOYAMA  
SUNNYVALE, CALIFORNIA**

**L-2**

JULY 15, 2011

**GAYES & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
1000 AVENUE 84  
SUNNYVALE, CA 94086  
TEL: 415.335.1111  
WWW.GAYES.COM

ATTACHMENT C  
 Page 20 of 27



■ SHADE: 5460 s.f.  
 □ PARKING AREA: 9395 s.f.  
 RATIO SHADE/PARKING: 56.3% Coverage.  
 50% SHADE COVERAGE REQUIRED PER ZONING ORDINANCE 19.31.010

PARKING LOT SHADING PLAN

CLASSICS AT TOYAMA  
 SUNNYVALE, CALIFORNIA

L-3

**BATER & ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 LAND PLANNING    DRAIN DESIGN  
 6015 BRIDGE AVENUE, SUITE 100, SAN JOSE, CA 95120  
 TEL: 408.261.1111    FAX: 408.261.1112  
 WWW.BATER.COM

JULY 15, 2011  


ATTACHMENT  
 Page 21 of 27

TREES



ELAEOCARPUS DECIPENS



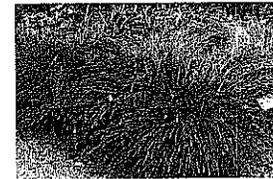
LAGERBETRCERIA TUSCANDRA



PYRUS D. CHANTICLEER



SWALE/  
FILTRATION AREA



DAREX DIVULSA



DAREX DIVULSA

VINES

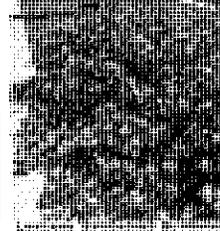


DISTICTIS SUCCINATORIA

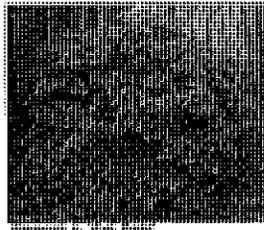
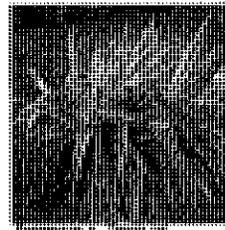


HARDENBERGIA VIOLACEA

SHRUBS/ GROUNDCOVER



SHRUBS/ GROUNDCOVER



PERERNNIALS/ GRASSES



PLANT PALETTE

CLASSICS AT TOYAMA  
SUNNYVALE, CALIFORNIA



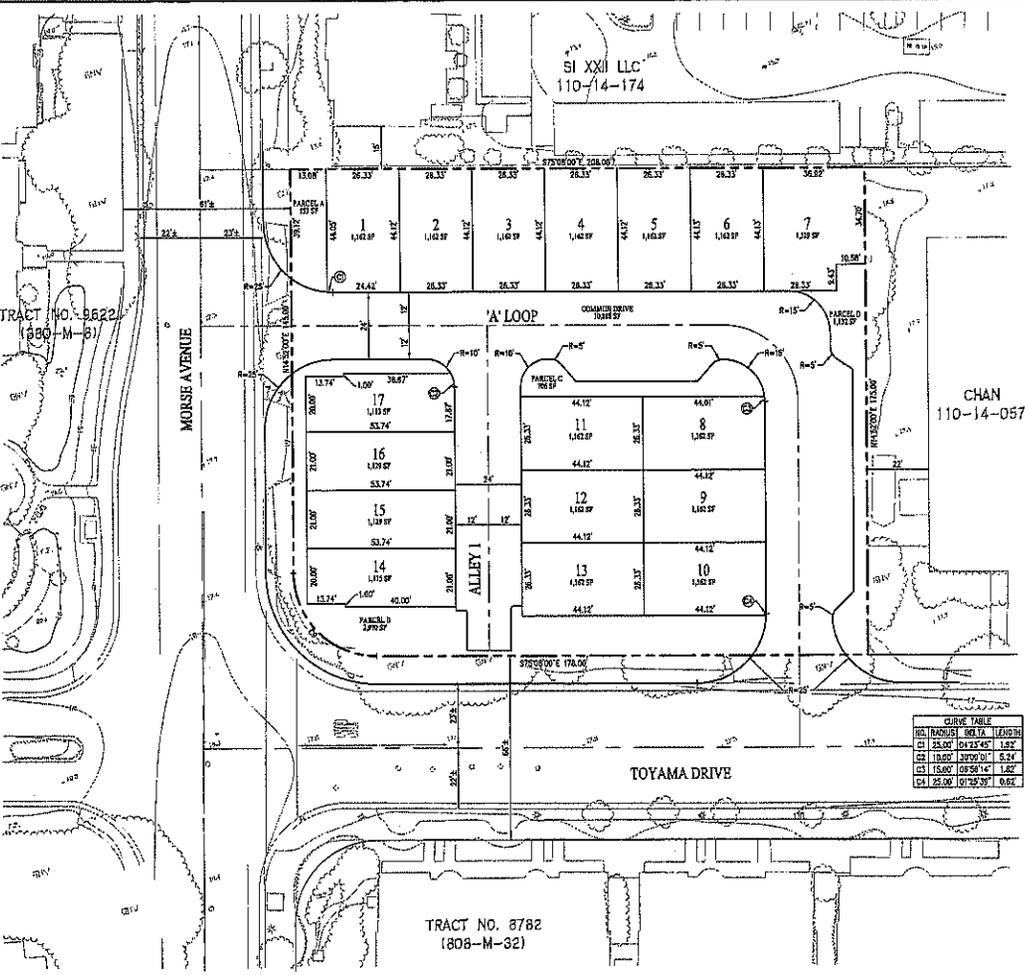
JULY 15, 2011



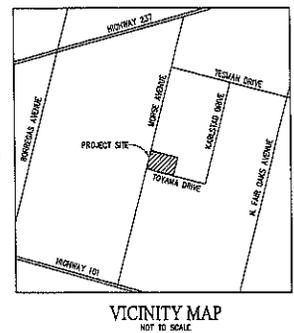
L-4

GATES & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
LANS PLANNING URBAN DESIGN  
1881 STEWART DRIVE, SAN ANTONIO, TX 78201  
TEL: 214.343.1111 FAX: 214.343.1112  
WWW.GATES.COM

ATTACHMENT  
Page 22 of 27



- GENERAL NOTES:**
- OWNER: QUINCY PARTNERS  
1000 MORSE AVENUE  
SUNNYVALE, CA 94089
  - DEVELOPER: CLASSIC COMMUNITIES  
1028 EAST HAZARD CIRCLE  
PALO ALTO, CA 94303
  - CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
8111 ELLIOTT GARDEN ROAD, SUITE 150  
SAN RAFAEL, CA 94903  
(915) 468-0332  
LAW F. CARPENTER REG# 59418 EXPIRES 12/31/11
  - APN: 110-14-052
  - ZONING: MS-1R-03
  - PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
  - EXISTING LAND USE: LIGHT INDUSTRIAL
  - GENERAL PLAN: RESIDENTIAL MEDIUM DENSITY 14-27 DWELLING UNITS PER ACRE
  - GROSS SITE AREA: 35,207 SF (0.803 AC)
  - NUMBER OF UNITS: 20.5 DU / NET ACRE  
DENSITY:
  - AVERAGE LOT SIZE: 1,108 SF
  - MINIMUM LOT SIZE: 638 SF (LOT 17)
  - COMMON AREAS:  
COMMON DRIVE (10,868 SF)  
PARCEL A (254 SF)  
PARCEL B (2,970 SF)  
PARCEL C (706 SF)  
PARCEL D (1,132 SF)
  - NUMBER OF PARKING SPACES: 34 GARAGE  
6 GUEST
  - UTILITIES:  
SEWER: CITY OF SUNNYVALE  
STORM DRAIN: CITY OF SUNNYVALE  
WATER: SANTA CLARA VALLEY WATER DISTRICT (SCVWD)
  - GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
  - ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF SUNNYVALE STANDARDS.
  - PROJECT MAY BE BUILT IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED.
  - ALL EXISTING TREES & STRUCTURES TO BE REMOVED EXCEPT AS NOTED.
  - FOR TREE INFORMATION, SEE REPORT PREPARED BY BARRIS O. COATE AND ASSOCIATES, DATED APRIL 26, 2011.
  - EXISTING ON-SITE UTILITIES TO BE REMOVED.
  - APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE AND SHALL CONTRAST WITH THEIR BACKGROUNDS.



