



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** August 8, 2011  
**File Number:** 2011-7377

**SUBJECT:** **City Ventures (Steve Hussey Trustee & Et Al):**  
Application on a 1.7 acre site located at **628 E. Taylor Avenue** (near N. Fair Oaks Ave.) in an M-S/ITR/R-3/PD (Industrial and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District (APN: 205-30-019).

Motion **Special Development Permit** to allow 10 townhome-style condominiums.

Motion **Vesting Tentative Map** to allow 10 condominium units and one common lot.

**REPORT IN BRIEF:**

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

**Conditions**

**Surrounding Land Uses**

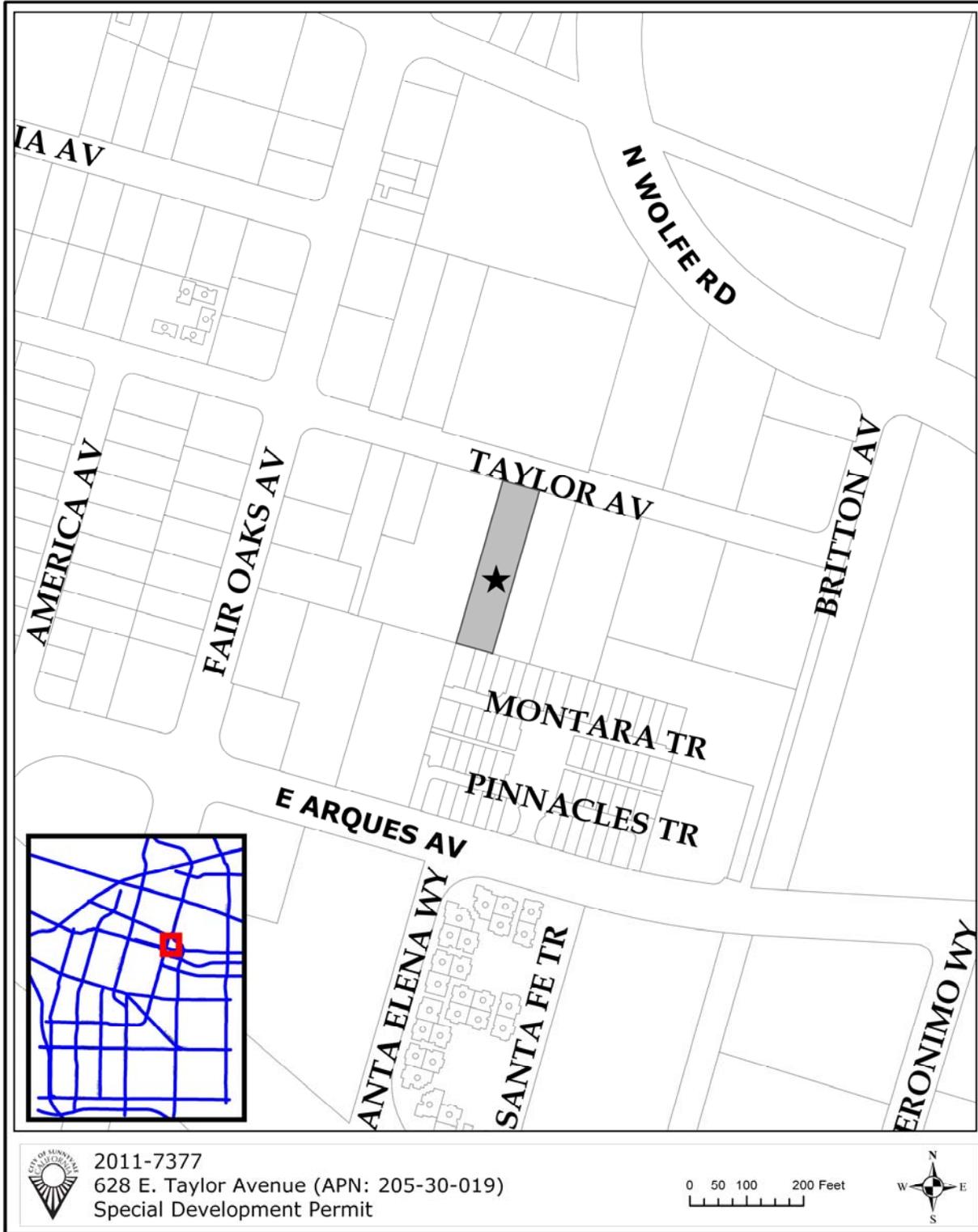
- North 36-unit townhome development under construction (D.R. Horton; former Flick's Mobile Home Park)
- South 47-unit townhome development (Classic Communities)
- East 24-unit townhome development (City Ventures – Phase I entitled, not built)
- West Industrial

**Issues** Noise, hazardous materials, solar access

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

**Staff Recommendation** Approve with Conditions

**VICINITY MAP**



2011-7377  
628 E. Taylor Avenue (APN: 205-30-019)  
Special Development Permit

0 50 100 200 Feet



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial to Residential Medium Density	Same	Industrial to Residential Medium Density
<b>Zoning District</b>	M-S/ITR/R-3/PD	Same	N/A
<b>Lot Size (s.f.)</b>	19,776	Same	8,000 min.
<b>Gross Floor Area (s.f.)</b>	7,400	22,126	No max.
<b>Lot Coverage (%)</b>	37%	38%	40% max.
<b>Floor Area Ratio (FAR)</b>	37%	112%	No max.
<b>No. of Units</b>	N/A	10	10 max.
<b>Density (units/acre)</b>	N/A	22/acre	24/acre max.
<b>Meets 75% min?</b>	N/A	Yes	7 min.
<b>Bedrooms/Unit</b>	N/A	4	---
<b>Unit Sizes (s.f.) (including garage)</b>	N/A	Plan 2A: 2,171 Plan 3A: 2,252 Plan 4A: 2,298	N/A
<b>No. of Buildings On-Site</b>	1	2	---
<b>Distance Between Buildings</b>	N/A	35'	20' min.
<b>Building Height (ft.)</b>	N/A	34'-9"	35' max.
<b>No. of Stories</b>	1	3	3 max.
<b>Setbacks</b>			
<b>Front</b>	35'	19' min, 19' avg.	15' min. 20' avg.
<b>Left Side</b>	26'	2'	12' min.
<b>Right Side</b>	0'	Varies 23'-29'	12' min.
<b>Rear</b>	100'	Varies 23' – 25'	20' min.
<b>Landscaping (sq. ft.)</b>			
<b>Total Landscaping</b>	N/A	8,872 (25% of lot)	3,955 min. (20% of lot)
<b>Landscaping/Unit</b>	N/A	887	425 min.
<b>Usable Open Space/Unit</b>	N/A	789 (excludes balconies)	400 min.
<b>Frontage Width (ft.)</b>	N/A	19'	15 ft. min.
<b>Parking Lot Area Shading (%)</b>	N/A	79.6%	50% min. in 15 years
<b>Parking</b>			
<b>Total Spaces</b>	N/A	27	27 min.
<b>Covered Spaces</b>	N/A	20	20 min.
<b>Unassigned</b>	N/A	7	7 min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>Compact Spaces/ % of Total Unassigned</b>	N/A	0	1 max. (10%)
<b>Accessible Spaces</b>	N/A	1	1 min.
<b>Bicycle Parking</b>	N/A	Storage within garages, 2 Class II	Storage within garages, 2 Class II min.
<b>Solar Access</b>	N/A	34%	10% max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**BACKGROUND:**

The applicant proposes to construct 10 townhome-style condominiums. This project is associated with a recently-approved townhome development at 650-660 E. Taylor Avenue for 24 units, which is adjacent to the site along the east property line (to the left when facing subject site). The current applicant, City Ventures, also owns the adjacent development and plans to build both projects simultaneously; both projects will function and be maintained as one development. The adjacent development is referred to as “Phase I” in this report.

**Previous Actions on the Site**

Currently, the site developed with an industrial building and is paved with concrete and asphalt material for parking and circulation. The site has historically been used for industrial purposes. Currently, the property is occupied by an air conditioning repair shop and a florist.

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

**Planning Commission Study Session:**

On July 25, 2011, the Planning Commission reviewed the project at a Study Session. Several Commissioners stated support for the overall site layout, and architectural compatibility with the adjacent townhome development. The Commission recommended that the applicant explore options to incorporate the trellis feature elsewhere in the development. Concerns were raised

regarding the deviation for solar access on the adjacent property to the west, and the possible limitation of the adjacent owner’s ability to install solar panels on the building roof.

The applicant submitted a letter addressing the comments from the Study Session and requested deviations (see Attachment G). An Alternate Site Plan was also submitted which shows two additional areas where the trellis feature can be considered, along the interior common area and rear parking lot. In addition, the front yard fence facing the street was set back further from the front property line, which will allow for increased common landscaped area along the street frontage (see Attachment E).

## **DISCUSSION:**

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### **Requested Permits**

The applicant proposes to demolish the existing industrial building on the property in order to construct 10 three-story townhomes. The new units will be grouped into two buildings, with five units in each building.

### **Special Development Permit**

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

- Front yard setback
- Left side yard setback
- Solar access
- Setbacks for trellis features

### **• Vesting Tentative Map**

A Tentative Map is required to allow for 10 condominium units and one common lot. The purpose of the Vesting Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines. 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.

## **ANALYSIS:**

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### **Architecture**

The proposed architectural style can be considered Spanish Eclectic, and primarily consists of smooth stucco siding and tile roofing. Architectural accents include wooden window trim and shutters, “hardie board” siding, exposed rafters, wall tile accents, window awnings, wrought iron detailing, and planter boxes. The architecture is consistent with the design of Phase I.

**Development Standards**

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

- **Site Layout/Floor Plans**

The applicant proposes to construct two buildings that are centered on the lot and perpendicular to the street. The two buildings will contain five condominium units, for a total of 10 units. Each unit will have individual two-car garages facing the east property line. Vehicular access will be provided through a common driveway shared with Phase I.

The project will result in lot coverage of 38%, floor area ratio of 112%. The unit sizes are comparable to the Phase I units, as well as to the D.R. Horton townhomes under construction across Taylor Avenue. The following is a summary of each unit type:

<b>Unit Type</b>	<b>Number of Bedrooms</b>	<b>Living Area (s.f.)</b>	<b>Garage Area (s.f.)</b>	<b>Gross Floor Area (s.f.)</b>
2A	4	1,719	452	2,171
3A	4	1,800	452	2,252
4A	4	1,846	452	2,298

The project complies with most development standards regarding site layout, such as right side and rear yard setbacks, aisle width, distance between buildings, and lot coverage. However, deviations are requested from front yard and left side yard setback requirements. The proposed front yard setback is 19 feet, where 20 feet is required. The proposed left side yard setback is 2 feet, where 12 feet minimum is required.

Staff’s Comments on Setback Deviations:

Attempts to meet other development standards may create a hardship on developers to meet all development requirements, especially on narrower lots. Therefore, it is not uncommon for townhome developments within the R-3 zoning district to be approved with deviations for setbacks. The D.R. Horton townhomes to the north and Classics Communities to the south were both approved with deviations from front yard setbacks ranging from 15 feet to 19 feet. Phase I was also approved with front yard setbacks of 16 feet to 19 feet. Therefore, staff finds that the requested front yard setback is consistent with previously-approved townhomes within the R-3 zoning district and established streetscape along Taylor Avenue.

The proposed left side yard setback is considered a technicality due to the location of the current property line that separates the subject property

from Phase I. Both properties will be operated and maintained as one development and the setback is adjacent to the common driveway. Therefore, this side yard setback is internal to the entire development and will not negatively impact residents. If both properties had been entitled at the same time, no deviation would be required. Staff finds that the proposed setback deviations are reasonable to achieve sizable units, while meeting most development standards.

- **Solid Waste and Recycling Facilities**

The approved centralized trash enclosures on Phase I will be expanded to accommodate the demand for the additional 10 units. The dimensions and locations for the trash enclosures shown in Attachment D reflect these changes and have been determined to comply with requirements.

- **Parking/Circulation**

The proposed project provides two-car garages for each unit and seven unassigned parking spaces, which complies with parking requirements. Both phases of the development independently meet the minimum parking requirements; however, all unassigned spaces and driveways will be commonly owned and maintained. Proper engineering instruments, such as easements, will be granted to allow for joint use.

- **Landscaping and Tree Preservation**

There is no existing landscaping or trees on-site. A detailed landscaping plan is included in Attachment D, which show a combination of trees and groundcover. The plans show compliance with landscaping requirements, parking lot shading, and water-efficient landscaping. The proposed landscaping is consistent with Phase I, and will be commonly maintained.

Fences: An 8-foot tall masonry wall will be constructed along the right side property line and will step down to 4 feet towards the front of the property. In addition, 4-foot 6-inch tall fence (concrete with stucco finish to match the buildings) with wrought iron gates are proposed to enclose the “front yards” of each of the units.

Based on staff’s recommendation at the Planning Commission Study Session, the applicant modified the location of the front fence and gate for the unit facing Taylor Avenue, to be set back approximately 10 feet from the front property line (see Attachment E). The area in front of the fence will be landscaped and is consistent with the streetscape of Phase I.

Usable Open Space: A combination of private and common useable open space will be provided throughout the development, including a common area for seating between the two buildings. Private useable open space will be provided on the ground floor patios and second and third floor balconies. The proposed balconies do not meet the minimum dimension for usable

open space; however, the ground floor patios and common area provide sufficient usable open space to meet requirements.

- **Trellis Features**

As recommended at the Planning Commission Study Session, the applicant has explored the possibility of incorporating trellis features over the unassigned parking spaces. As shown in Attachment E, there are three areas that the applicant has explored. The front trellis feature will be approximately 9 feet 6 inches in height and is located within the 20-foot front setback area. Similarly, the trellis feature towards the back of the property is located within the 20-foot rear setback area. The third trellis located along the west property line is intended as a landscape feature, and is within the 4-foot side yard setback. These locations would need to be approved as deviations from the Zoning Code setback requirements.

Staff's Comments on Trellis Setback Deviations: Staff finds that the trellis features positively add to the streetscape and internal landscaping area, help soften the look of parking, and allow for additional shade over parking spaces. Other similar structures within setbacks can be found on other residential developments in the City, including condominium units located at 635 E. El Camino Real and Compass Place condominiums on N. Fair Oaks Avenue and Arcadia Terrace.

- **Solar Access and Shadow Analysis**

As required by code, the new townhomes may not shade more than 10% of the roofs of existing buildings. A Solar Access and Shadow Analysis was submitted, which shows that the new units will shade up to 34% of the adjacent building roof to the west during the shortest day of the year on December 21<sup>st</sup>. This is considered to be a deficiency from the Code. The Planning Commission expressed concerns about limiting the adjacent owner's ability to install solar panels on the roof.

Staff's Comments on Solar Access Deviation:

Based on the analysis, the deficiency occurs for 36 minutes, in which solar access would be met for the remaining time. There is more than a threefold increase in the allowable shading (10% to 34%) however, only 10 percent of the measured solar access time (9:00 a.m. – 3:00 p.m.) is impaired. Staff finds that the requested deviation for solar access is reasonable, given the short duration of shading and the residential transition of the neighborhood. The adjacent property contains two additional buildings where solar panels could be installed; therefore, the project would not significantly limit the property owner's ability to install solar panels on the property. No comments have been received from the adjacent property owner concerning the solar access.

- **Stormwater Management**

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

- **Green Building Requirements**

The project is required to achieve a minimum of 70 green building points to fulfill green building requirements. Most of the green building points are incorporated into the design of the landscaping, building materials, energy performance and plumbing. Roof-mounted solar panels will be installed on each building. A GreenPoint Rated Checklist has been provided and demonstrates that the project is expected to achieve 103 points.

- **Easements and Utilities**

As required, all utilities and service-drops will be placed underground. In addition, a new landscaping strip and sidewalk will be added in the public right-of-way directly in front of the development, which will continue the right-of-way design of Phase I. As previously discussed, all common landscaping, circulation, driveways, and unassigned parking spaces for Phase I and II will function and be maintained as one development with proper CC&Rs and engineering controls in place.

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

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

### **Environmental Review**

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

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

**FISCAL IMPACT**

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**Transportation Impact Fee**

Projects resulting in net new peak hour trips are subject to a transportation impact fee. The transportation impact fee is estimated to be \$1,468.89, and must be paid prior to issuance of a building permit. The amount is subject to the fee in place at the time of payment.

**Park Dedication In-Lieu Fee**

The project is subject to a park dedication in-lieu fee for each new residential unit. The project was deemed complete on June 30, 2011 and is subject to the park dedication requirement of 2.25 acres per thousand people. Assuming that the park dedication in-lieu fee is paid during fiscal year 2011-2012, the fee is estimated to be \$121,728.40 (using \$69/sq. ft. land value) and must be paid prior to recordation of a Final Map. The amount is subject to the fee (based on the value of land) in place at the time of payment.

**PUBLIC CONTACT**

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An outreach meeting was held on July 26<sup>th</sup>. A few attendees asked questions about buying the units. No comments were received about the merit of proposed project. Staff has not received any letters from neighboring property owners, residents or businesses at the time the staff report was prepared.

<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 150 notices mailed to the property owners and residents within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

**CONCLUSION**

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

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

## **ALTERNATIVES**

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

## **RECOMMENDATION**

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Recommend Alternative 1 to the Planning Commission: Adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions.

Prepared by:

Noren Caliva  
Project Planner

Reviewed by:

Steve Lynch  
Senior Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Mitigated Negative Declaration
- D. Site and Architectural Plans
- E. Alternate Site Plan
- F. Letter from the Applicant/Project Justifications
- G. Applicant's Response Letter

## RECOMMENDED FINDINGS

### Special Development Permit

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

##### **Housing**

**Policy HE-1.1:** *Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development and live-work housing.*

**Policy HE-4.3:** *Require new development to build to at least 75% of the maximum zoning density, unless an exception is granted by the City Council.*

**Policy HE-6.6:** *Encourage use of sustainable and green building design in new and existing housing.*

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

**Policy LT-3.2:** *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choices.*

**Policy LT-4.2:** *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

##### **Community Character**

**Policy CC-3.1:** *Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.*

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

The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project in that the proposed project provides 10 new housing units and eases the City's jobs/housing imbalance. The project also contributes to the need for affordable housing as defined in the General Plan by providing one below market rate ownership units.