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PROJECT BOUNDARY
[Symbol]	[Symbol]	CURB, CUTTER, SIDEWALK & DRIVEWAYS
[Symbol]	[Symbol]	BIO-RETENTION DRAINAGE AREA
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	SPOT ELEVATIONS
[Symbol]	[Symbol]	WILLOW
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	SEWER
[Symbol]	[Symbol]	WATER
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	FIELD INLET
[Symbol]	[Symbol]	RIBBLE W/P
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	ELECTRICAL

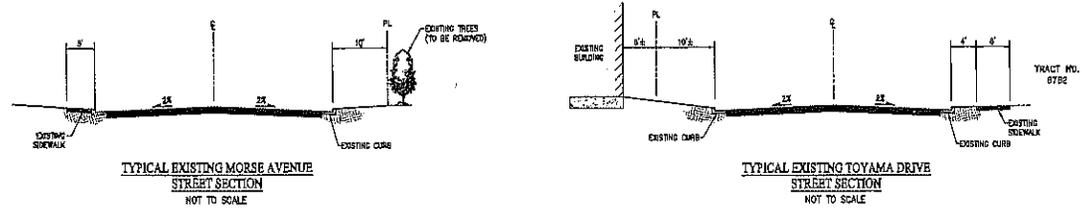
**AREA SUMMARY TABLE**

DESCRIPTION	AREA
LOTS	19,850 SF
DRIVE AISLE	10,868 SF
COMMON SPACE	4,489 SF
TOTAL	35,207 SF

**CURVE TABLE**

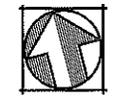
NO.	RADIUS	DELTA	LENGTH
C1	28.00'	101°23'45"	1.82'
C2	18.00'	207°00'00"	5.34'
C3	15.00'	125°36'14"	1.22'
C4	25.00'	91°28'39"	0.62'

- NOTES:**
- LOT AREAS INCLUDE BACKYARDS AND LANDSCAPING IN FRONT OF CURB (IF APPLICABLE).
  - DRIVE AISLES INCLUDE 'A' LOOP AND ALLEY 1.
  - COMMON SPACE INCLUDES ALL BIO-RETENTION AREAS.



**VESTING TENTATIVE MAP  
LOTING PLAN  
CLASSICS AT TOYAMA**

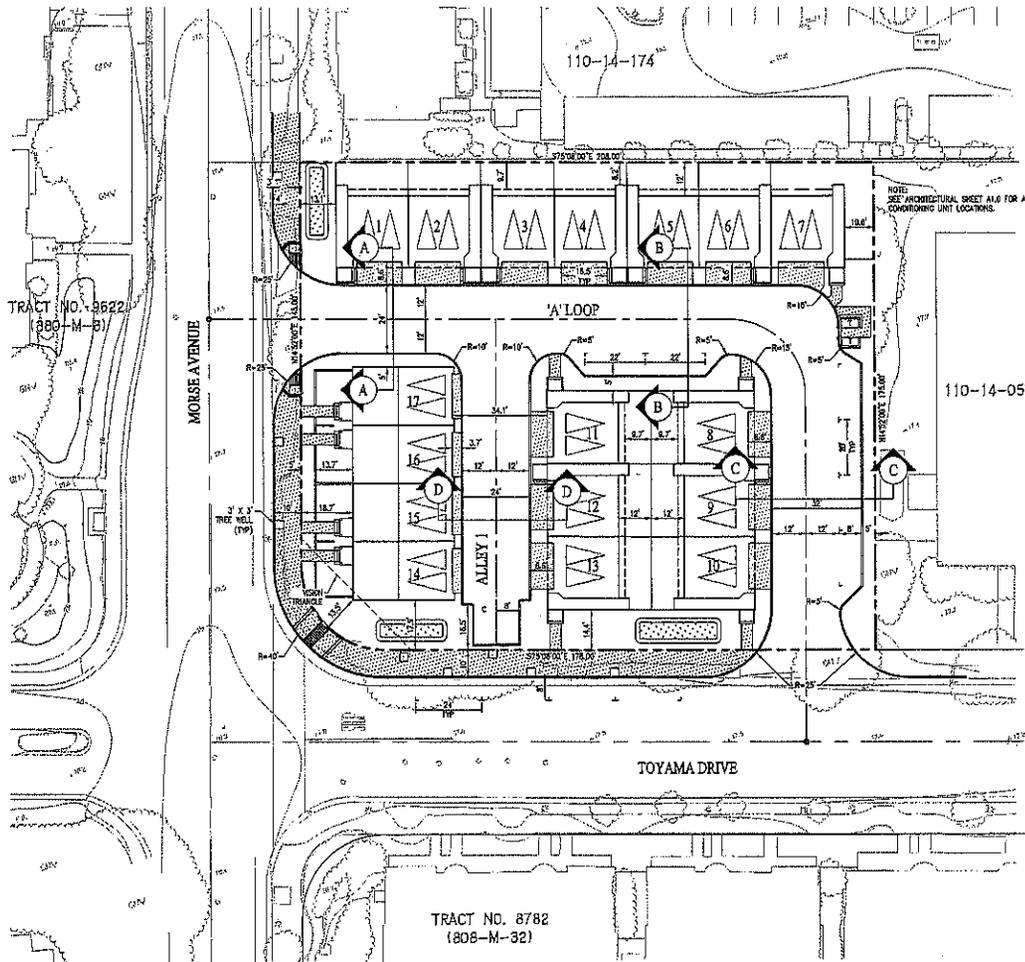
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



**ebg** Carlson, Barbee & Gibson, Inc.  
CIVIL ENGINEERS - SURVEYORS - PLANNERS  
8111 ELLIOTT GARDEN ROAD, SUITE 150  
SAN RAFAEL, CALIFORNIA 94903  
(915) 468-0332 FAX: (915) 468-0325  
SAN RAFAEL - CALIFORNIA

SHEET NO. **TM-01**

**ATTACHMENT C**  
 Page 125 of 27



**OPEN SPACE AREA BREAKDOWN**

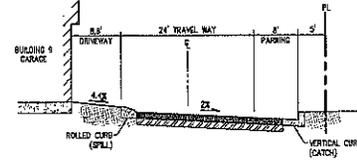
PRIVATE OPEN SPACE	5,681 SF
COMMON SPACE	4,384 SF
BIO-RETENTION AREAS	980 SF
2ND FLOOR DECKS	880 SF
<b>TOTAL OPEN SPACE AREA</b>	<b>10,989 SF</b>

PROJECT SUMMARY TABLE											
LOT	LOT AREA	OPEN SPACE	PLAN TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	GARAGE	PITCH	TOTAL FLOOR AREA	COVERAGE RATIO	FA RATIO
1	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
2	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
3	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
4	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
5	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
6	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
7	1,253	367	A	139	678	729	457	27	1,991	0.40	1.63
8	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
9	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
10	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
11	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
12	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
13	1,182	300	A	129	576	729	457	27	1,891	0.53	1.63
14	1,115	187	B	289	674	690	488	27	2,014	0.72	1.91
15	1,190	204	B-2	289	674	690	488	27	2,200	0.71	1.89
16	1,129	224	B-2	289	674	690	488	27	2,200	0.71	1.89
17	1,113	187	B	289	674	690	488	27	2,014	0.72	1.91