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

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

### **Tentative Map**

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In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied.

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

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

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
AUGUST 8, 2011**

**Planning Application 2011-7377**

628 E. Taylor Avenue

Special Development Permit to allow 10 townhome-style condominiums and Vesting Tentative Map to allow 10 condominium units and one common lot.

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

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

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

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

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

**GC-2. PERMIT EXPIRATION:**

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. BMR UNITS (OWNERSHIP):

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

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

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

GC-4. STORMWATER MANAGEMENT PLAN:

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

GC-5. CONVEYANCE OF EASEMENT:

The Phase 1 development (650-660 E. Taylor) shall record an instrument to convey private ingress and egress easement rights to the Phase II development (628 E. Taylor) by or prior to recordation of the final map or building permit issuance for Phase II development, whichever occurs first. The CC&R's (or an addendum to the already recorded CC&R's) shall be recorded to address these easement rights of the Phase II development. [COA] [PUBLIC WORKS]

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

PS-1. ALERNATE SITE PLAN:

The Alternate Site Plan shown in Attachment E of the Planning Commission staff report dated August 8<sup>th</sup>, 2011, showing modifications to the front yard fence facing E. Taylor Avenue and incorporating three trellis features is approved. All permit drawings shall reflect this modified site plan. [COA] [PLANNING]

- PS-2. EXTERIOR MATERIALS REVIEW:  
Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]
- PS-3. BMR STANDARD PERMIT CONDITION:  
The developer shall submit a “BMR Standard Conditions Form and a site plan, as Exhibit A to the Affordable Housing Manager for review prior to submitting building permit plan. The plan will include a description of the number, type, size and location of each unit on the site. The Affordable Housing Manager will then determine the specific units to be obligated as Below Market Rate (BMR) unit(s). [SDR] [HOUSING/BMR Administrative Guidelines]

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

- BP-1. CONDITIONS OF APPROVAL:  
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
- BP-2. RESPONSE TO CONDITIONS OF APPROVAL:  
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]
- BP-3. BLUEPRINT FOR A CLEAN BAY:  
The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
- BP-4. GREEN BUILDING REQUIREMENTS:  
The project shall comply with green building requirements. A copy of the green building checklist shall be included on a sheet of the building permit plans. [SDR] [PLANNING]
- BP-5. RECYCLING AND SOLID WASTE CONTAINER:  
All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-6. FEES AND BONDS:

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

- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project prior to issuance of a Building Permit and subject to the fee in place at time of payment. (SMC 3.50). [SDR] [PLANNING]
- b) PARK IN-LIEU - Pay Park In-lieu fees prior to approval of the Final Map or Parcel Map. (SMC 18.10) The amount is based on a standard of 2.25 acres per 1,000 population and is subject to the fee (based value of land specified the Fee Resolution) in place at the time of payment. [SDR] [PLANNING]

BP-7. 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-8. LANDSCAPE MAINTENANCE PLAN:

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

BP-9. STORMWATER MANAGEMENT PLAN:

Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

BP-10. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:

Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment

Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]

**BP-11. BEST MANAGEMENT PRACTICES:**

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

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

**BP-12. CITY STREET TREES (SUBDIVISION):**

At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]

BP-13. PHOTOMETRIC PLAN:

Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. COA] [PLANNING]

BP-14. LIGHTING POLE HEIGHTS:

Pole heights shall not to exceed 8 feet. [COA] [PLANNING]

BP-15. LIGHTING SPACING:

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

BP-16. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):

The Parking Management Plan shall be revised to reflect both the Phase I and Phase II projects, subject to review and approval by the Director of Community Development. [COA][PLANNING]

BP-17. HISTORIC AND CULTURAL RESOURCES:

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

BP-18. AIR QUALITY STANDARDS:

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

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

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. These permits are required prior to any demolition or construction on site.

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

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

BP-19. HAZARDS AND HAZARDOUS MATERIALS:

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

WHAT: 1) Install vapor barriers to mitigate risks potentially posed by vapor intrusion.

2) Comply with requirements as set forth by the lead regulatory agency overseeing the investigation and remediation of environmental pollution on the property. Following the installation of the vapor barriers, copies of the certifications from the contractor performing the vapor barrier installation must be provided to the City of Sunnyvale and County of Santa Clara Department of Environmental Health.

3) If any Underground Storage Tanks (USTs) or soil impacts are encountered during site development activities, perform sampling and analysis of the potential impacts and, as necessary, excavating and removing impacted soil for off-site disposal, in accordance with all applicable laws.

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance with installation done at time of construction. Submit evidence to the City of Sunnyvale that all requirements set forth by the lead regulatory agency (County of Santa Clara Department of Environmental Health) to address environmental pollution have been satisfied, prior to issuance of a building permit.

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

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

BP-20. NOISE REDUCTION:

The project shall comply with noise standards. Final construction drawings shall incorporate all noise mitigation measures as set forth under "Mitigation Measures" in the approved environmental document and all plans shall be wet-stamped and signed by the consultant. [COA] [PLANNING] **Mitigation Measures**

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

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

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

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

5) Since all windows and doors are required to be shut to achieve a dbA of 45 or less, ventilation or air-conditioning systems must be incorporated for all habitable rooms in the unit facing the north property line.

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

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

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

BP-24. MECHANICAL EQUIPMENT:

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

BP-25: FIRE PREVENTION REQUIREMENTS:

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

- a) As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, and Title 19 California Code of Regulations. Building plan submittals after January 1, 2011 will have to comply with the 2010 adopted codes.
- b) The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety (508 CFC)
- c) A fully automatic fire sprinkler system is required. The fire sprinkler systems shall be in accordance with NFPA 13, and CFC. (16.52.270 SMC & Section 903 CFC)
- d) A fire alarm system is required for buildings meeting the requirements under Section 907.2.9 CFC.
- e) Install approved smoke detectors in accordance with the Sunnyvale Municipal Code (MC 16.52.280).
- f) Fire hydrants are required every 300 feet. Onsite fire hydrants are required along the fire access road. Provide locations of existing city fire hydrants and any proposed on-site hydrants. (508 CFC)
- g) Provide required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568)

- h) Fire access roads are required per the Sunnyvale Municipal Code and the published requirements for Fire Department Vehicle Access.
- i) Provide a written construction Fire Protection Plan. (Section 1408 CFC)(Refer to Unidocs.org , Fire Prevention documents).

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

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

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

- j) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works.
- k) Obtain an encroachment permit with insurance requirements for all public improvements.
- l) Final approved public improvement plans shall be prepared on 24"x36", 4 mil mylars.
- m) The developer is responsible for research on private company utility lines (PG &E, telephone, cable, etc.) to ensure there are no conflicts with the project.
- n) All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.
- o) Provide the Public Works Department with a detailed estimate of water consumption in gallons per day and peak water demand in gallons per minute, and estimate of sanitary sewer generation in gallons per day.
- p) All utility plans (PG&E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.
- q) Install cleanouts at the property line.
- r) Installation of new radio-read meters will be required.
- s) Install new double check detector assembly for fire services.
- t) All utility lines and service drops shall be placed underground.

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

- TM-1. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS):  
The CC&Rs for the development shall be revised to reflect both Phase I and Phase II projects, subject to review and approval by the Director of Community Development. [COA][PLANNING]

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

- PF-1. LANDSCAPING AND IRRIGATION:  
All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

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

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

PF-3. HOA ESTABLISHMENT:

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

PF-4. NOISE REDUCTION VERIFICATION:

Acoustical tests shall demonstrate that noise regulations are met on the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units. [COA] [PLANNING]

PF-5. BMR COMPLETION 60 ADVANCE DAY NOTICE:

The Developer/Owner shall notify the Affordable Housing Manager of the BMR unit(s) to be available sixty days (60) prior to the request for occupancy. The developer shall also coordinate a site inspection with the Affordable Housing Manager to verify that the constructed BMR units are in compliance with the BMR Development Agreement. [COA] [HOUSING]

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

AT-1. LANDSCAPE MAINTENANCE:

All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

- AT-2. **PARKING MANAGEMENT:**  
On-site parking management shall conform to the approved parking management plan for the entire development. [COA] [PLANNING]
- AT-3. **VISION TRIANGLES:**  
All vision triangles shall be maintained clear of obstruction, including fences and landscaping. [COA] [PLANNING]
- AT-4. **OFF-STREET PARKING:**  
Off-street parking for both residents and guests shall be maintained at all times in accordance with approved plans. [COA] [PLANNING]
- AT-5. **PARKING LOT MAINTENANCE:**  
The parking lot shall be maintained as follows:
- a) Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
  - b) Clearly mark all assigned, guest, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
  - c) Maintain all parking lot striping and marking.
  - d) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and/or patrons. [COA] [PLANNING]
- AT-6. **RECREATIONAL VEHICLE STORAGE PROHIBITED:**  
Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]
- AT-7. **HOA REVIEW AND APPROVAL:**  
Comply with all HOA requirements contained in SDP/TM 2010-7739 for Phase I. [COA] [PLANNING]



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

File Number: 2011-7377  
No. 11-13

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

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

**PROJECT TITLE:**

Application for a **Special Development Permit & Vesting Tentative Map** filed by **City Ventures**.

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

**2011-7377: City Ventures** [Applicant] **Steven Hussey Trustee & Et Al** [Owner] Application for a Special Development Permit to allow 10 townhome-style condominiums and Vesting Tentative Map to allow 10 condominium units and one common lot located at **628 E. Taylor Avenue**. (APN: 205-30-019) NC

**WHERE TO VIEW THIS DOCUMENT:**

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, August 8, 2011**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

**HEARING INFORMATION:**

A public hearing on the project is scheduled for:

**Monday, August 8, 2011** at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

**TOXIC SITE INFORMATION:**

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

Circulated On July 15, 2011

Signed: *Gerr Caruso*  
Gerr Caruso, Principal Planner

Project Title	Special Development Permit and Vesting Tentative Map for 10 townhomes
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Noren Caliva, Associate Planner
Phone Number	408-730-7637
Project Location	628 E. Taylor Avenue
Applicant's Name	Philip Kerr, City Ventures
Project Address	628 E. Taylor Avenue, Sunnyvale CA 94085
Zoning	M-S/ITR/R3/PD
General Plan	Industrial to Residential Medium Density
Other Public Agencies whose approval is required	None

## DESCRIPTION OF THE PROJECT:

The proposed project is a Special Development Permit to allow 10 townhome-style condominiums and Vesting Tentative Map to allow 10 condominium units and one common lot.

## DETAILED PROJECT DESCRIPTION:

On-site Development: Currently, the 19,769 square foot site is developed with one 7,400 square foot building. The remaining site is paved with asphalt and concrete material for parking and circulation, with minimal landscaping and no trees. The site has historically been used for industrial purposes and is currently occupied by an air conditioning repair shop and florist.

The project includes full demolition of the entire site and construction of 10 three-story townhome-style condominiums. The new units will be grouped into two buildings, with five units in each building. Each unit will also have individual two-car garages and storage areas. In addition, private open space will be provided in the form of enclosed patio areas and balconies. Living areas range in size from 1,719 square feet to 1,846 square feet. The common lot will include landscaped areas and uncovered parking spaces. Four floor plans are provided and include three and four bedroom units (dens are included in bedroom counts).

Driveway access to the site will be provided through a recently-approved 24-unit townhome development along the east side located at 650-660 E. Taylor Avenue, which is also owned by City Ventures. Proper engineering instruments, such as easements, will be granted for each project to allow for joint use of the driveway and common landscaping areas. The intent is for both projects to function as one development, with common use areas and maintenance.

Construction Activities and Schedule: Construction activities include full demolition of all existing buildings on the subject properties, and construction of all new residential buildings and associated site improvements. The applicant's intent is to construct the 10 townhomes and site improvements concurrently as the adjacent townhome project to the east. The project will be subject to the Sunnyvale Municipal Code requirements for noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

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

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

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
6. Earlier Analysis Used. Identify and state where they are available for review.
7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
8. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?  Yes  
 No

Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?  Yes  
 No

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

**DETERMINATION:**

On the basis of this initial evaluation:

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

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

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

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

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

Checklist Preparer: Noren Caliva

Date: July 15, 2011

Title: Associate Planner

City of Sunnyvale

Signature: *Noren Caliva*

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

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

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

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

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

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

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

**4. Population and Housing (Less than Significant):** The 10 proposed residential units will provide additional opportunities for homeownership in the City of Sunnyvale and is consistent with the General Plan designation of the sites. The project's impact will be a slight incremental beneficial impact to the City's Jobs/Housing balance. As a result, this positive aspect of the project is a less than significant impact.

**9. Transportation and Traffic (Less than Significant):** The proposed project meets the City's parking requirements by providing two-car garage for each unit and an additional 7 unassigned surface parking spaces. In addition, the project provides bicycle racks and room for secured bicycle parking within garages. The proposed vehicle and bicycle parking spaces meet the City's parking requirements and Valley Transportation Authority (VTA) standards; therefore, the project is expected to have a less than significant impact.

**14. Noise (Less than Significant with Mitigation):** An Acoustical Analysis was completed by Davy & Associates, Inc. in June 2011. The study measured noise levels along the perimeter property lines of the two properties and provided estimated Community Noise Equivalent Levels (CNEL), which is the weighted average noise level throughout a 24-hour period. The study found that the ambient noise levels range from the 59.8 dB along the north (highest noise level) to 51.2 dB along the east (lowest noise level) property line. The study noted that noise levels at the site are dominated by vehicular traffic on N. Fair Oaks Avenue to the west and Central Expressway to the south. The study also estimated future noise levels associated with an expected increase in traffic volume over the next 10 years, and found that future noise levels would range from 60.8 dB along the north (highest noise level) to 52.2 dB along the west (lowest noise level) property line. Although the future noise levels would be considered "normally acceptable" along west, south and east property lines, and "conditionally acceptable" along the north property line per the City's Noise Element, the noise levels would exceed the City's noise limit of 50 dB during nighttime hours and 60 dB during daytime hours. Therefore noise-reducing measures would be required to comply with City's noise standards and to reduce the impact to a less than significant level.

This could be accomplished through the following mitigation measures:

- WHAT: 1) Roof ceiling construction shall be roofing on plywood. Batt insulation shall be installed in joist spaces. Ceilings shall be one layer of gypboard nailed direct.
- 2) All exterior walls shall be 2x4 studs 16" o.c. with batt insulation in the stud spaces. Exterior walls shall be exterior plaster or stucco, and interior walls shall be gypboard.
- 3) All windows and glass doors may be standard glazing.
- 4) All entry doors shall be 1-3/4" solid core flush wood doors with vinyl bulb weatherstripping on the sides and tops. There shall be no mail slots in entry doors.

5) Since all windows and doors are required to be shut to achieve a dbA of 45 or less, ventilation or air-conditioning systems must be incorporated for all habitable rooms in the unit facing the north property line.

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

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

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

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

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

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

**30. Air Quality (Less than Significant with Mitigation):** The project requires significant grading of the site, including demolition and removal of the existing building and landscaping. This may introduce temporary and short-term dust into the air, and therefore temporarily affect air quality. Nearby residents could be affected by the change in air quality if mitigation is not implemented. Through the City's implementation of the Municipal Code's construction regulations and the Bay Area Air Quality Management District (BAAQMD) regulations, this impact will be lessened to a less than significant level during construction.

This could be accomplished through the following mitigation measures:

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

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. These permits are required prior to any demolition or construction on site.

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

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

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

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

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

**42. Transportation and Traffic (Less than Significant):** The Traffic Division of Public Works Department has determined the project does not warrant the preparation of a Traffic Study based on the anticipated number of peak trips relative to existing peak trip amounts. In addition, there are no roadway or signal upgrades needed to accommodate the multi-modal project trips and the proposed project is expected to result in no impact on peak traffic conditions for the area streets. Pedestrian movements to/from the site can be accommodated by the existing sidewalks and crossing facilities on Fair Oaks Avenue and Wolfe Road. A new sidewalk will be installed along the entire project frontage (as required by Sunnyvale Municipal Code Chapter 19.38.080 and not as a mitigation measure) where is currently deficient in order to connect with the sidewalk facilities within the area. Through implementation of the City's Transportation Impact Fee requirement, which includes payment of the estimated fee of \$1,468.89, this impact is less than significant.

Responsible Division: Planning

Completed by: Noren Caliva

Date: July 14, 2011

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

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

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

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

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

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description

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

Responsible Division: Planning

Completed by: Noren Caliva

Date: July 14, 2011

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Law Enforcement Sub-Element Sunnyvale Fire Services Sub-Element Safety and Seismic Safety Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

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

Responsible Division: Planning

Completed by: Noren Caliva

Date: July 14, 2011

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

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

**67. Hazards and Hazardous Materials (Less than Significant with Mitigation):** Phase I Environmental Site Assessment and Phase II Soil and Groundwater Investigation were completed by Stantec Consulting Corporation in August 2010 and June 2011, respectively. Based on the previous uses on the site and available records, the Phase I study recommended additional analysis to explore the possible impacts of the historical agricultural use, three underground storage tanks previously located on the site, and the regional groundwater contamination concerns in the vicinity. As a result a Phase II study was required by the City to further explore these possible hazardous materials.

Based on soil samples of the site contained in the Phase II study, the consultants found concentrations of Total Petroleum Hydrocarbons (TPH), Volatile Organic Compounds (VOCs), and pesticides in the soil to be below established regulations and recommended no further investigation. Low detections of metals were also found, but were below established regulatory or regional background standards set by the California Department of Toxic Substances Control.