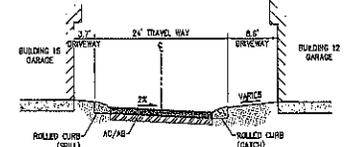
NOTES:  
 1. ALL TABLE VALUES EXCEPT FOR THE FA AND COVERAGE RATIOS ARE IN UNITS OF SQUARE FEET  
 2. TOTAL FLOOR AREA = GARAGE + FIRST FLOOR + SECOND FLOOR + THIRD FLOOR  
 3. COVERAGE RATIO = (FIRST FLOOR + GARAGE + FLOOR) / (LOT AREA)  
 4. FLOOR AREA RATIO = (FIRST FLOOR + GARAGE + SECOND FLOOR + THIRD FLOOR) / (LOT AREA)

**LEGEND**

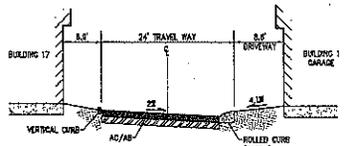
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[Symbol]	[Symbol]	BIO-RETENTION ORAINAGE AREA
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	SPOT ELEVATIONS
[Symbol]	[Symbol]	MONUMENT
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	FIELD INLET
[Symbol]	[Symbol]	BUBBLE UP
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	ELECTRICAL
[Symbol]	[Symbol]	TRAIN
[Symbol]	[Symbol]	COMPACT PARKING STALL



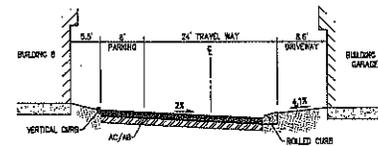
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SECTION D-D  
NOT TO SCALE



SECTION A-A  
NOT TO SCALE



SECTION B-B  
NOT TO SCALE

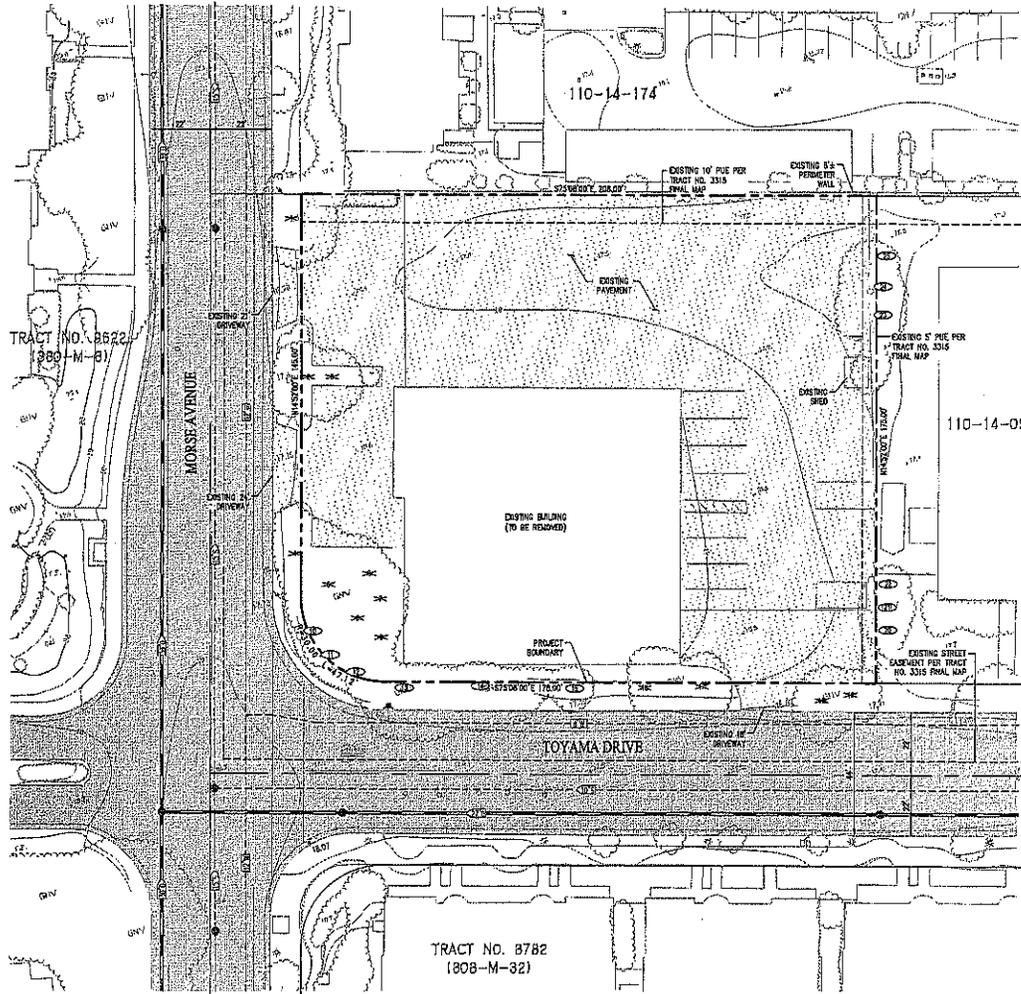
**VESTING TENTATIVE MAP  
 SITE PLAN  
 CLASSICS AT TOYAMA**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



**cbg** Carlson, Barbee & Gilson, Inc.  
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 6111 BOLLINGER CANYON ROAD, SUITE 100 SAN JOSE, CALIFORNIA 95128  
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 SAN JOSE OFFICE

ATTACHMENT C  
 Page 24 of 27  
 SHEET NUMBER TM-02

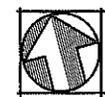


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, CUTTER, SIDEWALK & DRIVEWAYS
		EXISTING PAVEMENT TO BE REMOVED
		EXISTING PAVEMENT TO REMAIN
		EXISTING EASEMENT
		SPOT ELEVATIONS
		MOUND
		STORM DRAIN
		SANITARY SEWER
		WATER
		MANHOLE
		CATCH BASIN
		FIELD INLET
		AREA DRAIN
		FIRE HYDRANT
		ELECTROMETER
		TREES TO BE PRESERVED
		TREES TO BE REMOVED

**NOTE:**  
FOR SPECIFIC TREE IDENTIFICATION PLEASE REFER TO THE TREE SURVEY PREPARED BY SHANE D. COATE AND ASSOCIATES DATED APRIL 26, 2011

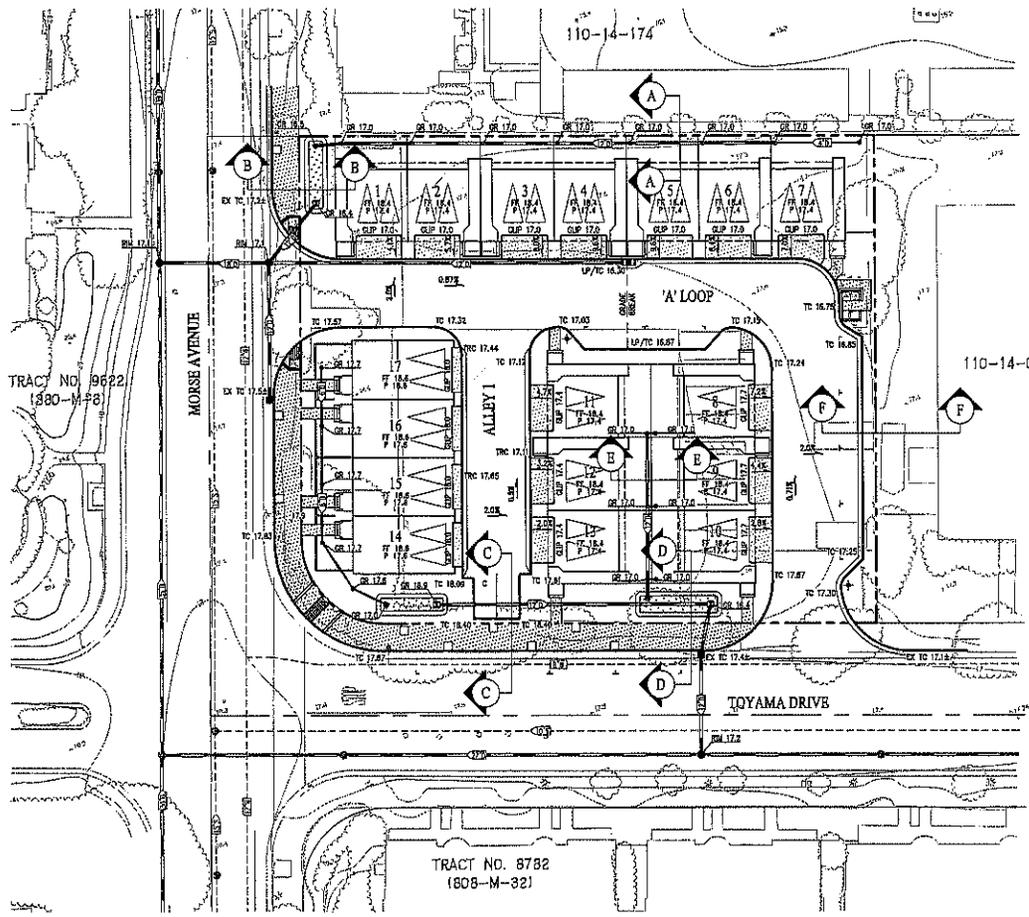
**VESTING TENTATIVE MAP  
DEMOLITION PLAN  
CLASSICS AT TOYAMA**  
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



DATE: JULY 14, 2011

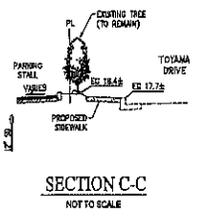
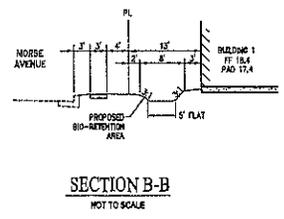
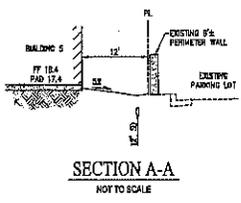
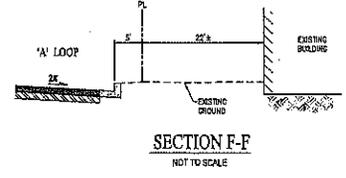
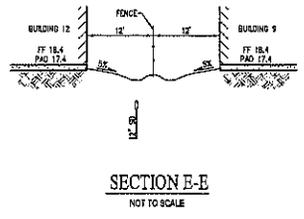
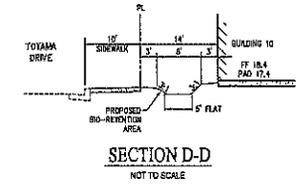
	Carlson, Baird & Gibson, Inc. CIVIL ENGINEERS - SURVEYORS - PLANNERS
	1111 DOLLARD CANYON ROAD, SUITE 100 SAN RAMON, CALIFORNIA 94583
SAN RAMON, CALIFORNIA	(925) 584-0337 FAX (925) 584-0371

**ATTACHMENT**  
 Page 15 of 27  
 M-03  
 07

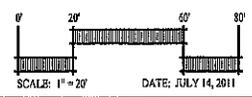
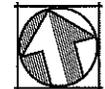


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER, SIDEWALK & DRIVEWAYS
		BIO-RETENTION DRAINAGE AREA
		SPOT ELEVATIONS
		STORM DRAIN
		MANHOLE
		CATCH BASIN
		FIELD SHEET
		AREA DRAIN
		BUBBLE UP
		MEDIA FILTRATION UNIT
		DIRECTION OF FLOW
		ELECTROCLER
		TRASH
		COMPACT PARKING STALL



**VESTING TENTATIVE MAP  
PRELIMINARY GRADING PLAN  
CLASSICS AT TOYAMA**  
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

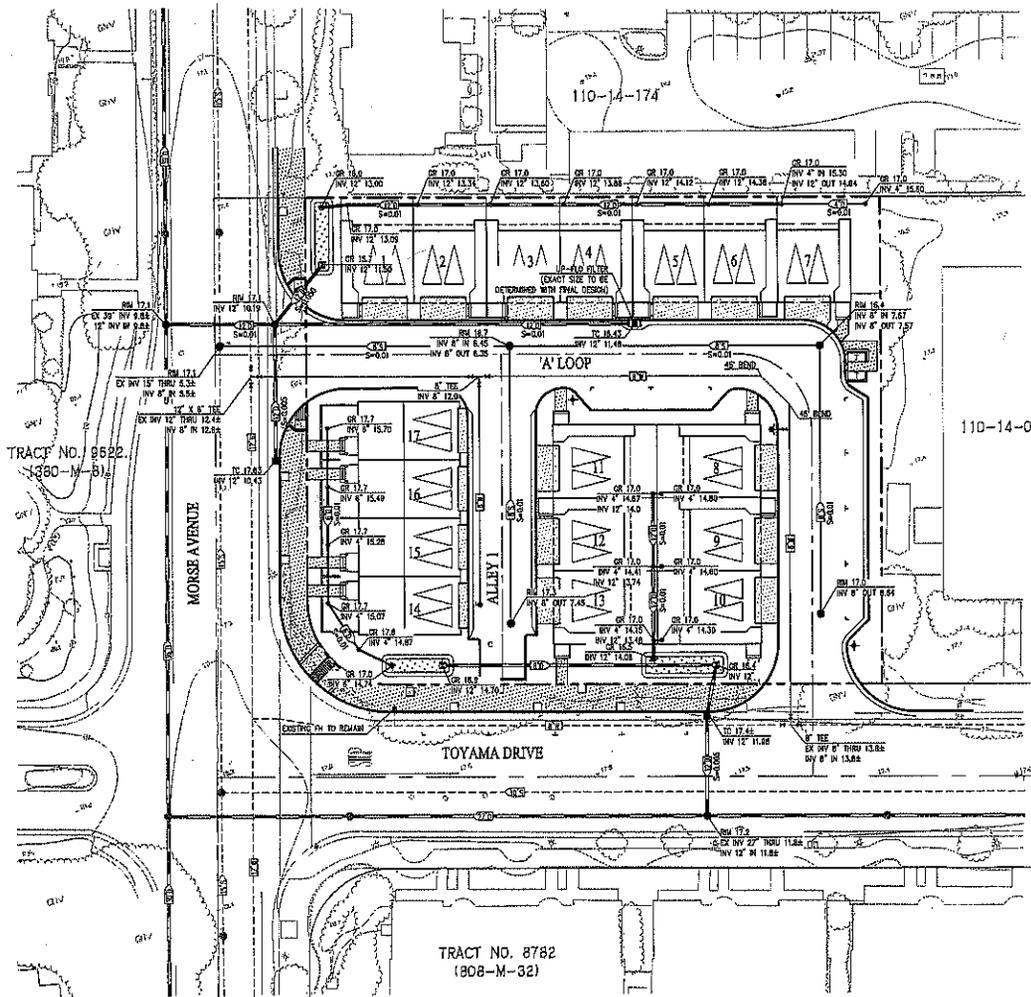


DATE: JULY 14, 2011

**cbg** Carlson, Beise & Gibson, Inc.  
Civil Engineers - Surveyors - Planners  
8111 MILLIKEN GARDEN AVENUE, SUITE 100  
SAN FRANCISCO, CALIFORNIA 94130  
PAX 415-884-8822 FAX 415-884-8822  
SUN@CARLSON-LLP.COM

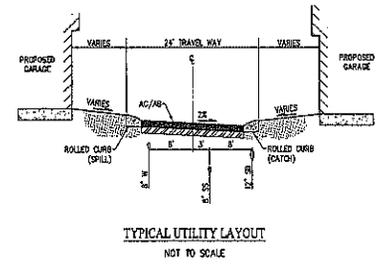
DIRECT MAP  
TM-04

Page 16 of 27  
ATTACHMENT C



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, OUTER, SIDEWALK & DRIVEWAYS
		BIO-RETENTION DRAINAGE AREA
		SPOT ELEVATIONS
		STORM DRAIN
		MANHOLE
		CATCH BASIN
		FIELD WELLY
		AREA DRAIN
		BUSSTOP
		MEDIA FILTRATION UNIT
		DIRECTION OF FLOW
		ELECTRIC
		TRASH
		COMPACT PARKING STALL