The report also acknowledges that a regional groundwater plume containing PCE, TCE and benzene exists in the vicinity. Groundwater samples collected from the site confirm this conclusion and are consistent with contamination of groundwater detected at surrounding properties. Due to the shallow depth to the groundwater (approximately 9 feet below ground surface) and elevated contaminant concentrations in soil vapor, the consultant recommends the installation of vapor barriers to mitigate risks potentially posed by vapor intrusion. The Phase II study concludes that contaminant concentrations in the soil, as mitigated, do not represent an environmental concern and recommends no further studies.

This could be accomplished through the following mitigation measures:

WHAT: 1) Install vapor barriers to mitigate risks potentially posed by vapor intrusion.

2) Comply with requirements as set forth by the lead regulatory agency overseeing the investigation and remediation of environmental pollution on the property. Following the installation of the vapor barriers, copies of the certifications from the contractor performing the vapor barrier installation must be provided to the City of Sunnyvale and County of Santa Clara Department of Environmental Health.

3) If any Underground Storage Tanks (USTs) or soil impacts are encountered during site development activities, perform sampling and analysis of the potential impacts and, as necessary, excavating and removing impacted soil for off-site disposal, in accordance with all applicable laws.

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance with installation done at time of construction. Submit evidence to the City of Sunnyvale that all requirements set forth by the lead regulatory agency (County of Santa Clara Department of Environmental Health) to address environmental pollution have been satisfied, prior to issuance of a building permit.

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

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

Responsible Division: Planning

Completed by: Noren Caliva

Date: July 14, 2011

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
69. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description

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

**69. & 70. Recreation (Less than Significant):** The project will generate an increase in the use of existing park facilities. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee of approximately 121,728.40 for the 10 new residential units, this impact is less than significant.

Responsible Division: Planning

Completed by: Noren Caliva

Date: July 14, 2011

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

**City of Sunnyvale General Plan:**

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

**City of Sunnyvale Municipal Code:**

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

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

**Specific Plans:**

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

**Environmental Impact Reports:**

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

**Maps:**

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

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

**Lists / Inventories:**

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

**Legislation / Acts / Bills / Resource Agency**

**Codes and Permits:**

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

**Transportation:**

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

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

**Public Works:**

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

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

**Miscellaneous Agency Plans:**

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

**Building Safety:**

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

**Other:**

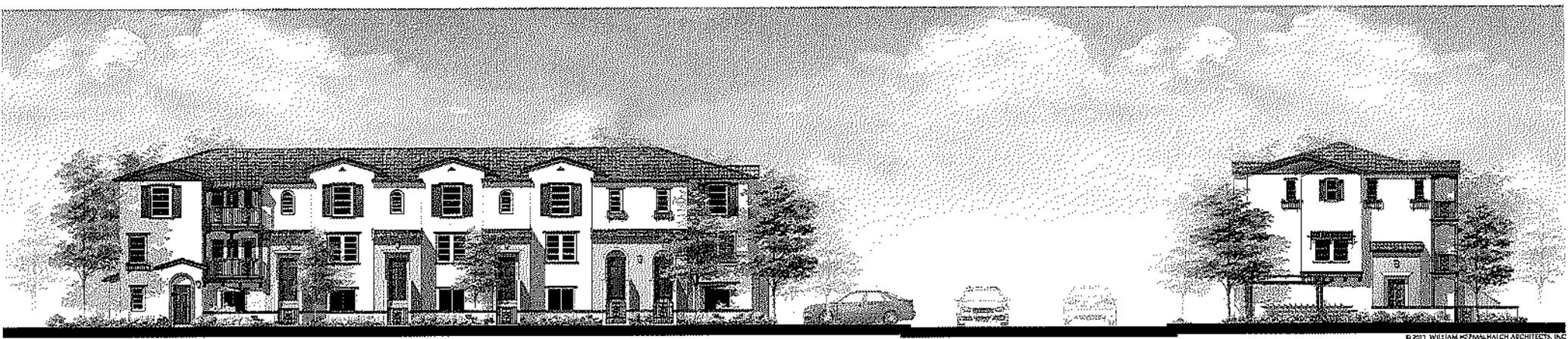
- A. Phase I Environmental Site Assessment, Stantec Consulting Corporation, Dated August 26, 2010
- B. Phase II Site Assessment, Stantec Consulting Corporation, Dated June 20, 2011
- C. Acoustical Analysis, Davy & Associates, Inc., Dated June 2011

**Guidelines and Best Management Practices**

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

**Additional Project References:**

- A. Project Description
- B. Sunnyvale Project Environmental Information Form
- C. Project Development Plans dated 6/20/2011
- D. Project Noise Study
- E. Project Air Quality Analysis
- F. Field Inspection
- G. Project Site Plan dated 6/20/2011
- H. Project construction schedule
- I. Project Draft Storm Water Management Plan
- J. Project Tree Inventory
- K. Project Green Building Checklist
- L. Project LEED Checklist



Phase One

Phase Two

East Taylor Street Scene

• List of Exhibits

- Architect (William Hezmalhalch Architects)
- Cover / Project Information Sheet with Streetscape
- Adjacent and Existing Land Uses
- Site Photos
- Conceptual Site Plan
- Conceptual Open Space Plan
- Solar Access and Shadow Analysis
- Conceptual Building 100 Floor Plan
- Conceptual Building Elevations
- Conceptual Unit Plan -2A
- Conceptual Unit Plan -3A
- Conceptual Unit Plan -4A
- Color Materials
- Civil (BKF)
- Title Sheet
- Existing Conditions
- Site Plan and Map Sheet
- Preliminary Grading and Drainage Plan
- Preliminary Utility Plan
- Preliminary Storm Water Management Plan
- Fire and Garbage Truck Turn Exhibit

- A0-0
- A0-1
- A0-2
- A1-0
- A1-1
- A1-2
- A2-1
- A2-2
- A3-1
- A3-2
- A3-3
- A3-4
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-7

Landscape Plans (Gates + Associates)

- Planting Plan
- Planting Enlargement
- Parking lot Shading Plan
- Fencing and Site Amenities Plan
- Irrigation Plan
- Irrigation Details
- Planting Details
- Irrigation and Planting Specifications

- L-1
- L-2
- L-3
- L-4
- L-5
- L-6
- L-7
- L-8

Green Point Rated Check List

- Green Point Rated Check List
- Green Point Rated Check List
- Green Point Rated Check List
- Green Point Rated Check List

- G-1
- G-2
- G-3
- G-4

• Vicinity Map N.T.S.



• Date Development Plan Prepared and Revisions:

Date	Comments
6/1/11	Application Essential
4/27/11	Revised

Cover / Project Information Sheet

June 1, 2011  
 Project #11 June 20, 2011  
 20110603\_02

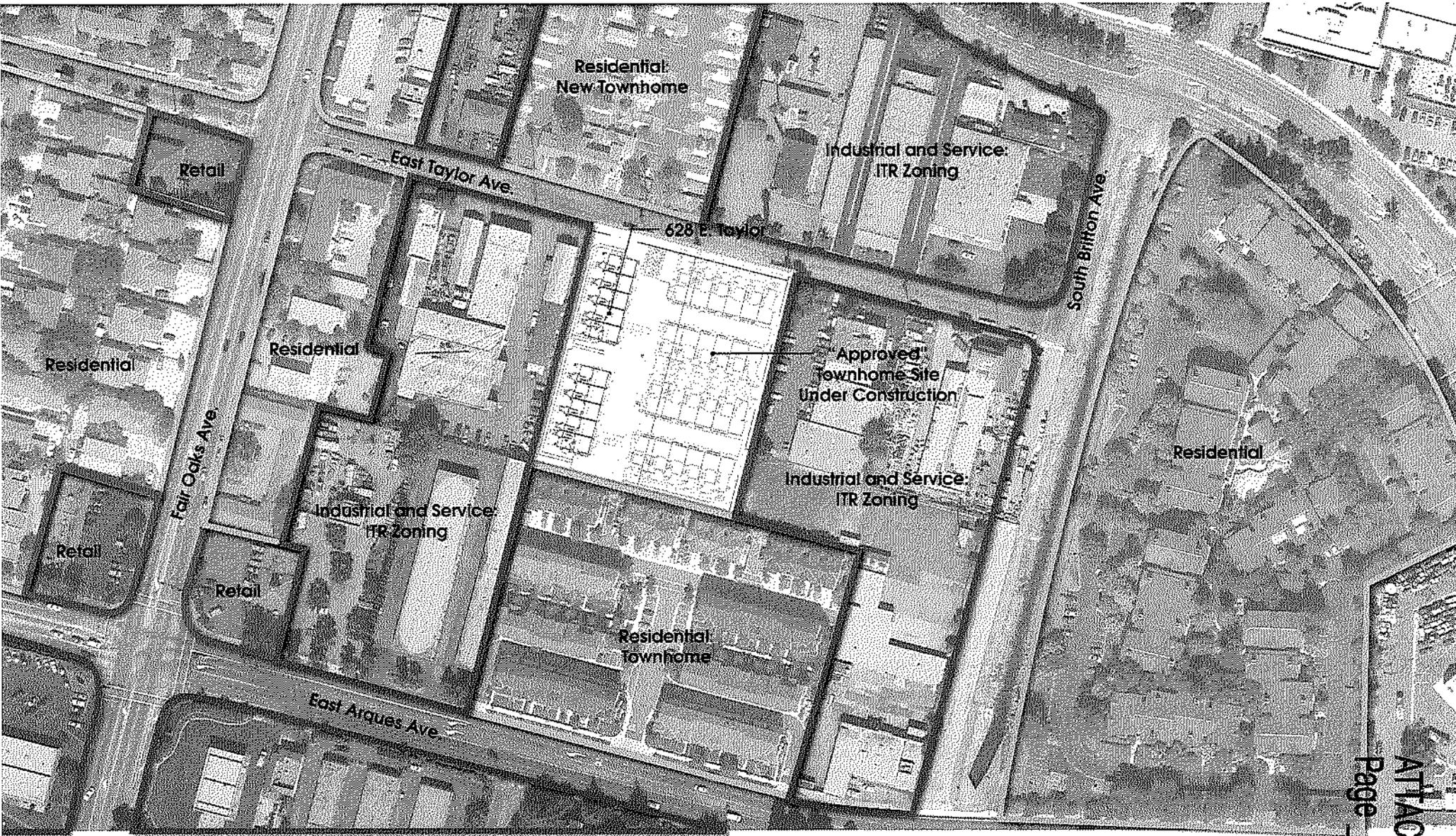


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 Page 1 of 31  
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A0-0



Adjacent and Existing Land Uses

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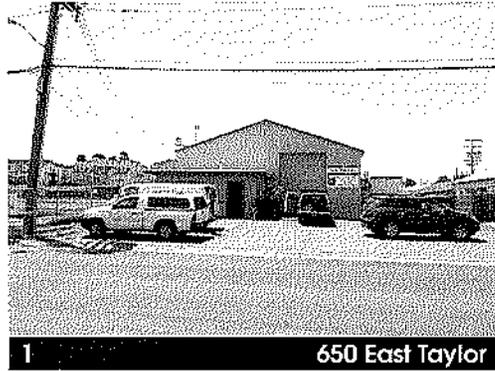
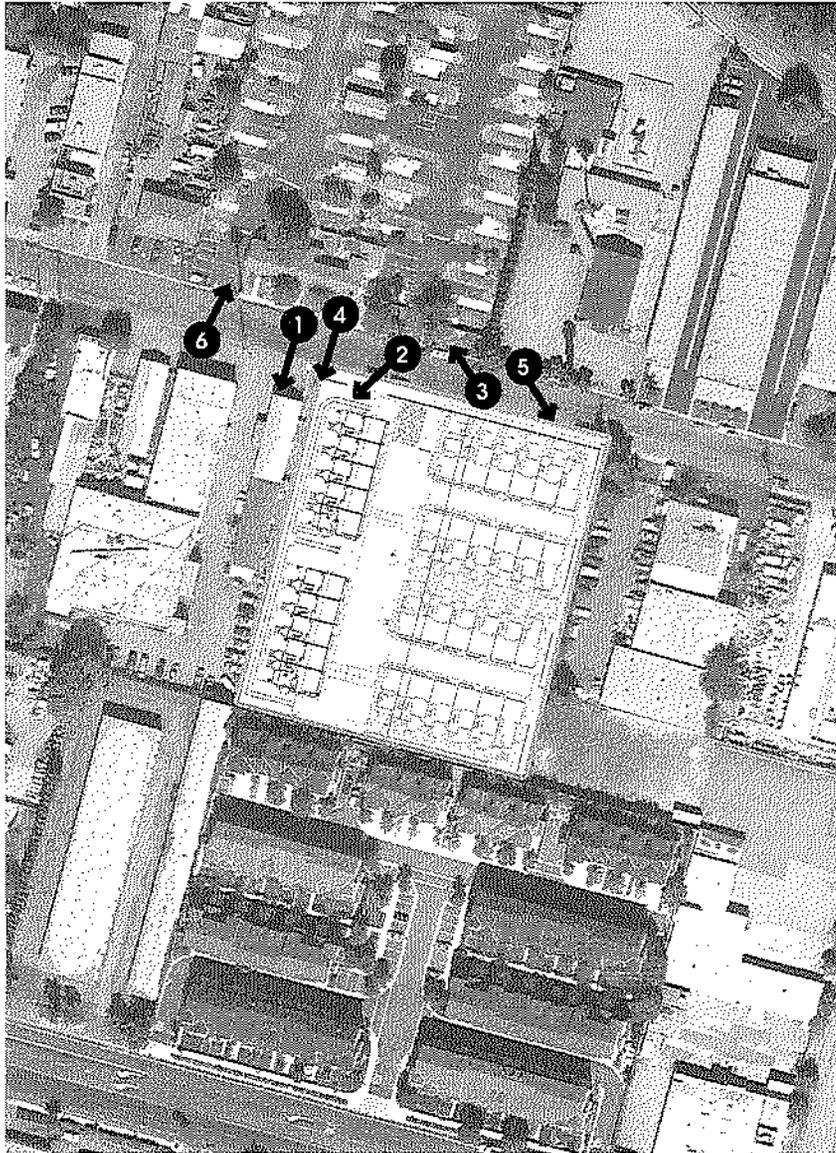
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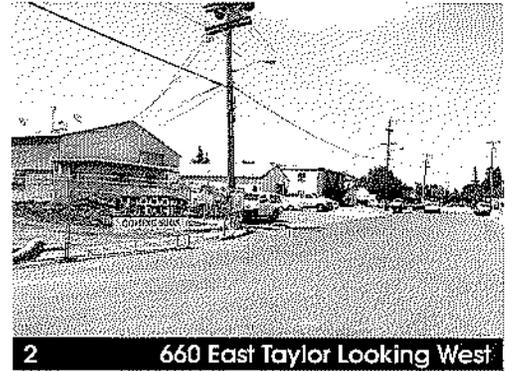
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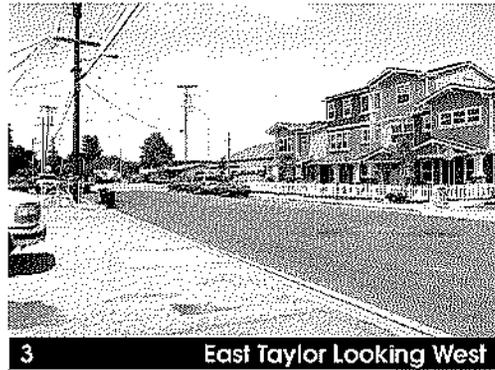
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 C



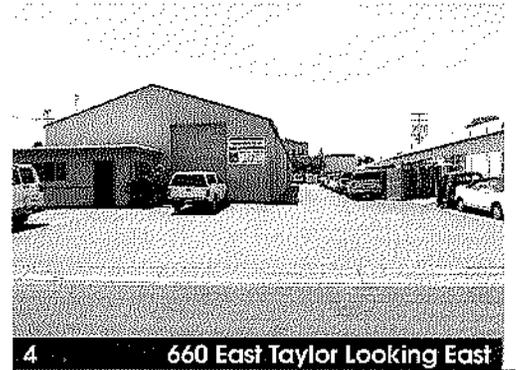
1 650 East Taylor



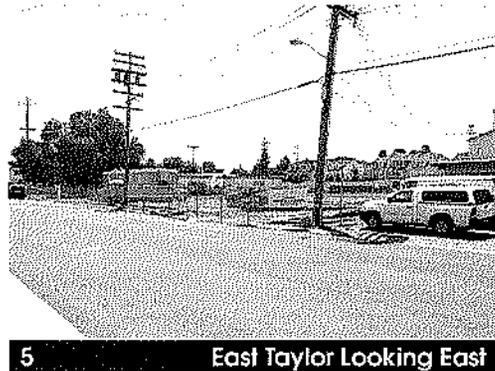
2 660 East Taylor Looking West



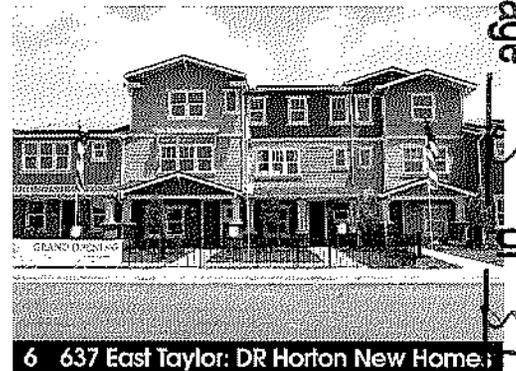
3 East Taylor Looking West



4 660 East Taylor Looking East



5 East Taylor Looking East



6 637 East Taylor: DR Horton New Home

Site Photos

Page 3 of 3  
ATTACHMENT D

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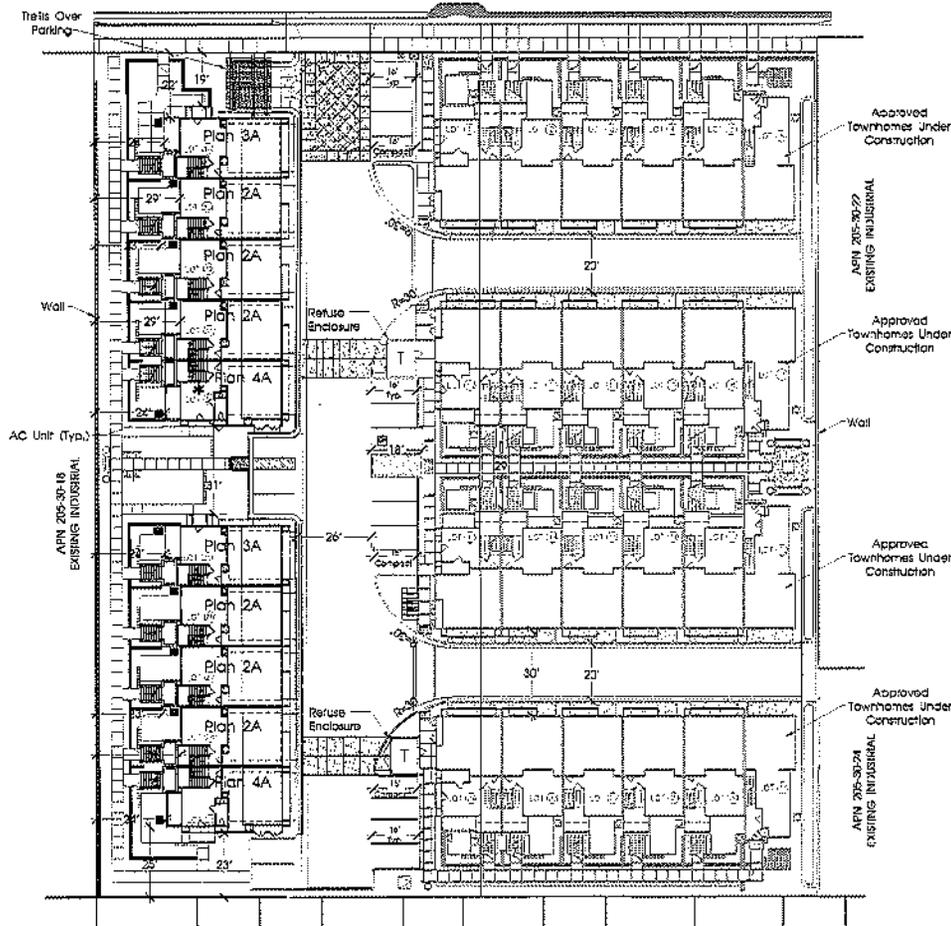
June 1, 2011  
Revised June 20, 2011  
2010283.C2



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Conceptual Site Plan

**Summary**

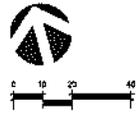
Total Site:	1.707 ac
Total Units:	34 homes
Density:	19.9 homes per acre
Parking:	
Garage	= 68 Spaces
Guest	= 19 Standard Spaces
	= 2 Compact Spaces
	= 1 Handicap Space
Total:	= 90 Spaces (2.64 per home)
	* 2.5 spaces per home required (SVM 19.46.050)
Bicycle Parking:	2 U-rack Spaces
Lot Coverage:	28,393 Sq.Ft. (38%)
	* 40% maximum permitted (SVM 19.32.020)

\* = Accessible Home

- NOTES
1. EXISTING INDUSTRIAL BUILDING FOOTPRINTS TO BE DEMOLISHED.
  2. EXISTING INDUSTRIAL BUILDING FOOTPRINTS TO BE DEMOLISHED AND REPLACED WITH RESIDENTIAL.
  3. EXISTING INDUSTRIAL BUILDING FOOTPRINTS TO BE DEMOLISHED AND REPLACED WITH RESIDENTIAL.
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June 1, 2011  
Revised June 22, 2011  
2010263.02

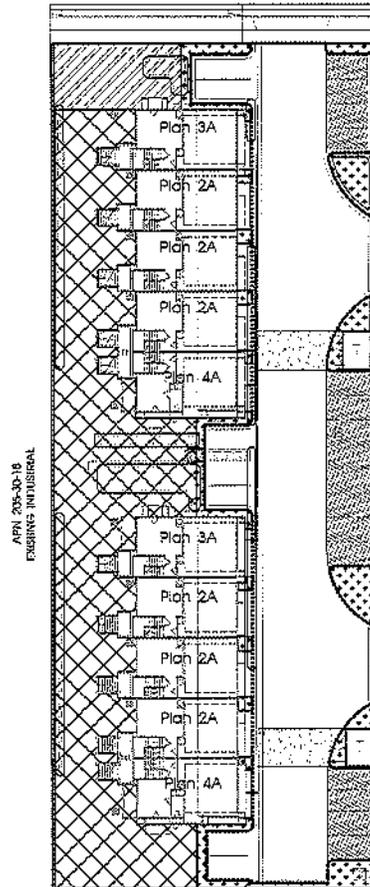


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A1-0

EAST TAYLOR



Legend

-  Usable Open Space
-  Other Landscaping
-  Parking Area Boundary
-  Parking Area Landscape

Summary

Usable Open Space:  
 Ground Level = 7,894 +/- sq.ft. (789.4 sq.ft. per Home provided)  
 \* Minimum: 430 sq.ft./home required (SMV 19.38.040)

Balconies: = 1,368 +/- sq.ft.

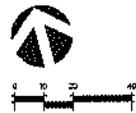
Landscape Area:  
 Usable Open Space = 7,894 +/- sq.ft.  
 Other Landscaping = 978 +/- sq.ft.  
 Total = 8,872 sq.ft. (887.2 sq.ft. per Home provided)  
 \* Minimum: 425 sq.ft./home required (SMV 19.38.040)

Conceptual Open Space Plan

NOTES  
 1. ALL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. SEE ALL APPLICABLE REGULATIONS AND ORDINANCES.  
 3. ALL APPLICABLE PERMITS AND APPROVALS.  
 4. ALL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. SEE THE VERTICAL CURVATURE OF THE GROUND FOR THE BALCONY DECKING.  
 6. SEE THE BALCONY DECKING FOR THE BALCONY DECKING.  
 7. SEE THE BALCONY DECKING FOR THE BALCONY DECKING.

ATTACHMENT  
 Page 5 of 27

June 1, 2011  
 20110601.02



Sunnyvale, East Taylor  
 Sunnyvale, California  
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A1-1



December 21<sup>st</sup> 9:00 am (34% Shadow Effect on Adjacent Buildings)



December 21<sup>st</sup> 9:36 am (2% Shadow Effect on Adjacent Buildings)



December 21<sup>st</sup> 10:00 am (0% Shadow Effect on Adjacent Buildings)



December 21<sup>st</sup> 3:00 pm (0% Shadow Effect on Adjacent Buildings)

Solar Access and Shadow Analysis

Per the Sunnyvale Municipal Code, Solar Studies indicate that there will be no shadows blocking or reducing exposure to the sun for future solar collection on adjacent rooftops to an extent greater than ten percent daily during the hours between 9am and 3pm PST throughout any solar cycle. We have included studies from 9:00am, 9:36am, 10:00am and 3:00 pm on December 21<sup>st</sup>. 9:36am illustrates that shadows only fall on the adjacent roof for the first 10% of the 9:00am-3:00pm time period. No shadows fall on adjacent roofs after that.

19.56.020. Solar energy systems: impairment of solar access by structures.

(c) No building permit shall be issued for any construction, the effect of which when completed would be to interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby property. Solar access means the absence of shadows blocking or reducing exposure to the sun to an extent greater than ten percent daily during the hours between nine a.m. to three p.m., Pacific Standard Time, throughout any solar cycle. Nothing contained herein shall require modification to any structure, the shade pattern of which would impair solar access to rooftops or active solar collectors established later in time.

ATTACHMENT  
Page 6 of 31

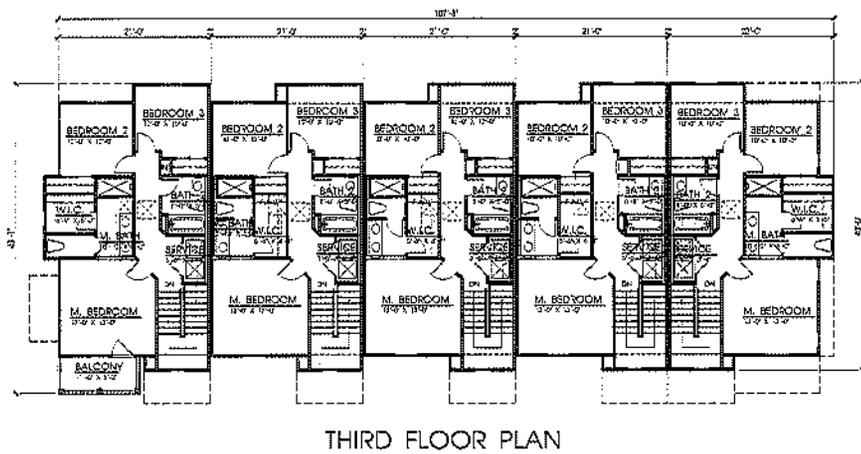
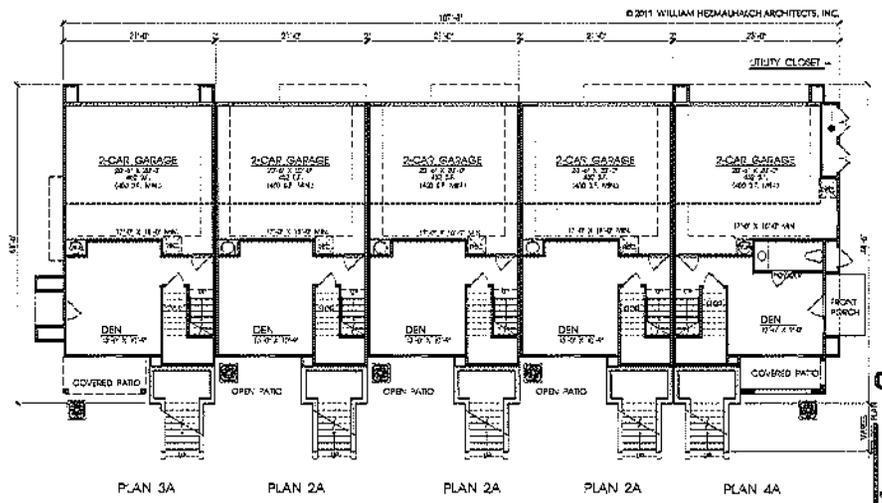
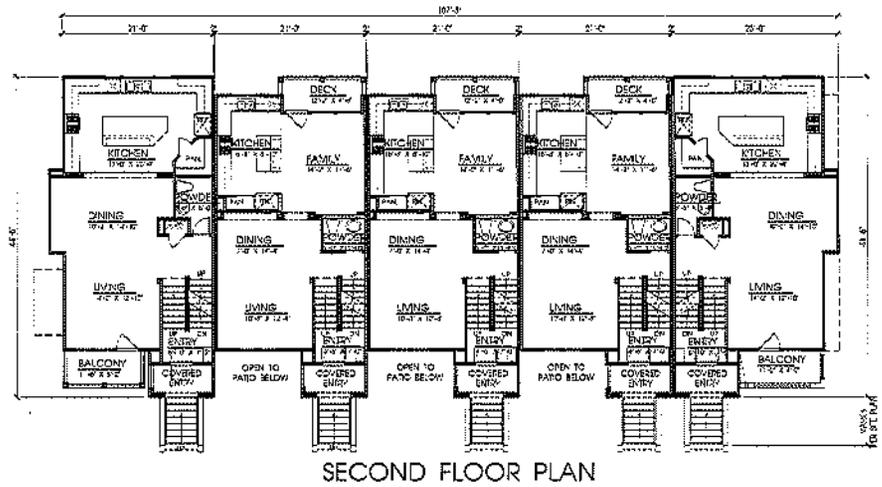
A1-2

June 1, 2011  
Resubmitted June 20, 2011  
27-0253-02



Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures

W  
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
200 HENRIE AVENUE SUITE 200 SUNNYVALE, CALIFORNIA 94088-1001  
PH: 415 350 1001 www.hezmalhalch.com fax: 415 350 1002



Conceptual Building 100 Floor Plan

June 1, 2011  
 Revising June 23, 2011  
 2010253.02



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures

WILLIAM HEZMALHALCH  
 ARCHITECTS, INC.  
 230 BELLINGHURST SQUARE SUITE 100 SAN FRANCISCO, CA 94104  
 415 224 0917 www.hezmalhalch.com fax 415 224 1123

ATTACHMENT  
 Page 7 of 21  
 A2-1



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Conceptual Building Elevations

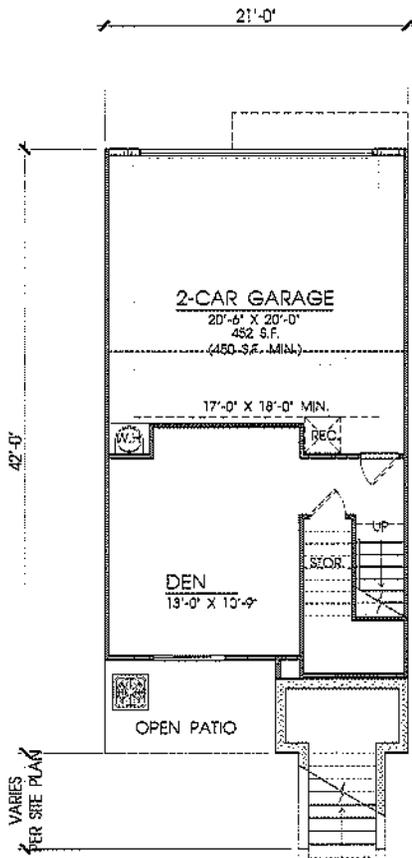
June 1, 2011  
 Project: HLF 20-2011  
 20110603-02



Sunnyvale, East Taylor  
 Sunnyvale, California  
 City Ventures

**WILLIAM HEZMALHAICH ARCHITECTS, INC.**  
 225 HEPPELL AVENUE SUITE 200 SAN JOSE, CA 95128-1500  
 408.251.1000 www.hezmalhaich.com fax 408.251.1000

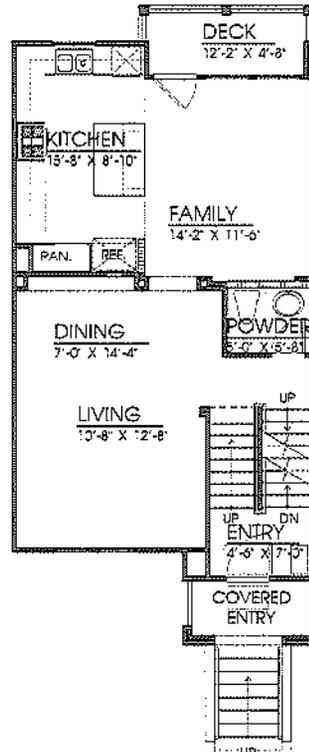
ATTACHMENT  
 Page 8 of 11  
 A2-2  
 HSI



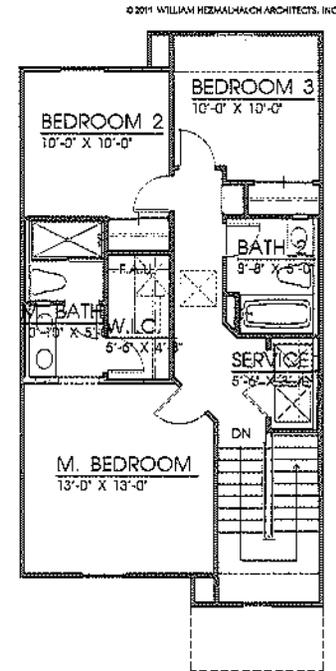
FIRST FLOOR PLAN

PLAN 2A

AREA:  
GARAGE: 452 SQ. FT.  
LIVING: 1719 SQ. FT.