VESTING TENTATIVE MAP  
 PRELIMINARY UTILITY PLAN  
 CLASSICS AT TOYAMA

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



**cbg** Carlson, Baibac & Gibson, Inc.  
 CIVIL ENGINEERS - ARCHITECTS - PLANNERS  
 8111 MELLERUP DRIVE, SUITE 100  
 SAN JOSE, CALIFORNIA 95139  
 (408) 996-0232 FAX (408) 996-0278  
 WWW.CBGI.COM

SHEET NO. TM-05

DATE: JULY 14, 2011

ATTACHMENT C  
 Page 27 of 27

**Shaunn Mendrin - Updated Plans**

---

**From:** Scott Ward [REDACTED]  
**To:** Shaunn Mendrin <[REDACTED]>  
**Date:** 7/18/2011 10:18 AM  
**Subject:** Updated Plans  
**CC:** [REDACTED]

---

Shaunn,

The updated plans should be on your desk. In lieu of a cover letter, we wanted to summary the changes from the previous plans, as follows:

1. Introduction of 2 new guest parking spaces, with a planting buffer to the property line.
2. Introduction of 4 Plan AX units, a two bedroom home, at lots 2,4, 9 and 12, which reduces the required guest parking to 8.1 spaces.
3. Introduction of decks, measuring approximately 50 square feet, for all units (i.e., Plan A, AX, B and BX)
4. Reduction of encroachment into vision triangle by approximately 60 percent (formerly, there was an approximately 5 foot encroachment; it is now approximately 2 feet), achieved by reducing the depth of Plan B and BX and by shifting the B building to the north by 1.9 feet and to the east by 0.7 feet.
5. Introduction of enclosed private yard areas for Plan B and BX units, measuring approximately 223 square feet.
6. Compliance with useable open space requirement is achieved through the introduction of the decks described above and the inclusion of the private rear yard area for Plan B and BX units. We'll transmit an updated open space calculation shortly; the open space calculation shown on Sheet A1.0 hasn't been verified by the civil engineer and will be modified.

Please let us know if you have any questions.

Thanks,  
Scott

## WRITTEN EXPLANATION OF THE PROJECT

The primary objective of the proposed plan is to redevelop this under-utilized, approximately 0.8 acre site into a high quality residential community that implements the goals of the General Plan and zoning for the property and that respects the existing neighborhood. The proposed project will facilitate the extension of the newly created Tasman Crossing neighborhood into one of last light industrial parcels remaining in the Industrial to Residential District and will result in the residential redevelopment of one of the most prominent corners in the neighborhood. It will also introduce a new type of townhome to a neighborhood which has been built out with a relatively limited range of home types (predominated by rear-loading townhomes aligned on pedestrian mews); the proposed development will add to the variety of home types and richness of the neighborhood.

The plan provides for 17 townhomes. Although great care has been taken to maximize the single-family character of these units, the project still achieves a density of 21.0 units per acre, which, while well below the maximum density of 23.75 units allowed under the existing ITRR-3 zoning. All of the proposed townhomes will be owner-occupied units. The proposed homes have an average livable area of approximately 1,480 square feet of livable area; the homes offer 3 bedrooms, 2.5 bathrooms and 2 car side-by-side garages. The market rate units are expected to sell in the mid \$500,000 range.

The site plan for the proposed community is designed to limit curb cuts on Morse Avenue, which is a main arterial for the Tasman Crossing neighborhood, and on Toyama Drive; to maximize the single-family character of the homes by providing a conventional set of indoor/outdoor relationships; to provide most homes in the community (13 of 17) with a private rear yard which seeks to meet the City's usable open space requirement; to maintain appropriate building setbacks from the public streets; to have the front elevations of the homes orient to the public rights of way at the intersection of Morse Avenue and Toyama Drive; and to introduce some variety to the range of townhome product types in the Tasman Crossing District. The circulation plan through the site is very straightforward and legible.

The design style of the proposed homes is California Craftsman. It features multiple siding types that are typical of this style, including horizontal lap, shingle, and board and batt. The homes are carefully detailed with masonry wainscoting, knee brace brackets, extensive window trim, and multiple garage door types.

The proposed project provides both total open space and useable open space areas that exceed the minimum standards of the R-3 zoning district. The proposed project is generally conforming with other important R-3 zoning district standards; the deviations associated with the development are typical of approved projects of this size and type throughout Sunnyvale. Moreover, most of the deviations are attributable to the location (at a corner), size (only 0.8 acres), and configuration (very little depth from Toyama Drive) of the property.

Hearing Date: July 11, 2011File Number: 2011-7296

**SUBJECT:** **Classic Communities (GMMSC Partners):** Applications for the development of 17 townhouse units and vesting tentative map project located at 1060 Morse Avenue in M-S/ITR/R-3 Zoning District (APN: 110-14-058):

Motion **Special Development Permit** to allow the development of 17 Townhouse Units;

Motion **Vesting Tentative Map** for the creation of 17 residential townhouse lots and 3 common lots.

**REPORT IN BRIEF:**

**Existing Site Conditions** Research and Development

**Surrounding Land Uses**

North Residential

South Residential

East Research and Development

West Residential

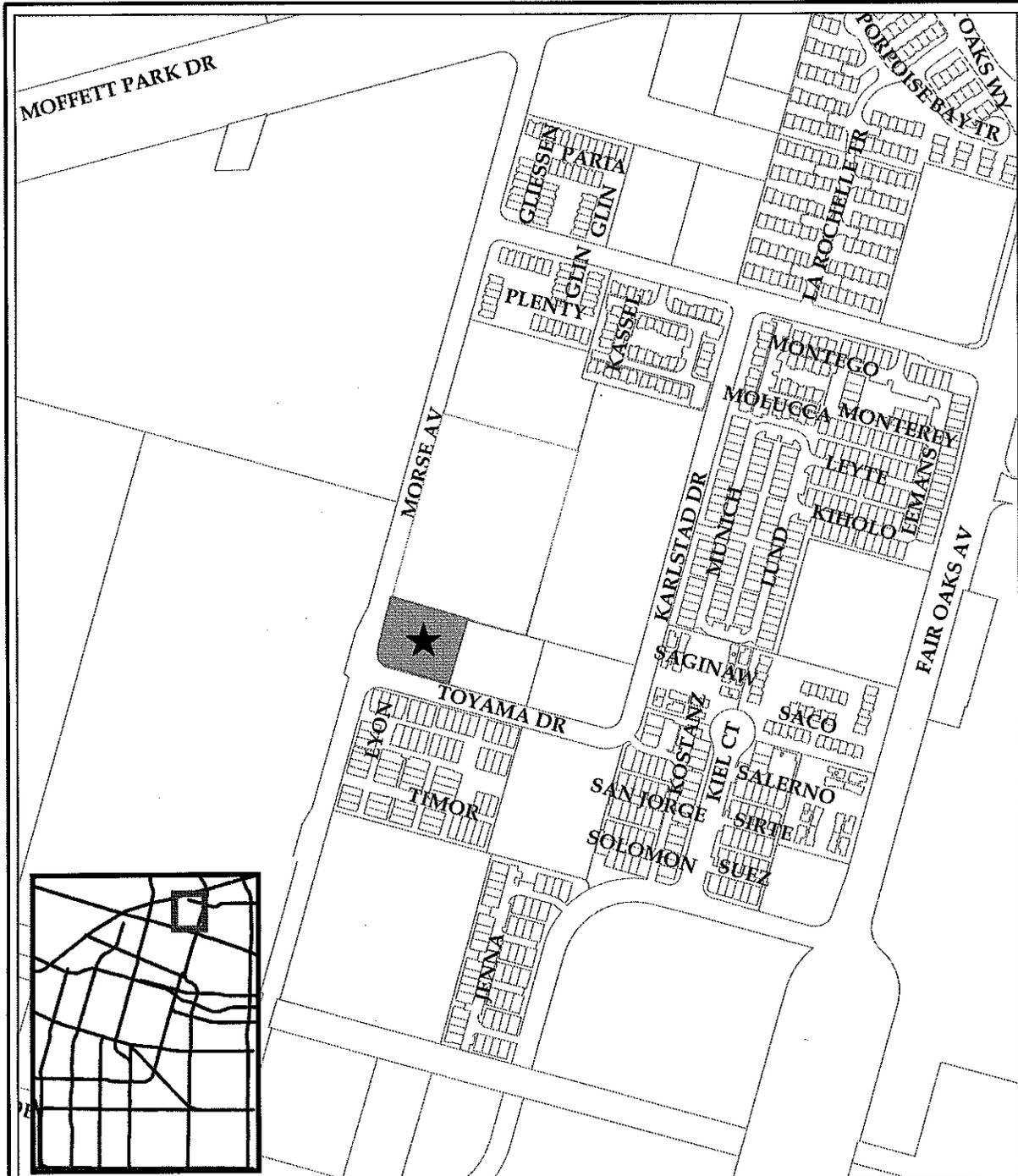
**Issues** Architecture and Neighborhood Compatibility

**Environmental Status** The project is Categorically Exempt (Class 32, Infill)

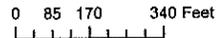
**Staff Recommendation** Approval with conditions

VICINITY MAP

ATTACHMENT E



2011-7296  
1060 Morse Ave. (APN: 110-14-058)  
Special Development Permit



## PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>General Plan</b>	Industrial-to-Residential Medium to High Density (ITRMIX)	Same	Industrial-to-Residential Medium to High Density (ITRMIX)
<b>Zoning District</b>	M-S/ITR/R-3/PD	Same	M-S/ITR/R-3/PD Futures Site
<b>Lot Size (s.f.)</b>	36,207 sf.	Same	sf. min.[R-3]
<b>Gross Floor Area (s.f.)</b>	15,000 sf.	33,011 sf.	No max.
<b>Lot Coverage (%)</b>	41.4%	29.7%	40% max.
<b>Floor Area Ratio (FAR)</b>			No max.
<b>No. of Units</b>	N/A	17	20 max.
<b>Density (units/acre)</b>	N/A	20	20 max.
<b>Meets 75% min?</b>	N/A	Yes	15 min.
<b>Bedrooms/Unit</b>	N/A	15 three-bedroom (Plans A and B) 2 four-bedroom (Plan B2)	---
<b>Unit Sizes (s.f.)</b>	N/A	Plan A - 1,891 Plan B -2,014 Plan B2 -2,200	---
<b>Lockable Storage/Unit</b>	N/A	In garage	300 cu. ft. min.
<b>No. of Buildings On- Site</b>	N/A	4	---
<b>Distance Between Buildings</b>	N/A	19'	26' min.
<b>Building Height (ft.)</b>	N/A	35'	35' max. (for townhomes)
<b>No. of Stories</b>	N/A	3	3 max. (for townhomes)
<b>Front (on Morse Ave.)</b>	N/A	13' 1"	20' min.
<b>Left Side</b>	N/A	8' 2"	12' min.
<b>Right Side (on Toyama Dr.)</b>	N/A	8'	20' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
★ Rear	N/A	10'	20' min.
<b>Total Landscaping</b>	N/A	10,265	7,241 min. (20%)
<b>Landscaping/Unit</b>	N/A	603 s.f./d.u. 10,265	425 s.f. min./d.u. (7,225 sf. total)
★ <b>Usable Open Space/Unit</b>	N/A	251 s.f./d.u. 4,267	400 min./d.u. (6,800 sf. total)
★ <b>Frontage Width (ft.)</b>	N/A	13'	15' min.
<b>Parking Lot Area Shading (%)</b>	N/A	56.9%	50% min. in 15 years
<b>Water Conserving Plants</b>	N/A	98%	80% + limit turf, or water budget
<b>Recreation Building (s.f.)</b>	N/A	N/A	N/A (Applies to greater than 50 units)
★ <b>Total Spaces</b>		40 (34 Garage & 6 Guest)	43 min. (34 Garage & 9 Guest)
<b>Standard Spaces</b>		40	42 min.
<b>Compact Spaces / % of Total</b>		0	10% max. of uncovered
<b>Accessible Spaces</b>		1	Per ADA requirements
<b>Covered Spaces</b>		34	34 min.
<b>Aisle Width (ft.)</b>		24 ft.	24 min.
<b>Bicycle Parking</b>		In garages	5 (1 secured space, Class I, per 3 units)
<b>Stormwater</b>			
<b>Impervious Surface Area (s.f.)</b>	33,489	27,106	No max.
<b>Impervious Surface (%)</b>	92.5%	69.5%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

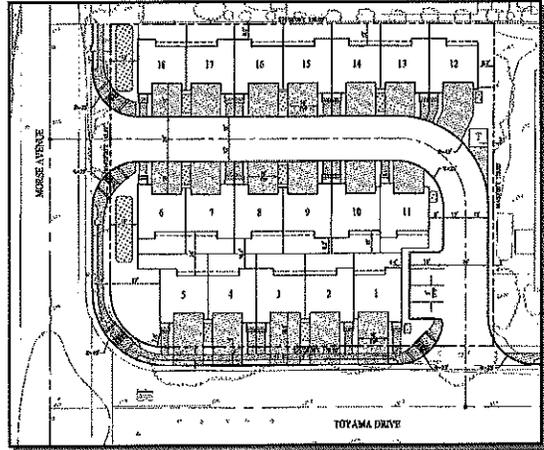
ATTACHMENT E**BACKGROUND:**

The proposed project includes the demolition of the existing building and the construction of 17 townhouse dwelling. There are no relevant previous actions at the site.

**Preliminary Review**

The project applicant submitted an application for preliminary review on February 16, 2011. The proposed plans were reviewed by various departments to identify issues that may affect the site design and layout. The initial design included 18 three bedroom units each with individual townhouse lots, private backyards and individual driveway aprons. The design as proposed would require the following deviations:

- Separation between buildings
- Front setback on Morse and Toyama
- Rear Setback
- Interior Side Setback
- Encroachment into the Vision Triangle
- Guest Parking spaces (deficient 5 spaces)
- Usable Open Space (unclear)

Preliminary Review Site Plan

During the preliminary review staff indicated concern about the compatibility of the proposed project with existing residential developments and the disruption to the streetscape the individual driveways caused. In addition, staff noted that the proposed design appeared to be deficient in usable open space.

**DISCUSSION:****Requested Permit(s)**

The proposed project includes the demolition of the existing structure, grading and the construction of 17 townhouse units. A Vesting Tentative Map is also included as part of the project.

- **Special Development Permit**

A Special Development Permit (SDP) is required for site and architectural review to allow the development of 17 residential rental units located within the M-S/ITR/R-3/PD Zoning District. A SDP also allows deviations from Zoning Code requirements and in this case the applicant is requesting the following deviations:

- Separation between buildings
- Front setback on Morse and Toyama

ATTACHMENT E

- Rear Setback
  - Interior Side Setback
  - Encroachment into the Vision Triangle
  - Useable Open Space
  - Frontage width
  - Parking spaces (guest)
- **Vesting Tentative Map**

The proposed project requires a Tentative Map to subdivide the area to allow for future development of residential units. The purpose of the Vesting Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines for buildings, streets (public or private), etc., and displaying areas of future ownership lots. As indicated on the plans, a total of 17 residential units are proposed for site. The Vesting Tentative Map vests the developer's right to build the project for the life of the map. It also secures the approved project against future Sunnyvale Municipal Code (SMC) changes by the City that might otherwise affect the project.