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Conceptual Unit Plan 2A

June 1, 2011
Revised July 23, 2011
2510263.02

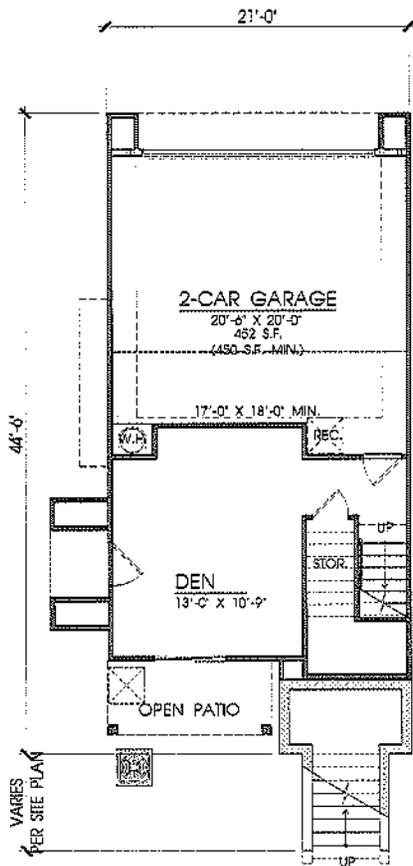


Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures

**W**  
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
200 REDHILL AVENUE SUITE 101 SANTA ANITA CA 95056  
916 251 0907 www.hezmalhalch.com tel 916 251 1528

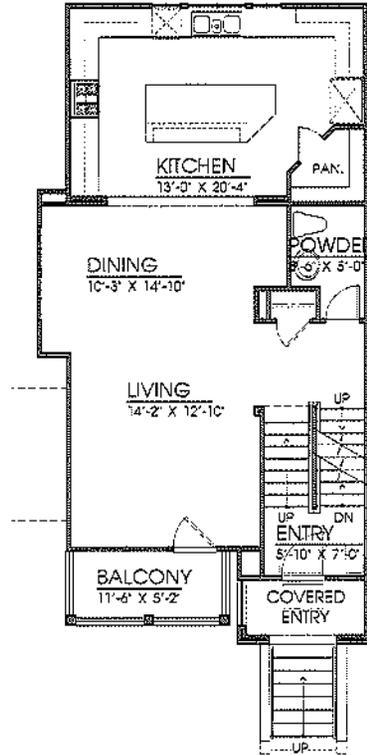
ATTACHMENT  
Page 9 of 51

A3-1

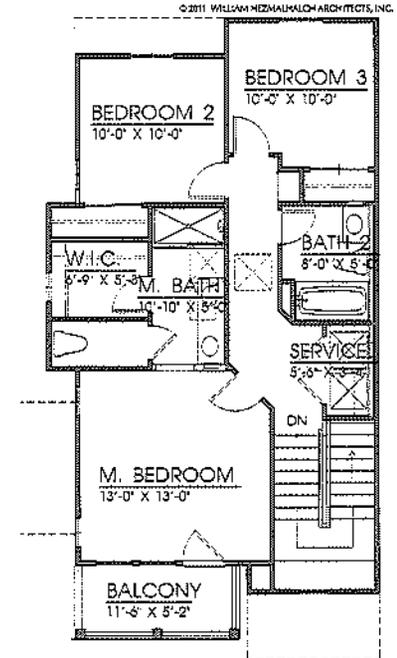


FIRST FLOOR PLAN  
PLAN 3A

AREA:  
GARAGE: 452 SQ. FT.  
LIVING: 1800 SQ. FT. (PLAN C)



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Conceptual Unit Plan 3A

ATTACHMENT  
Page 10 of 31

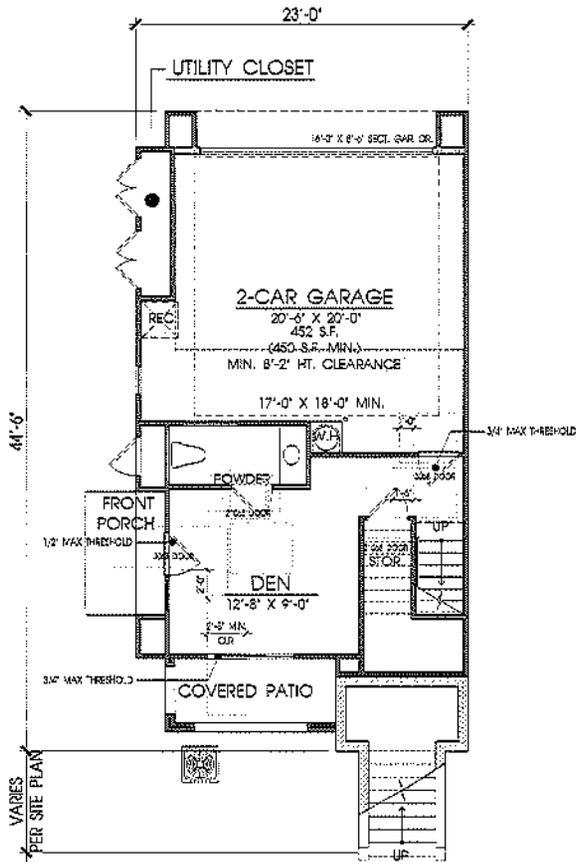
June 1, 2011  
Revised to June 20, 2011  
20110603.02



Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures

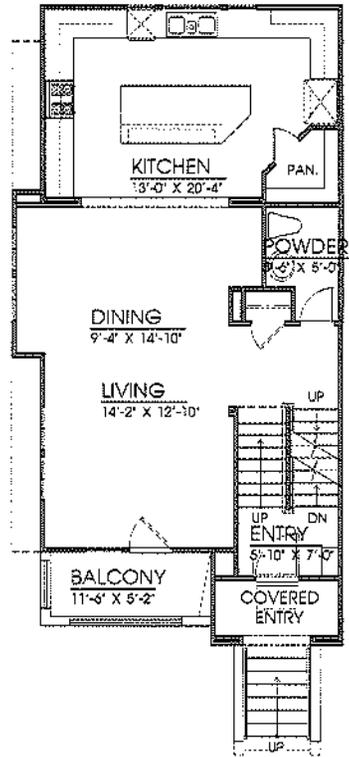
WILLIAM HEZMALHALCH  
ARCHITECTS - INC.  
299 REDWOOD BLVD SUITE 200 SANTA ANITA, CA 95051  
916 251 0877 www.hezmalch.com (415) 449 2511

A3-2

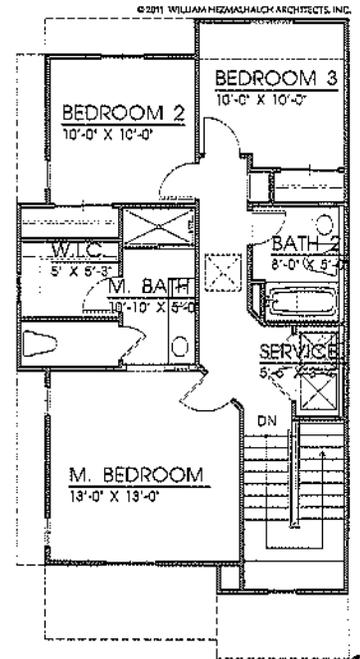


FIRST FLOOR PLAN  
PLAN 4A (A.D.A.)

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



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Conceptual Unit Plan 4A

ATTACHMENT  
Page 11 of 31

June 1, 2011  
Revised June 20, 2011  
2012623.02



Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures

WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
200 REDWOOD AVENUE SUITE 200 SANTA ANA CA 92704-1500  
949 451 2000 www.hezmalhalch.com fax 949 210 1520

A3-3

**SUNNYVALE, EAST TAYLOR**  
SUNNYVALE, CALIFORNIA  
**EXTERIOR PALETTE**  
CITY VENTURES  
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2010  
For exact color refer to manufacturer's actual samples.

2011127  
2010253

11/16/10

**WILLIAM HEZMALHALCH ARCHITECTS INC.**

October 13, 2010

CITY VENTURES  
**SUNNYVALE, EAST TAYLOR**  
Sunnyvale, California

Project #2011127  
Project #2010253

**EXTERIOR PALETTE**

MATERIAL	COLOR	MANUFACTURER
<b>ROOFING:</b> Concrete 6" Tile	3645 SUNRISE BLEND	EAGLE
<b>METAL BIRD STOP @ 6" TILE (Factory Finish)</b>	TERRA COTTA	EAGLE
<b>STUCCO COLOR</b>	Match Frazee CL 2741W BISCOTTI	CHESA
<b>STUCCO ACCENT COLOR</b>	Match Dawn Edwards DE 6150 GOURMET HONEY	FRAZEE
<b>TRIM COLOR #1 (applied to):</b> Secondary Doors Stucco Trim	CL 2675D MONMIA	FRAZEE
<b>TRIM COLOR #2 (applied to):</b> Barge Boards Eaves Fascia Garage Doors Posts Rafter Tails Neoc Trim	CL 2685H WHEEL BARROW	FRAZEE
<b>ACCENT COLOR (applied to):</b> Unit Doors Shutters	CL 3006A TRIBECA	FRAZEE
<b>PREFAB PIPES</b>	CL 2687W LOST LUGGAGE	FRAZEE
<b>METAL RAILING</b>	C: 2677W DIESEL	FRAZEE

Color Designer: Diana Akers

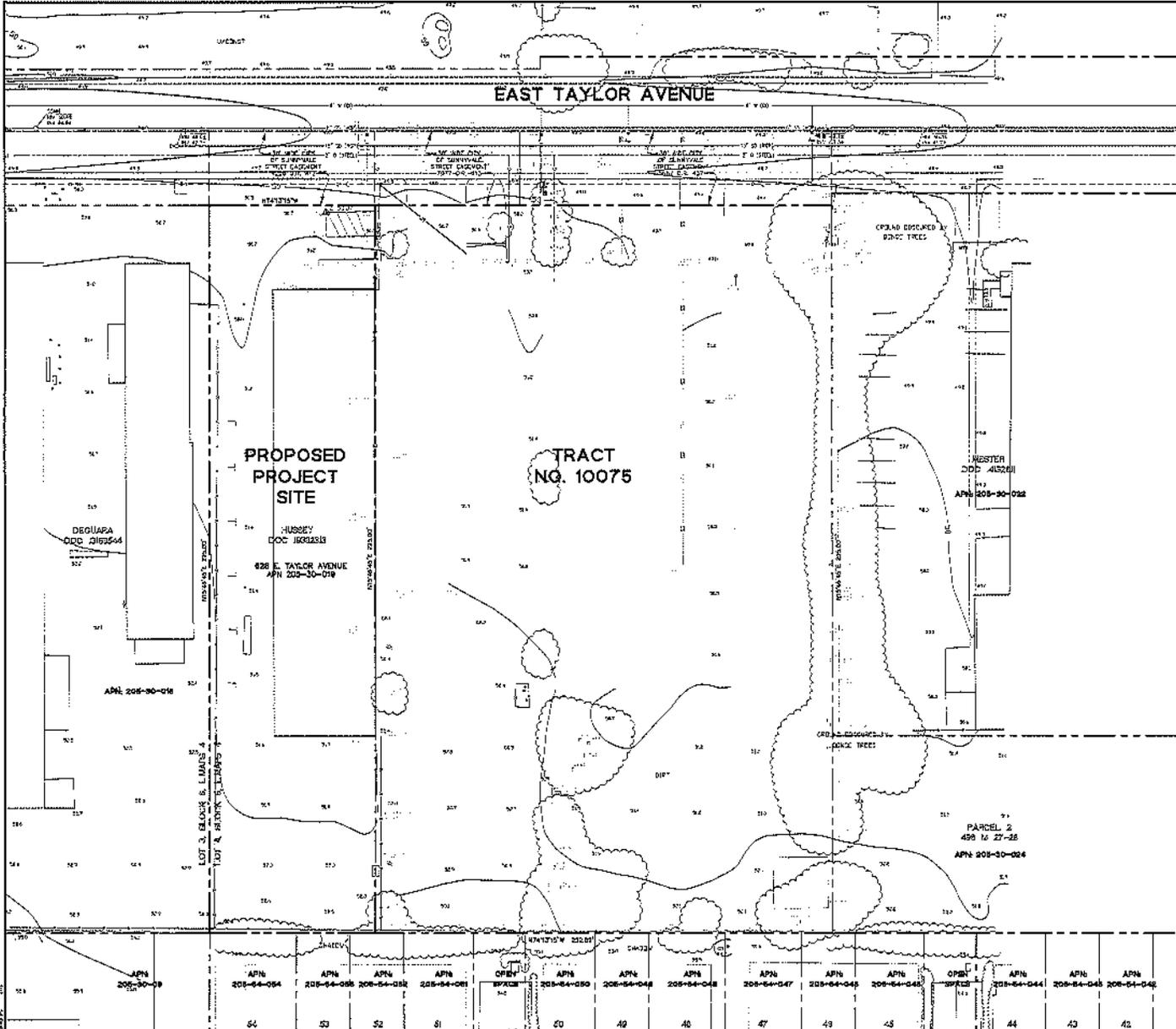
REVISION	DATE	DESCRIPTION
1	11/16/10	Break, change accent color and rafter tails added.
2	2/1/11	Break deleted.

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ATTACHMENT  
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Color and Material Boards





**LEGEND**

- PROPERTY LINE
- BUILDING
- ADJACENT PROPERTY LINES
- - - EASEMENT
- - - STREET CENTER LINE

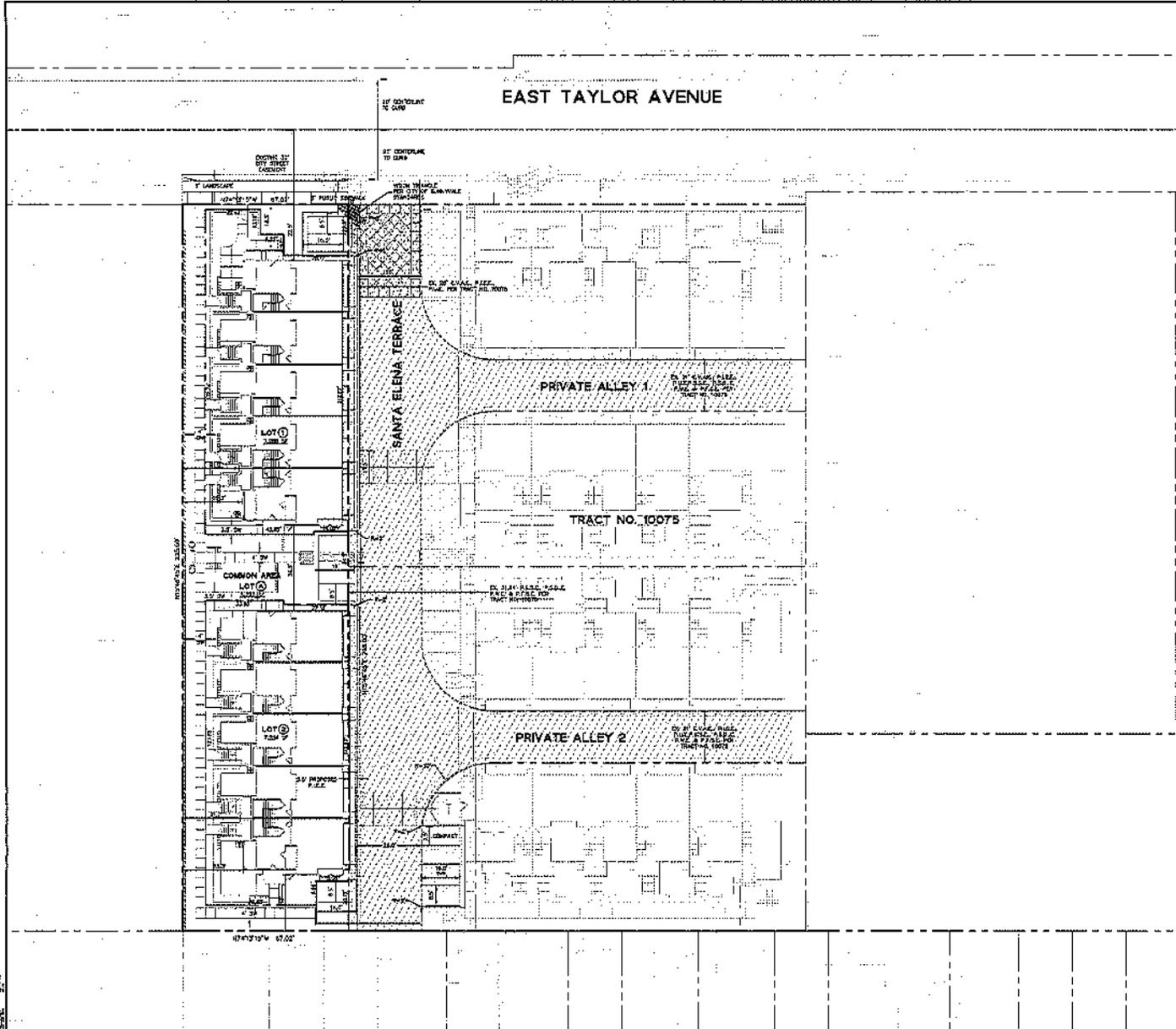
1500 TECHNOLOGY BOYL  
 SUITE 200, CA 94110  
 SAN JOSE, CA 95128  
 408-267-5100  
 408-267-9125 (fax)



SUNNYVALE CALIFORNIA  
 628 EAST TAYLOR AVENUE  
 VESTING TENTATIVE MAP  
 EXISTING CONDITIONS  
 SANTA CLARA COUNTY

ATTACHMENT  
 Page 41 of 57  
 06/27/2017

31  
 D



**PROJECT INFORMATION**

1. ALL LETTERED PARCELS ARE "NON-DEVELOPABLE" LOTS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR PARKING NUMBERING.
3. DIMENSIONS SHOWN ON THIS PLAN REPRESENT THE DESIGN INTENT. SOME DIMENSION LABELS MAY NOT MATCH THE CORRESPONDING DESIGN ELEMENT.

**LEGEND**

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINES
- EASEMENT
- STREET CENTER LINE
- ===== CURB AND CUTTER
- ===== ROLLED CURB AND CUTTER
- ===== VERTICAL CURB / ROLLED CURB
- ===== VALLEY CUTTER
- ===== SOUNDWALL
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.C.C. PRIVATE INGRESS-EGRESS EASEMENT (PEDESTRIAN & VEHICULAR)
- P.U.E. PRIVATE UTILITY EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.F.S.E. PRIVATE FIRE SERVICE EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- [Hatched Box] COSTING P.I.C.C. PER TRACT NO. 10075 TO BE GRANTED FOR THE BENEFIT OF PHASE 2 BY SEPARATE DOCUMENT.
- [Dotted Box] NEW P.I.C.C. TO BE GRANTED OVER TRACT NO. 10075 FOR THE BENEFIT OF PHASE 2 BY SEPARATE DOCUMENT.
- [Cross-hatched Box] COSTING P.W.E., P.F.S.E., P.S.D.E., AND P.S.S.E. PER TRACT NO. 10075 TO BE GRANTED FOR THE BENEFIT OF PHASE 2 BY SEPARATE DOCUMENT.