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

## **ANALYSIS:**

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### **Architecture**

The proposed development will consist of four buildings which would contain variations of three and four bedroom floor plans. The buildings have been designed in a Craftsman style vernacular, using horizontal and shingle siding, stone base material and carriage style garage doors. The proposed architectural style, massing and architecture will complement the adjacent residential uses. See Attachment C, Site and Architecture Plans, for additional details.

### **Development Standards**

The proposed project complies with many of 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 by the Planning Commission:

- **Site Layout**

The proposed project includes the development of four residential buildings with three floor plans, landscaping and uncovered guest parking. Thirteen of the units will have private fenced rear yards and access to the units will be accomplished through private streets. Front entries for the residences

will be located adjacent to the garage door for a majority of the units with minimal to no living area at the ground floor for Plan B and Plan B2. Staff would like to see additional interest added to the side elevations of the four unit building through the addition of architectural treatment to add more interest and to break up the large wall face. Staff has included this as a condition of approval.

### Setbacks

The units will be grouped into four separate buildings on the site and will range from three, four and seven unit combinations. As noted in the data table the proposed project requires deviations to all required setbacks, which results from the following factors: corner lot; small size of the lot, and height of the proposed buildings. These setback deviations are typical with townhouse developments located on small lots.

### Separation Between Buildings

A building separation of 26 feet is required for all residential development. The proposed project will require a deviation between the two three unit buildings. As proposed the separation is approximately 16 feet at the closest point and approximately 22 feet at the furthest. This type of deviation is also common in townhouse style developments.

### Frontage Width

A 15-foot frontage landscape strip is required along all street frontages. The proposed project encroaches into the required buffer on the west side of the larger building and the south side of the two three unit buildings. The applicant is also requesting a deviation from this requirement. Staff would normally suggest minor modifications to the plans, but in this case it would affect several other code requirements such as drive aisle, side setback and open space.

### Corner Vision Triangle

A 40-foot corner vision triangle is required at the intersection of Morse Avenue and Toyama Drive. The intent of the triangle is to ensure visibility and pedestrian and traffic safety. As indicated on the site plan, a small corner of the four unit building encroaches into the triangle approximately three feet and a total of approximately twelve square feet. The applicant is requesting a deviation to allow the minor encroachment. As an alternative, the Planning Commission may consider adding a condition requiring the modification of the floor plan of the end unit to eliminate the encroachment (an angled wall element should not be as it would be inconsistent with the architecture).

- **Parking/Circulation**

The proposed project has been designed to accommodate two covered parking spaces per unit and some guest parking. The project as proposed is deficient three guest spaces. As noted above, the applicant revised the site plan to address staff's concerns, which resulted in the elimination of the proposed driveways from the preliminary review. Although the driveways provided additional uncovered parking, they did not satisfy the guest parking requirement. Overall, the initial submittals have all been deficient in guest parking. Deviations from parking may be allowed through the approval of the Special Development Permit, which the applicant is requesting. Staff notes that there will be some additional parking, possibly four to five spaces on Toyama Drive. Parking is not allowed on Morse Drive.

If the Planning Commission is not supportive of the requested deviation, they may request that the applicant revise the plans to eliminate the guest parking deficiency. This may be achieved through redistribution of the unit type and bedroom count or the elimination of one or two units. The elimination of unit(s) results in a minimal fractional change in the guest parking requirements; however, it would allow area for additional uncovered guest parking spaces.

- **Landscaping and Tree Preservation**

The site currently has seven protected trees (that measure 38 inches or greater in circumference at four feet from the ground). The preliminary landscape plans for this project include the preservation of six of the protected trees including three redwoods at the southwest corner and three fruitless pear tree along Toyama. The applicant has provided a tree survey which included recommendations during construction, which have been included in the Conditions of Approval.

- **Usable Open Space**

The proposed project satisfies the required landscape area; however the site is deficient in providing the required usable open space per unit. The zoning code requires 400 square feet per unit. Thirteen of the units have private rear yards, which provides 300 square feet of usable open space for each unit for a total of 4,267 square feet. The total usable space required is 6,800 square feet. The remaining landscaped areas on the site do not satisfy the usable open space design requirement, such as being located out of the front setback. Deviations from the Usable Open Space requirements are not common for residential developments.

In order to provide usable open space for the units in the four unit building, staff has included a condition requiring the project to include functional usable open space for these units. This open space will be located within the front setback and required landscape frontage strip. The open space will need to be delineated and may either be through use of landscape area or porches. These areas should strive to provide 10 feet in any direction and 120 square feet. This will require the applicant to revise the current Stormwater Management Plan since a treatment area will be located in the new useable open space area (there is room on the Toyama frontage).

- **Trash and Recycling Access**

The project will provide a centralized trash enclosure for residents to use. The facility will be accessed by truck from the private road and residents by a walkway. The trash enclosure will be in close proximity to Unit 7 and staff is concerned with the visibility of the enclosure from the unit. Staff has included a condition requiring the pedestrian sidewalk to be relocated to the south side of the enclosure and to include additional landscaping (including trees) to screen the enclosure.

- **Stormwater Management**

A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. A more detailed Stormwater Management Plan will be submitted during the building permit phase per Conditions of Approval and as noted above, the treatment areas will need to be adjusted.

- **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. As required, verification of the green building measures will be completed by the Building Safety Division during the building permit process.

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

Two ownership BMRs are required as part of this project. The applicant has signed the required Below Market Rate Developer Agreement as required.

### **Environmental Review**

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

Exemptions include infill development that will not result in any significant effects relating to traffic, noise, air quality or water quality. The proposed project is below the thresholds to require a traffic study or air quality analysis. The applicant provided an acoustical analysis which indicated that the six-foot high wood fence will keep the private open space within the allowable levels and standard building techniques will ensure interior levels meet the City's adopted levels. Water quality will be treated through a required stormwater management plan.

**FISCAL IMPACT**

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

**PUBLIC CONTACT**

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Staff has not received any comments of concern regarding the proposed project.

<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>• 934 notices mailed to the property owners and tenants 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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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Permit. 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. Approve the Special Development Permit and Vesting Tentative Map with attached conditions.
2. Approve the Special Development Permit and Vesting Tentative Map with modified conditions.
3. Deny the Special Development Permit and Vesting Tentative Map.

**RECOMMENDATION**

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Alternative 1: Approve the Special Development Permit and Vesting Tentative Map with attached conditions.

Prepared by:

Shaunn Mendrin  
Project Planner

Reviewed by:

Steve Lynch  
Senior Planner

Reviewed by:

Trudi Ryan  
Planning Officer

**PLANNING COMMISSION MINUTES OF JULY 11, 2011**

**2011-7296 - Classic Communities [Applicant] GMMSC Partners [Owner]:** Special Development Permit and Vesting Tentative Map to allow 17 townhome units on an existing industrial property at **1060 Morse Ave. SM**

**Shaunn Mendrin**, Senior Planner, presented the staff report. **Trudi Ryan**, Planning Officer, noted that the map in the staff report has the wrong property highlighted and the correct property is at the corner of Morse Ave. and Toyama Dr.

**Comm. Sulser** disclosed that he met with the applicant regarding the project. **Comm. Kolchak** disclosed that he spoke with the applicant regarding the project.

**Vice Chair Hendricks** opened the public hearing.

**Scott Ward**, representing the applicant, Classic Communities, discussed the project. He provided supplemental documents to the Commission. He said that they support most of the conditions. He discussed other projects in the area and said he thinks this area is coming into its own. He said this project offers a different type of housing with more private open space, which provides more richness, texture and livability in the district. He said this is the second application submitted, discussing the previous proposal, and said that they worked continuously with staff, to address issues and to change the plans as needed. He discussed the deviations in the staff report, and other options. He discussed the information in the supplemental documents provided. He discussed usable open space, front setbacks, second floor decks or balconies, and said that they held a public outreach meeting in the neighborhood. He asked that the Commission to support the application as proposed.

**Comm. Chang** discussed with the applicant, the vision triangle.

**Comm. Sulser** discussed the setback deviation related to the industrial property to the east with the applicant saying that the business is an import/export business and no industrial uses take place on the site.