**ATTACHMENT**

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GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

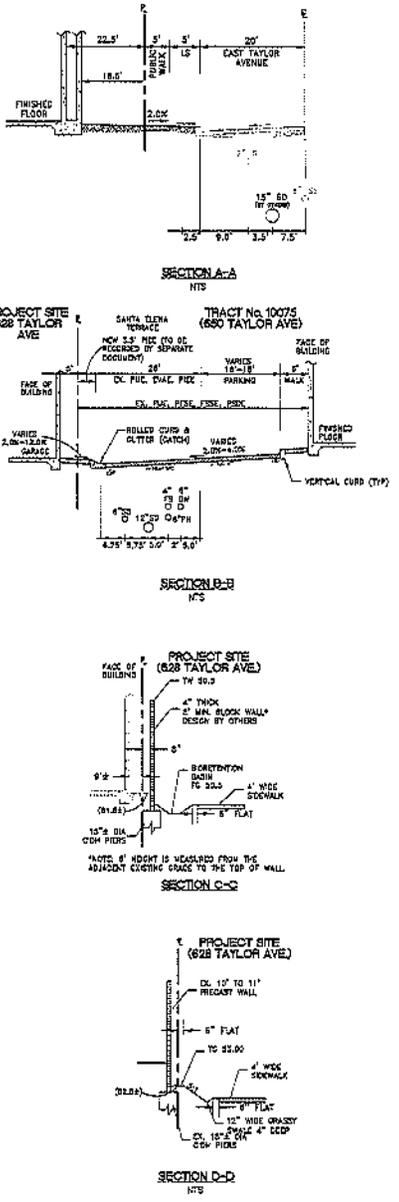
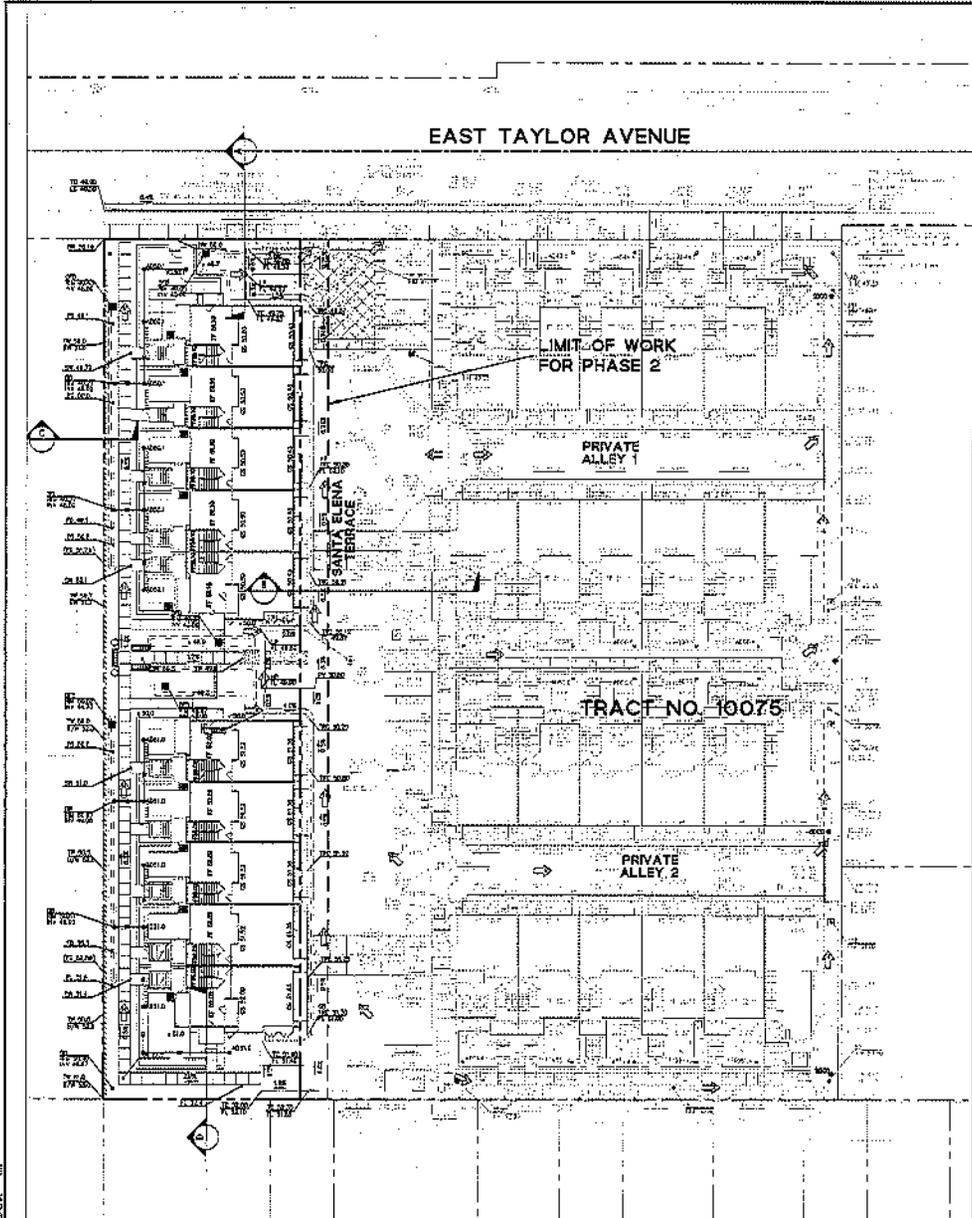
1650 TECHNOLOGY BLVD  
SAN JOSE, CA 95116  
408-977-8100  
408-977-8194 (fax)



628 EAST TAYLOR AVENUE  
 VESTING TENTATIVE MAP  
 PRELIMINARY SITE PLAN & MAP SHEET  
 SANTA CLARA COUNTY  
 SUNNYVALE

DATE	DESCRIPTION

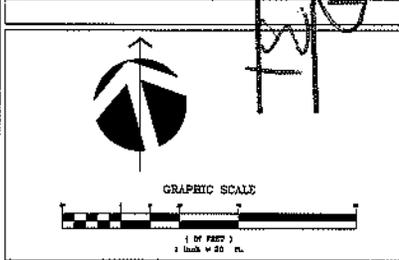
3  
3  
7



**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINES
- ===== SOUNDWALL
- (Dashed oval) BIORETENTION BASIN
- AC PAVEMENT
- (Cross-hatched) DECORATIVE CONCRETE PAVEMENT (SEE LANDSCAPE DRAWINGS FOR DETAILS)
- ⇒ PATH OF WETLAND RELEASE
- SWM (circle) STORM DRAIN MANHOLE
- D OVER FLOW DRAIN
- J JUNCTION BOX
- A AREA DRAIN
- OB (circle) BUBBLER BOX
- / — DRAINAGE SLOPE

ATTACHMENT  
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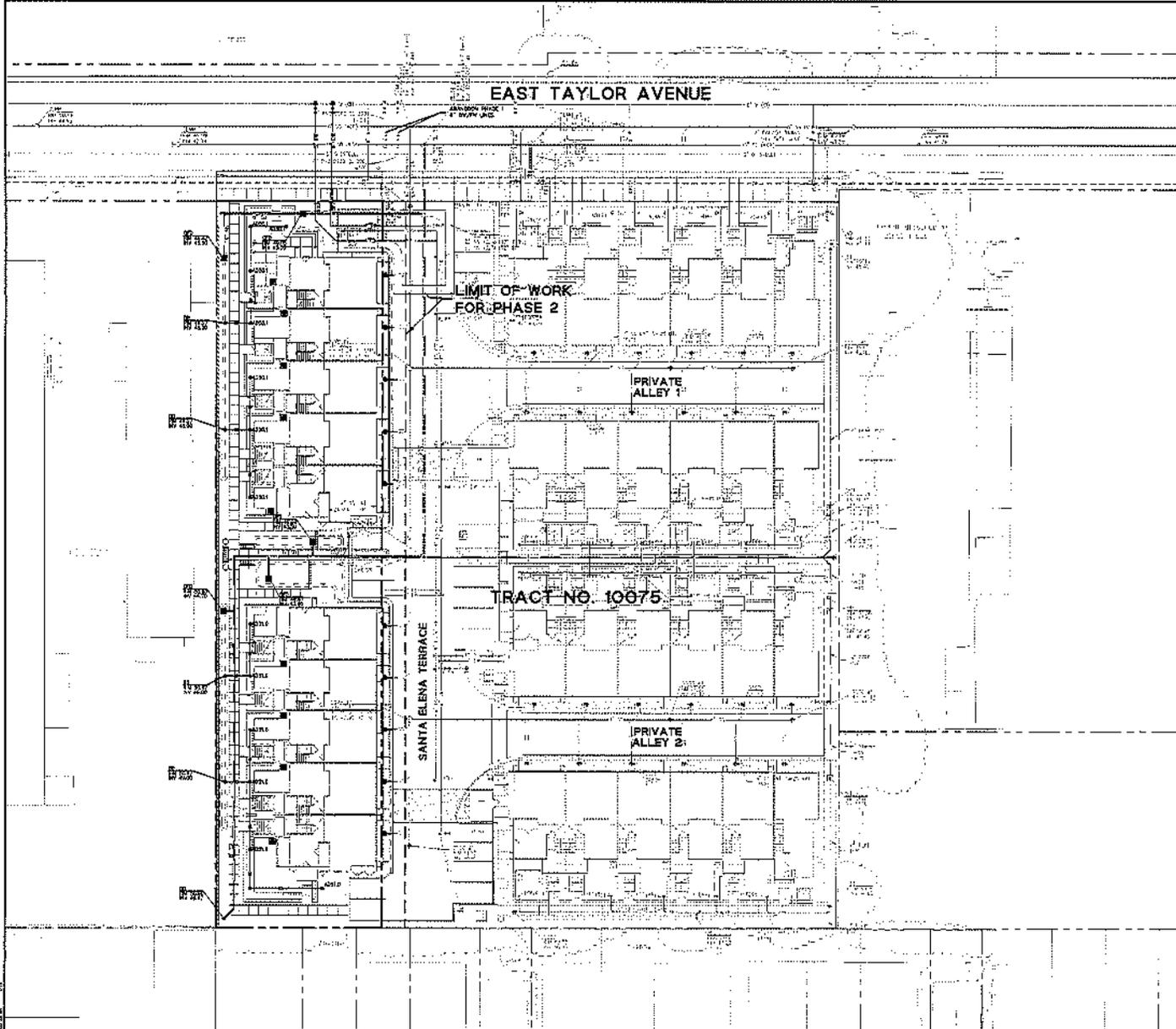
1620 FERRISWAY DRIVE  
SAN JOSE, CA 95119  
408-977-8100  
408-977-8118 (FAX)



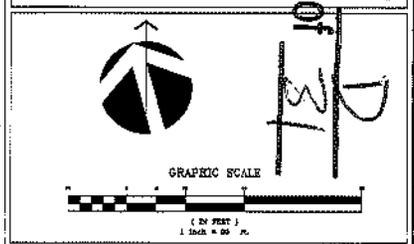
628 EAST TAYLOR AVENUE  
VESTING TENTATIVE MAP  
PRELIMINARY GRADING AND DRAINAGE PLAN  
SANTA CLARA COUNTY  
SUNNYVALE CALIFORNIA

Drawn: MVA/AL	Checked: MVA/AL	Date: 08/20/14
Scale: 1"=40'	Project: 628 East Taylor Ave	Sheet: 16 of 181
Author: MVA	Client: City of Sunnyvale	Job No: 14000006
Project: 628 East Taylor Ave	Sheet: 16 of 181	Scale: 1"=40'
Author: MVA	Client: City of Sunnyvale	Job No: 14000006

C-4  
4 of 7



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINES
	SOILWALL
	RETENTION BASIN
	STORM DRAIN LINE (TREATED)
	PERFORATED STORM DRAIN LINE
	SANITARY SEWER LINE
	FIRE WATER LINE
	DOMESTIC WATER LINE
	STORM DRAIN LINE (UNTREATED)
	DROP INLET
	JUNCTION BOX
	AREA DRAIN
	STORM DRAIN MANHOLE
	STORM DRAIN CLEANOUT
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	BLOW OFF
	BUBBLE BOX
	MASTER WATER METER
	BACKFLOW PREVENTER
	DOUBLECHECK DETECTOR ASSEMBLY
	SINGLE CHECK VALVE
	POST INDICATOR VALVE
	TRANSFORMER (FOR REFERENCE ONLY)



1620 TECHNOLOGY BOULE  
 SAN JOSE, CA 95110  
 408-937-9100  
 FAX: 408-937-9100



CALIFORNIA

628 EAST TAYLOR AVENUE  
 VESTING TENTATIVE MAP  
 PRELIMINARY UTILITY PLAN  
 SANTA CLARA COUNTY

SUNNYVALE

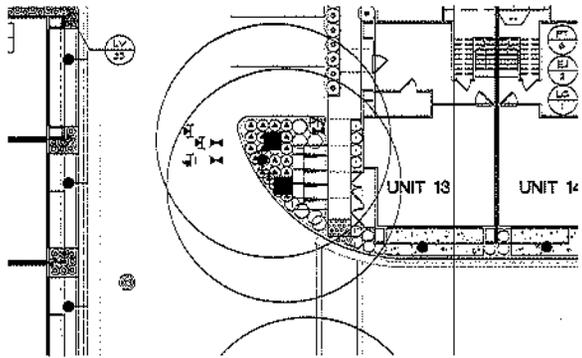
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 Page 17 of 31

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CHECKED BY: MS	
APPROVED BY: MS	
DATE: 07/27/11	
PROJECT NUMBER: 0906024	
Quantity Number: 5	
5	5
8	7

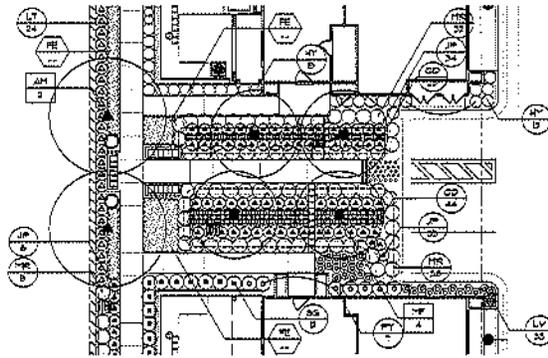




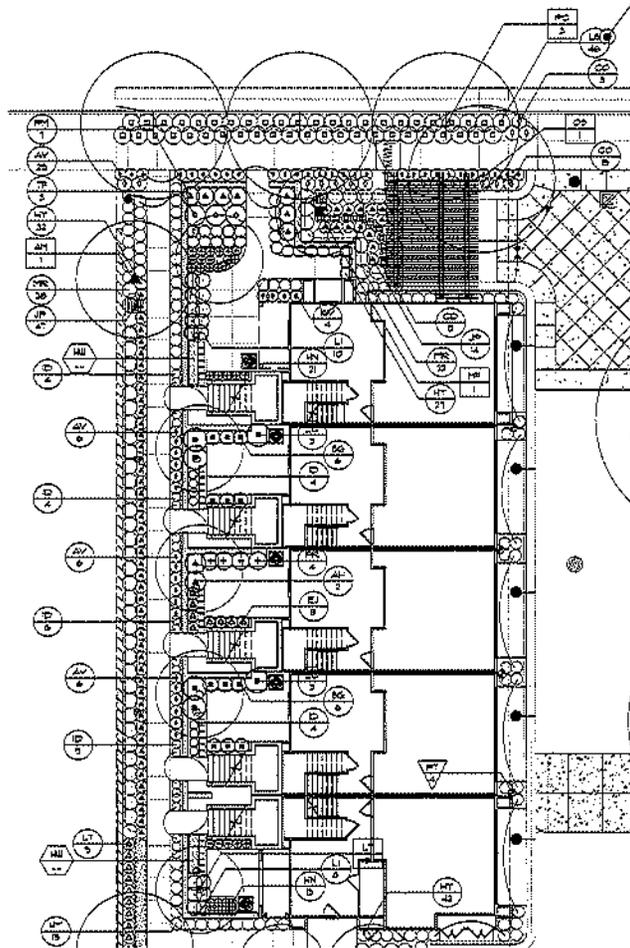




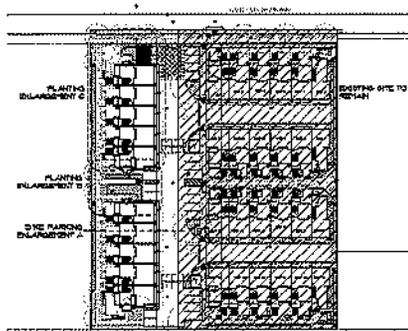
Bike Parking Enlargement A  
Scale: 1" = 10'



Planting Enlargement B  
Scale: 1" = 10'



Planting Enlargement C  
Scale: 1" = 10'

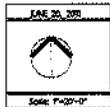


Site Keymap

NOTES:  
1. THE TREES DO NOT INTERFERE WITH THE 3'-6" CLEARANCE  
REQUIRED FOR FIRE ACCESS.  
2. ALL EXISTING TREES SHALL BE REMOVED.

Planting Enlargements

ATTACHMENT  
Page 21 of 31



Sunnyvale, 628 East Taylor  
Sunnyvale, California  
City Ventures



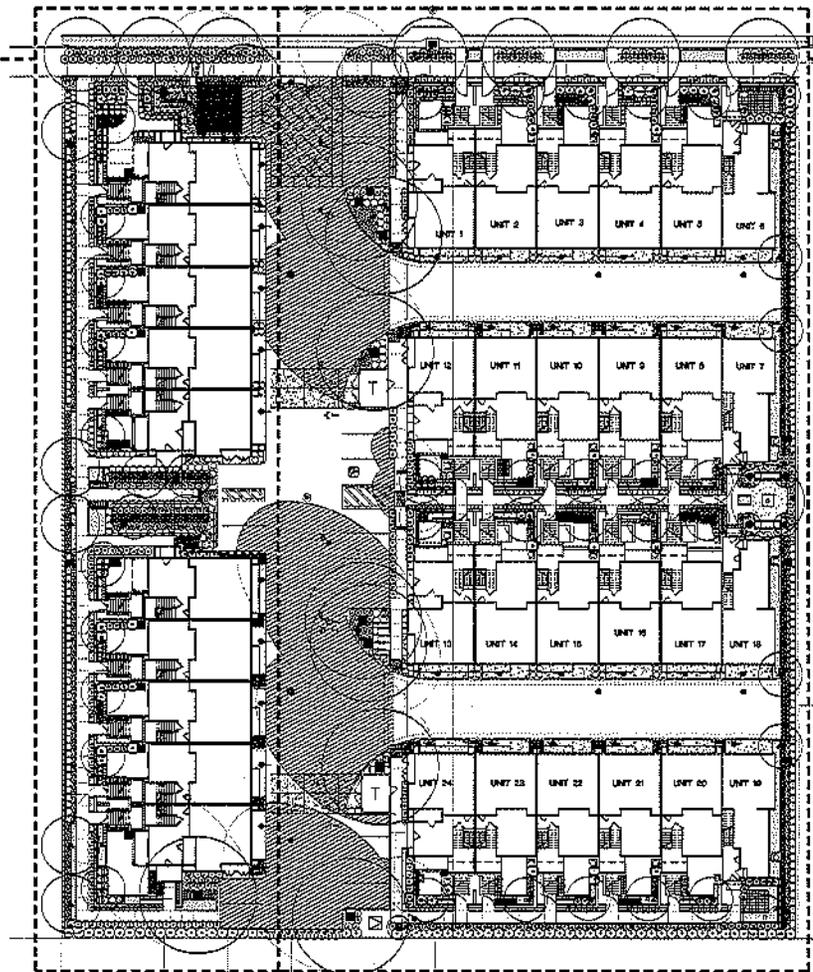
GATES & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING ENGINEERING  
1871 CROWN CENTER RD. SAN ANTONIO, TX 78208  
TEL: 214-343-6774 FAX: 214-343-6781  
WWW.GATAC.COM



628 EAST TAYLOR

EAST TAYLOR AVENUE

EXISTING SITE



 SHADE: 9,127 s.f.  
 PARKING AREA: 12,236 s.f.  
 RATIO SHADE/PARKING: 73.6% Coverage.  
 50% SHADE COVERAGE REQUIRED PER ZONING ORDINANCE 16.31.010

PARKING LOT SHADING PLAN

ATTACHMENT D  
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10/11/2010 10:00:00 AM

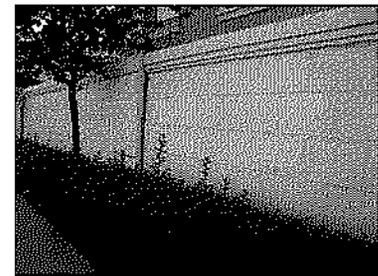
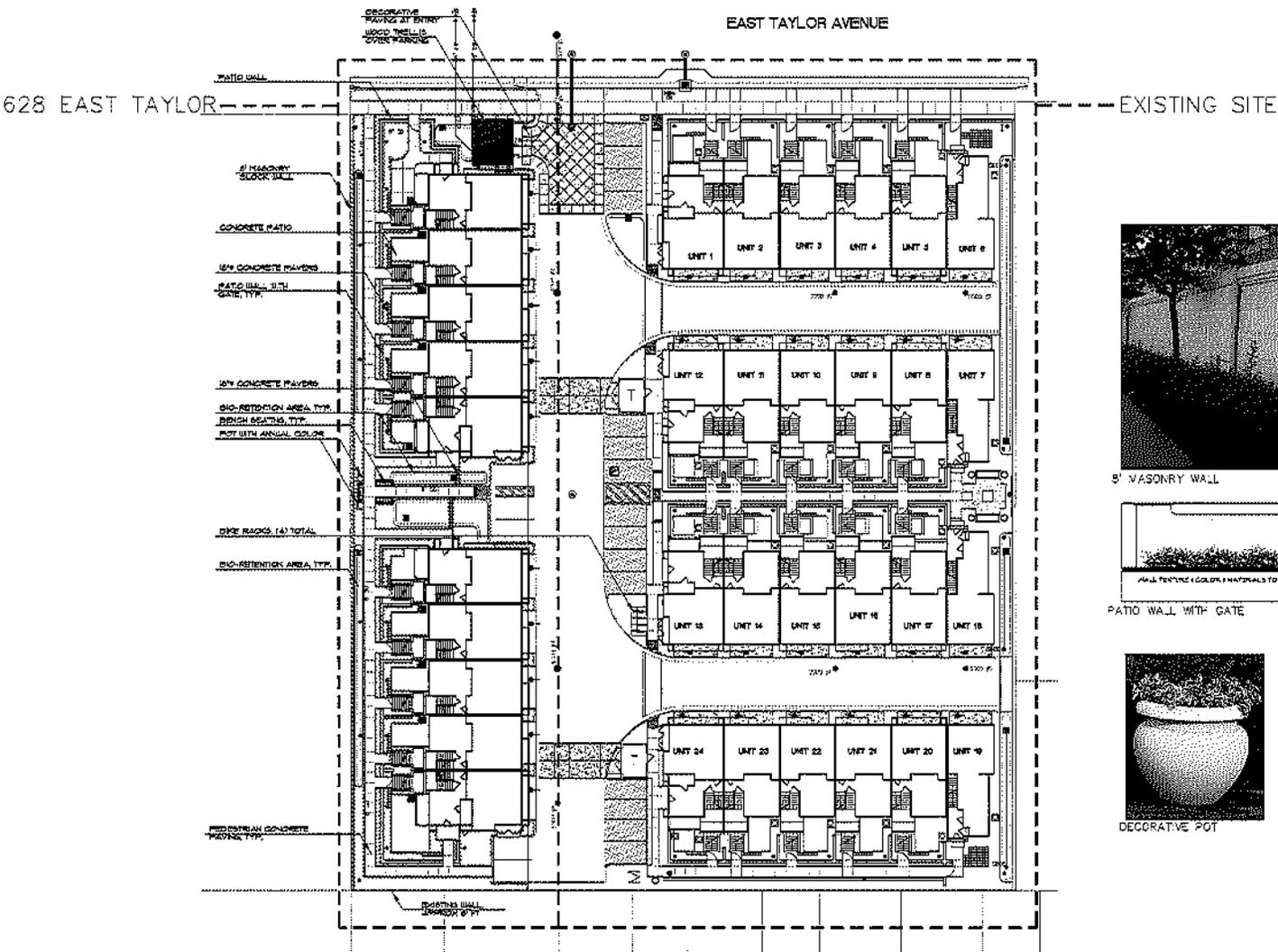


Sunnyvale, 628 East Taylor  
 Sunnyvale, California  
 City Ventures



**GATES & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING URBAN DESIGN  
 18411 CROWN CANYON RD. PALM SPRINGS, CA 92262  
 TEL: 760-780-8111 FAX: 760-780-8112  
 WWW.GGATES.COM

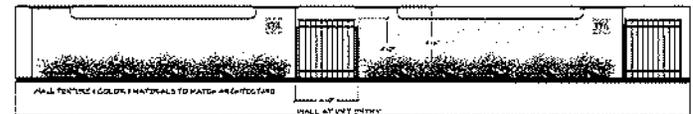




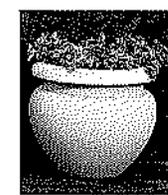
3' MASONRY WALL



WOOD TRELLIS



PATIO WALL WITH GATE



DECORATIVE POT

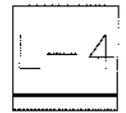
Fencing and Site Amenities Plan

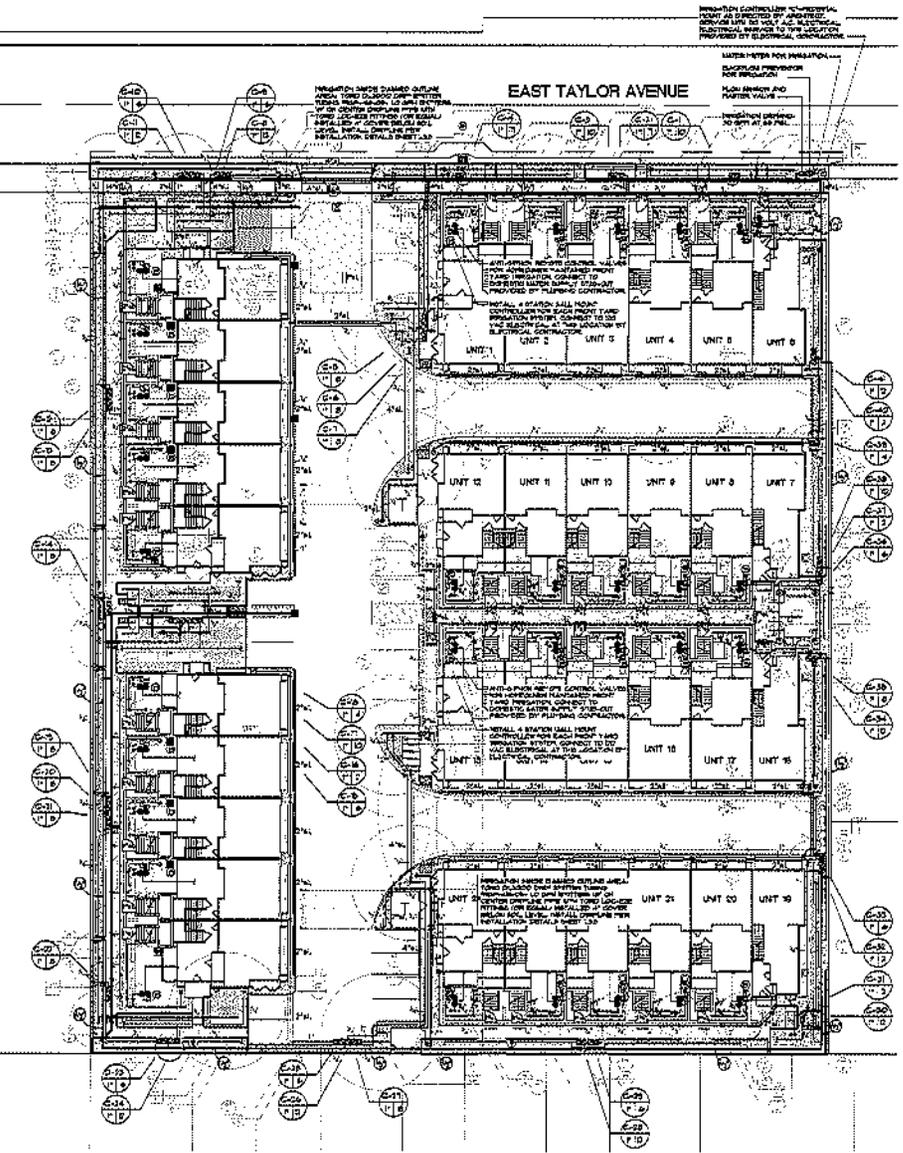
ATTACHMENT D  
 Page 28 of 31



Sunnyvale, 628 East Taylor  
 Sunnyvale, California  
 City Ventures

**GATES & ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 LAND PLANNING URBAN DESIGN  
 1471 GLEN GARDEN RD. SAN RAFAEL, CA 94901  
 TEL: 925.746.0176 FAX: 925.746.0171  
 WWW.GBATES.COM





**IRRIGATION LEGEND**

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
☉	1812-SAW-PRS-12F,H,C-PRS	RAIN BIRD 12" POP-UP SPRAY HEAD	30	2.9,1.3, .85	12'
☉	1812-SAW-PRS-10VAN-PRS	RAIN BIRD 12" POP-UP SPRAY HEAD	30	1.20	10'
☉	1812-SAW-PRS-10F,H,C-PRS	RAIN BIRD 12" POP-UP SPRAY HEAD	30	1.9, .79, .39	10'
☉	1812-SAW-PRS-8F,H,C-PRS	RAIN BIRD 12" POP-UP SPRAY HEAD	30	5.4	8'
▲	00T816	PEPOO OCTA BUBBLER-SHRUBS	30	2	GPH
■	1833	PEPOO QUADRA BUBBLER-SHRUBS	30	2	GPH
+	RWS-86-Q2	RAIN BIRD BUBBLER-THRES	30	.50	-
◆	484/AP100	SPEARS FLUSHING END PLUG	-	-	-
☐	1-1201-1151-8130 PWR-WF-A20-1"	AWAY 1" FILTER WITH 130 MESH SCREEN WITH SEWAVICER 1" IN-LINE PRESSURE REDUCING VALVE (1-22 GPM)	-	-	-
☐	8251-2Y-1 1/2" 8880-SS	TERRO REDUCED PRESSURE BACKFLOW PREVENTOR INSIDE STRONG BOX "SMOOTH TOUCH" STAINLESS STEEL ENCLOSURE	-	-	-
☉	P-322-Z7 SERIES	TORO REMOTE CONTROL VALVE WITH PRESSURE REGULATOR	-	-	-
☐	7-1-3-K	VERBO GATE VALVE (LINE SIZE) WITH CROSS HANDLE IN ROUND BOX	-	-	-
→	33 DVC	RAIN BIRD QUICK COUPLING VALVE	-	-	-
☉	TS-3A-PR-75-W200- DT-PR-2Y	TORO INTELLI-SENSE 6" BASED SELF ADJUSTING CONTROLLER PEDIestal MOUNTED IN PAINTED METAL ENCLOSURE WITH ANTENNA AND 3 YEAR ET EVERWHERE SERVICE	-	-	-
☐	TFS-100-5100-1 1/2"	TORO FLOW SENSOR WITH SUPERIOR NORMALLY OPEN MASTER CONTROL VALVE. NOTE: INSTALL FLOW SENSOR AFTER MASTER VALVE AS DETAILLED.	-	-	-
☐		STATION NUMBER	-	-	-
☐		GALLONS PER MINUTE	-	-	-
☐		VALVE SIZE	-	-	-
		MANIFOLD: 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS, 18" COVER.	-	-	-
		LATERAL LINE: 1/2"-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS, 12" COVER.	-	-	-
		SLEEVES: 1/2"-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS, 24" COVER.	-	-	-

- IRRIGATION NOTES**
1. THE 2000 IS BURNINGWATER. ALL PUMP VALVES, ETC. SHOWN WITH PAVED HEADS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLUMBING AND ARCHITECTURAL FEATURES.
  2. DO NOT FULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBLIVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT WOULD NOT HAVE BEEN COORDINATED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS INFORMATION IS NOT FURNISHED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
  3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FURNISH AHEAD WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, EXISTING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSULATION OF PIPE SLEEVES THROUGH WALLS, UNDER FOOTINGS, FOUNDATIONS, ETC.
  4. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY. FURNISHING SUCH DETAILS, AS WELL AS BEING REQUIRED TO MEET SUCH CONDITIONS, DRAWINGS ARE GENERALLY DIAGNOSTIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEY WOULD BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLUMBING AND ARCHITECTURAL FEATURES.
  5. VALVE LOCATIONS SHOWN ARE DIAGNOSTIC. INSTALL IN GROUND COVER/SPRINKLER AREAS WHERE POSSIBLE NOT IN LAWN AREAS.
  6. SPACING OF 24 INCH SLEEVES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPRING AND 100 FOOT ON COVER ALONG WIRE RUN. TAPE WIRE IN BUNDLES TO FREE ON CENTER. NO DRAIN PERMITTED INSIDE SLEEVES.
  7. INSTALL FOUR (4) GROUND CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE LOOP 3" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
  8. THE IRRIGATION CONTRACTOR SHALL PUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMAL PERFORMANCE AND TO PREVENT OVERSPRINKING AND WASTAGE. REMOVE AND/OR SLEEVES AS MUCH AS POSSIBLE. THIS SHALL BE DONE BEFORE THE DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
  9. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF JOBSITE WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS REPRESENTATION ARE OBTAINED.
  10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
  11. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT AC, 0.5 AMP SERVICE TO CONTROLLER LOCATION. IRRIGATION COORDINATOR TO MAKE FINAL CONNECTION FROM ELECTRICAL SUB-BUS TO CONTROLLER.
  12. IN ADDITION TO THE SLEEVES AND COUPLERS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND COUPLERS OF SUFFICIENT SIZE UNDER ALL TRADE AREAS.
  13. WHERE IT IS NECESSARY TO EXCAVATE ALONGSIDE TO SERVICE NEEDS, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID HARM TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 7/8 (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TREES/ROOTS ADJACENT TO TREE SHOULD BE CLOSED WITH TWENTY-FOUR (24) WOUNDS WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRUNK ADJACENT TO THE TREE SHALL BE KEPT SHAVED WITH SHARP OR CHAINS.
  14. LOCATE GROUND COUPLING VALVE 12" FROM LANDSCAPE AREA.
  15. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK CURBS, BUILDING OR LANDSCAPE FEATURE, AT MULTIPLE VALVE BOX GROUPS. EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK CURB, ETC. AND EACH BOX SHALL BE 12" WIDE. SIGHT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK CURB, WALK, ETC.
  16. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE FROM TO CONSULTATION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READINGS AT THE IRRIGATION POINT OF CONNECTION TO LANDSCAPE ARCHITECT.
  17. INSTALL A NEW 3/4" (MILLI BARCELLO BATTERIES) OR APPROVED EQUAL IN EACH CONTROLLER TO REMAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES.
  18. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
  19. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERTS: (1-800) 642-2444 FOR NORTHERN CALIFORNIA.
  20. WHEN NECESSARY, OBSTRUCTIONS (SETBACK LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERING WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE. THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER TURN OR HALF CIRCUIT HEAD AT THE ZONES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