**Comm. Larsson** discussed with the applicant the supplemental information provided on the dais including the various plan elevations. Mr. Ward said the size of the proposed balconies are roughly 10 by 5 feet. Comm. Larsson asked about the use of landscaping and softening the impact of parking spaces.

**Vice Chair Hendricks** discussed with staff and the applicant the vision triangle. Vice Chair Hendricks asked the applicant about the rationale for deviations with Mr. Ward saying there is nothing unique about the deviations they are proposing and that the

proposal goes above the standard for the neighborhood. Vice Chair Hendricks discussed with the applicant the setback deviation proposed on the east side, the bulk and mass of the proposed buildings, and the economic viability of reducing the number of the proposed units.

**Ms. Ryan** commented on the information provided by the applicant on the dais including parking alternatives, noting that the parking space dimensions listed are for compact spaces.

**Comm. Sulser** had staff comment about possibly including decks with the units.

**Comm. Chang** discussed with staff whether the usable open space requirements would be met if balconies were added. Staff said it would depend on what combination of options were used discussing several numbers.

**Vice Chair Hendricks** asked if staff would be more comfortable to continue this item to allow more time to review the supplemental information provided by the applicant.

**Mr. Ward** said that Classic Communities has a long and demonstrated history of working effectively with staff. He said he thinks the issues could be worked out administratively. Mr. Ward discussed the usable open space and the balconies. He said with respect to the parking, they could possibly move the building a foot or two. Mr. Ward confirmed that a continuance for two weeks would not be hardship.

**Vice Chair Hendricks closed the public hearing.**

**Shaunn Mendrin** commented if the balconies were added that it is a definite improvement to the usable open space numbers.

**Comm. Larsson moved to continue this item to a future Planning Commission meeting to allow time for the applicant and staff to resolve the issues. Comm. Dohadwala seconded the motion.**

**Comm. Larsson** said there are important open questions, he does not want to try and resolve the issues right now, and he would like to allow time to have the applicant work with staff to resolve the issues. **Ms. Ryan** suggested that staff and the applicant could be ready for the July 25, 2011 meeting. **Comm. Larsson said his motion includes continuance to the July 25, 2011 meeting with Comm. Dohadwala seconding the motion. Comm. Dohadwala** said there are several things she would like to see resolved.

**Comm. Sulser offered a Friendly Amendment to pursue the deck option to work on the open space deviation as this was one of the deviations he was most uncomfortable with. The Friendly Amendment was acceptable to the maker and the seconder of the motion.**

**Vice Chair Hendricks said when he read this report there seemed to be a lot of deviations. He offered a Friendly Amendment for staff to come back and provide more color and commentary on how the deviations relate to other properties. He said it seems the Commission is to consider the project based on the code and is also taking previous practice into consideration. The Friendly Amendment was acceptable to the maker and seconder of the motion.**

**Comm. Larsson said he was interested in investigating the additional two parking spaces. Vice Chair Hendricks offered a Friendly Amendment for the applicant and staff to look at the parking and come up with additional options to improve on the parking deviation. The Friendly Amendment was acceptable to the maker and seconder.**

**Comm. Dohadwala had staff provide clarification about different site plans that were provided.**

**ACTION: Comm. Larsson made a motion on 2011-7296 to continue this item to the July 25, 2011 Planning Commission meeting to: address the deviations in usable open space, including pursuing the deck option; get more information on how the deviations relate to other projects; and, address the deviation in required parking. Comm. Dohadwala seconded. Motion carried 6-0, with Chair Travis absent.**

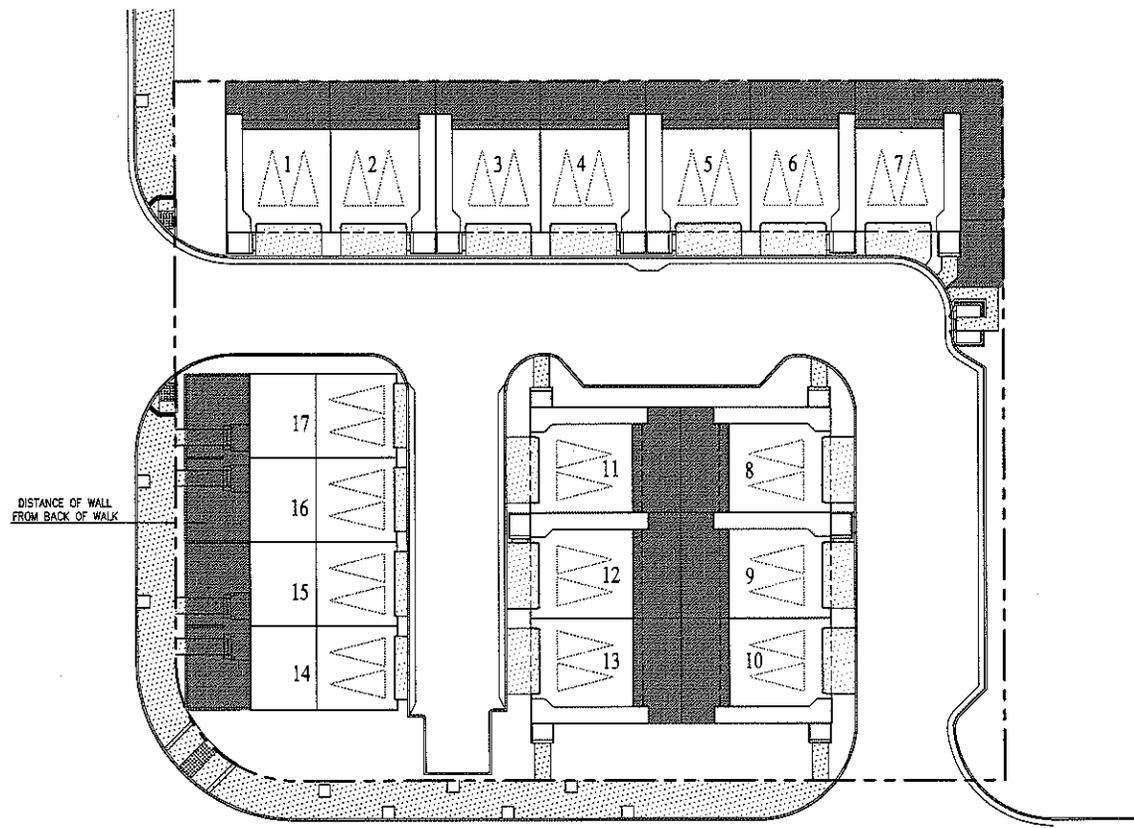
**APPEAL OPTIONS: This action serves as legal notification of the continuation of this item to the July 25, 2011 Planning Commission meeting.**

**CURRENT CONDITION**  
(WALL IS CURRENTLY 2.4' FROM BACK OF WALK)

LOT #	PRIVATE USABLE OPEN SPACE	PRIVATE DECK SPACE	TOTAL
1	300	57	357
2	300	57	357
3	300	57	357
4	300	57	357
5	300	57	357
6	300	57	357
7	857	57	914
8	300	57	357
9	300	57	357
10	300	57	357
11	300	57	357
12	300	57	357
13	300	57	357
14	344	57	401
15	344	57	401
16	344	57	401
17	344	57	401
<b>Total</b>	<b>5833</b>	<b>969</b>	<b>6802</b>

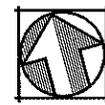
**OTHER OPTIONS**

DISTANCE OF WALL FROM BACK OF WALK (FT)	TOTAL PRIVATE USABLE OPEN SPACE (SF)
2'	6,834
3'	6,750
4'	6,666
5'	6,582
6'	6,498



**OPEN SPACE EXHIBIT**  
**TOYAMA PROPERTY**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA  
DATE: JULY 19, 2011  
SCALE: 1" = 30'



	Cutron, Barber & Gibson, Inc. CIVIL ENGINEERS - SURVEYORS - PLANNERS
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