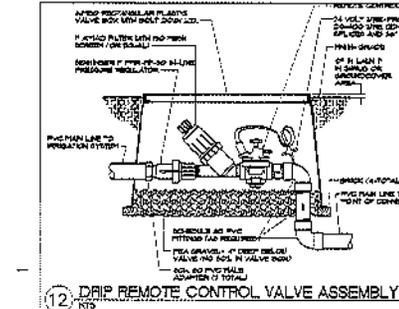
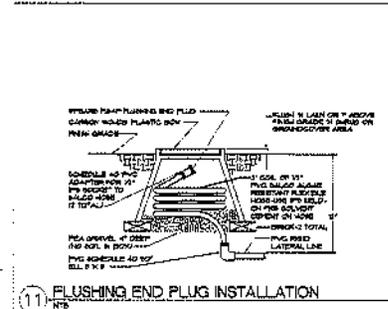
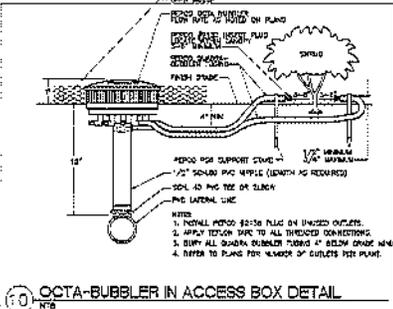
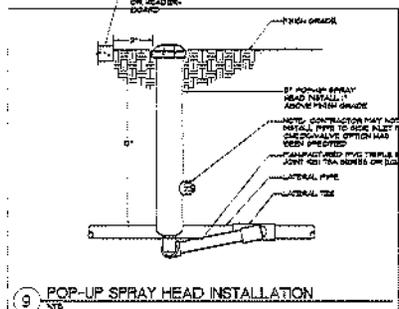
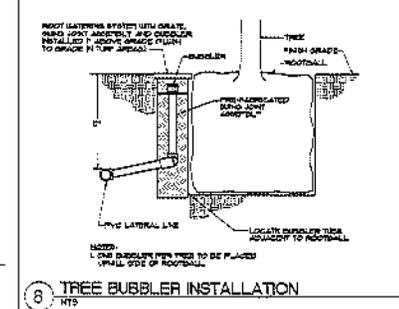
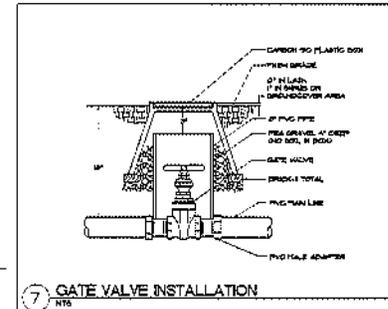
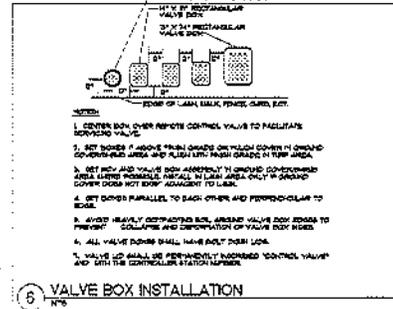
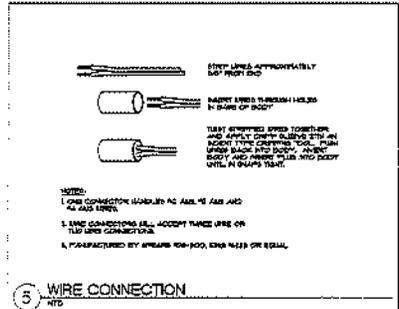
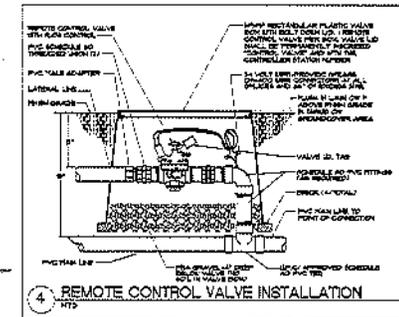
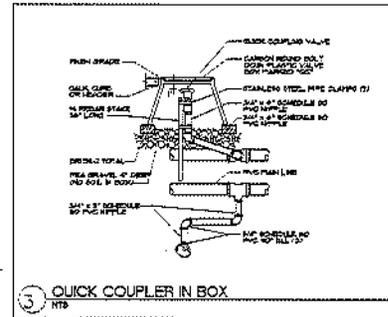
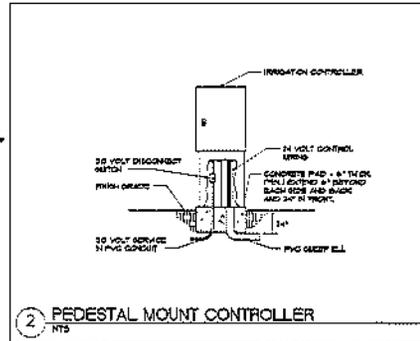
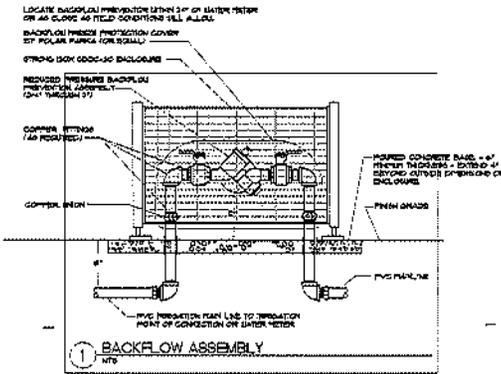
IRRIGATION PLAN, NOTES AND LEGEND

Sunnyvale, 628 East Taylor  
Sunnyvale, California  
City Ventures



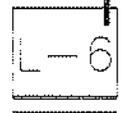
**GATES & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING • DESIGN • CONSTRUCTION  
1811 CROWN CENTER PKWY. SAN RAFAEL, CA 94903  
TEL: 415-774-1111 FAX: 415-774-1112  
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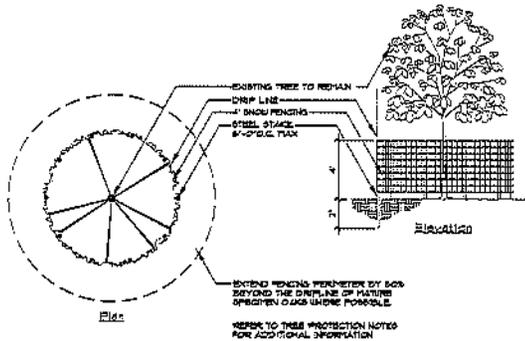


IRRIGATION DETAILS

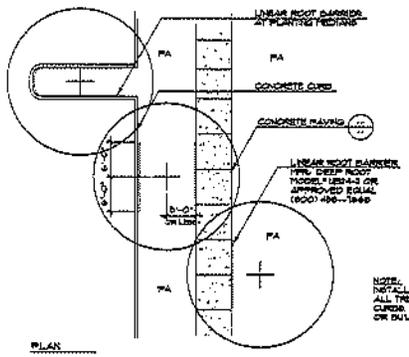
Sunnyvale, 628 East Taylor  
Sunnyvale, California  
City Ventures



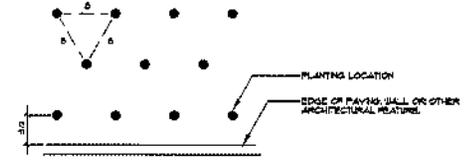
ATTACHMENT  
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1 EXISTING TREE PROTECTIVE FENCING  
SCALE: 1/4" = 1'-0"



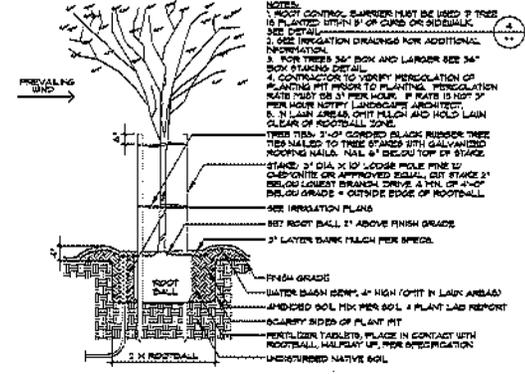
3 LINEAR ROOT BARRIER  
SCALE: 1" = 10'-0"



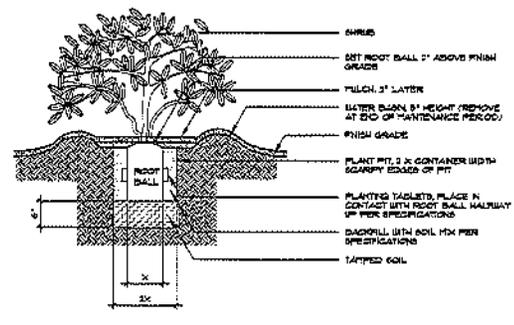
NOTES:  
A. 2' = PLANT SPACING DISTANCE ON CENTER, SEE CHART.  
B. FOR USE AS A GUIDE FOR SHRUBS AND GRASS/COVER WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER.

Plant Spacing Chart	
Spacing	# of Plants/24"
6" o.c.	4.00
8" o.c.	3.00
12" o.c.	2.00
18" o.c.	1.33
24" o.c.	1.00
30" o.c.	.75
36" o.c.	.60
42" o.c.	.50
48" o.c.	.42

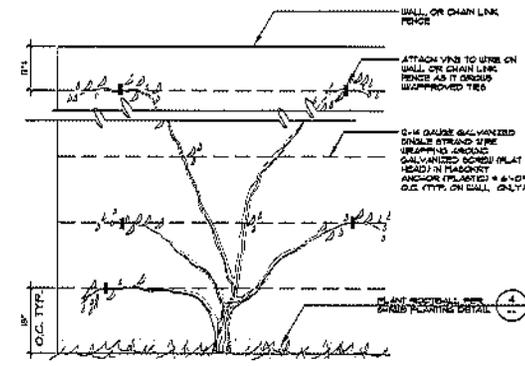
5 PLANT SPACING  
SCALE: N.T.S.



2 TREE STAKING DETAIL  
SCALE: 3/8" = 1'-0"



4 SHRUB PLANTING  
SCALE: N.T.S.



6 VINE PLANTING  
SCALE: N.T.S.

PLANTING DETAILS

ATTACHMENT D  
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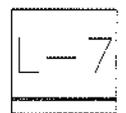
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Sunnyvale, 628 East Taylor  
Sunnyvale, California  
City Ventures



GATES & ASSOCIATES  
LANDSCAPE ARCHITECTS  
10000 N. DE SOTO AVE., SUITE 100  
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TEL: 972.382.1111 FAX: 972.382.1112  
WWW.GATESR.COM







Sunnyvale, East Taylor		Points Achieved	Community	Energy	Low-Carbon	Resilience	Water	Notes
TBD	TER 1: 1) Exterior Noise Reduction	0						
Yes	2) Loud Single-Event Noise Reduction in Noise-Sensitive Areas	1						
Yes	3) Airborne and Structure-Borne Noise Reduction (e.g., walls, floor/ceiling)	1						
Yes	4) Mechanical Ventilation Noise and Vibration Control	1						
Yes	5) Plumbing Noise and Vibration Reduction	1						
TBD	TER 2: 1) Minimize Star Impact Noise	0						
TBD	2) Minimize Floor Structure	0						
Yes	3) Minimize Truss Chord Noise	1						
Yes	4) Minimize Joist and Winkler Reduction	1						
Yes	5. Mixed-Use Design Strategies	1						
Yes	a. Develop Green Tenant Improvement Requirements for Build Out	1						
Yes	b. Community Leading Area Supplemented from Residential Area	1						
Yes	c. Separate Mechanical and Plumbing Systems	1						
Yes	6. Commissioning	1						
Yes	a. Design Phase (Define Owner's Project Requirements, Basis of Design, and Develop Plan)	1						
Yes	b. Construction Phase (Perform Functional Testing)	1						
Yes	c. Post-Construction Phase (Verify Commissioning, Commissioning Report, Training and Warranty Review)	1						
Total Available Points in Design Commissioning: 14		14						
<b>D. FOUNDATION, STRUCTURAL FRAME &amp; BUILDING ENVELOPE</b>		<b>Possible Points</b>						
Yes	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	3						
TBD	2. Design, Build and Maintain Structural Panel and Roof Details for Low-Rise Projects	0						
Yes	3. Construction Material Efficiencies	1						
Yes	a. Wall and Floor Assemblies (including cold wall assemblies) are Optimized Panelized from Supplier (Minimum of 50% square foot)	1						
Yes	b. Modular Components are Documented Assembled to the Project (Minimum 25%)	1						
Yes	c. Optimal Value Engineering	1						
Yes	I. Deck at 24 Inch on Center at Interior Non-Bearing Walls and Top Floor	1						
Yes	II. Deck & Window Headers Sized for Load	1						
Yes	III. Use Only Crispie Studs Required for Load	1						
Yes	4. Use Engineered Lumber	1						
Yes	a. Engineered Beams and Headers	1						
Yes	b. Wood Joists or Truss Trusses for Floor	1						
Yes	c. Engineered Lumber for Roof Rafters	1						
Yes	d. Engineered or Finger-Jointed Studs for Vertical Applications	1						
Yes	e. Oriented Strand Board for Subfloor	1						
Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1						
Yes	5. Insulated Headers	1						
Yes	a. Use FSC-Certified Wood	1						
Yes	b. Dimensional Lumber, Studs and Timber (Minimum 40%)	1						
Yes	c. Panel Products (Minimum 40%)	1						
Yes	6. Use Solid Wall Systems (Includes: SIPs, ICFs, & Any Non-Block Frame Assembly)	1						
Yes	a. Floors	1						
Yes	b. Walls	1						
Yes	c. Roofs	1						
Total Available Points in Foundation, Structural Frame & Building Envelope: 34		34						
<b>E. EXTERIOR</b>		<b>Possible Points</b>						
Yes	1. Driveway Paving and Durability Sliding	1						
Yes	a. Install a Rain-Storm Drain System	1						
Yes	b. Use Durable and Non-Combustible Sliding Materials	1						
Yes	2. Durable Roofing Options	1						
Yes	a. Roofing: All Roofing Has 3-Year Subcontractor Warranty and a 20-Year Manufacturer Warranty	1						
Yes	b. Use Durable and Fire-Resistant Roofing Materials or Assembly	1						
Yes	3. Vegetated Roof (2 points for 25%, 4 points for 50%)	2						
Total Available Points in Exterior: 8		8						
<b>F. INSULATION</b>		<b>Possible Points</b>						
Yes	1. Install Insulation with 75% Recycled Content	1						
Yes	a. Walls	1						
Yes	b. Ceilings	1						
Yes	c. Floors	1						
Total Available Points in Insulation: 3		3						
<b>G. PLUMBING</b>		<b>Possible Points</b>						
Yes	1. Water Efficient Fixtures	1						
Yes	a. Install High Efficiency Toilets (Dual Flush or <math>\le 1.28</math> Gallons Per Flush (gpf)) (CALGreen code if <math>\le 1.6</math> gpf)	1						
Yes	I. In All Residential	1						
Yes	II. In All Non-Residential Areas	1						
Yes	b. High Efficiency Urinals or No-Water Urinals Are Specified:	1						
Yes	I. Average Flush Rate is <math>\le 0.6</math> gpf (CALGreen code if <math>\le 1.0</math> gpf)	1						
Yes	II. Average Flush Rate is <math>\le 0.1</math> gpf	1						
Yes	c. High Efficiency Showersets Use <math>\le 2.0</math> Gallons Per Minute (gpm) at 80 pcf (CALGreen code if <math>\le 1.6</math> gpm)	1						
Total Available Points in Plumbing: 7		7						

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Sunnyvale, East Taylor		Points Achieved	Community	Energy	Low-Carbon	Resilience	Water	Notes
Yes	d. Flow Limiter or Flow Control Valves Are Installed on All Faucets	1						
Yes	I. Residences: Kitchen <math>\le 1.8</math> gpm (CALGreen code if <math>\le 2.0</math> gpm)	1						
Yes	II. Non-Residential Areas: Kitchen <math>\le 1.8</math> gpm (CALGreen code if <math>\le 2.0</math> gpm)	1						
Yes	III. Residences: Bathroom Faucets <math>\le 1.5</math> gpm @ 60 pcf	1						
TBD	K. Non-Residential Areas: Bath Faucets <math>\le 1.5</math> gpm or 25 pcf for meter stations (CALGreen code if <math>\le 1.6</math> gpm)	0						
Yes	2. Distribute Domestic Hot Water Efficiently (20% is a Prerequisite for credit for 0.5 pts. Minimum 5 Points)	2						
Yes	a. Insulate All Hot Water Pipes (This credit is a requirement associated with P1; EPA IAP)	1						
Yes	b. Use Engineered Parallel Plumbing	1						
Yes	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation (Loop)	1						
Yes	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation (Loop)	1						
Yes	e. Use Control Dry Plumbing	1						
Yes	3. Water Submitting: Bill Towards for Actual Usage	1						
Total Available Points in Plumbing: 10		10						
<b>H. HEATING, VENTILATION AND AIR CONDITIONING</b>		<b>Possible Points</b>						
Yes	1. Install High Performing Zoned Radiant Hydronic Heating	0						
Yes	2. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	0						
Yes	3. Advanced Ventilation Practices for Cooling	2						
Yes	a. Operable Windows or Skylights Are Placed To Increase Cross Ventilation in At Least One Room in 80% of Units	1						
Yes	b. Mechanical Ventilation System for Cooling:	1						
Yes	I. ENERGY STAR Ceiling Fans and Light Kits in Living Areas & All Bedrooms	1						
Yes	II. Whole House Fan (CALGreen code if <math>\ge 100</math> CFM)	1						
Yes	4. Advanced Mechanical Ventilation for IAQ	1						
Yes	a. Recirculate with ASHRAE 62.2 Mechanical Ventilation Standard (No ASHRAE in Title 24 Part II, but ASHRAE 62.2 is referenced in Title 24 Part II)	1						
Yes	b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	1						
Yes	c. Outdoor Air Ducts in Bedroom and Living Areas of Home	1						
Yes	5. ENERGY STAR Bathroom Fans on Timer or Humidity (CALGreen code if <math>\ge 100</math> CFM)	1						
Yes	6. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Provide Ventilation Not Blocked)	1						
Yes	(This credit is a requirement associated with P1; EPA IAP)	1						
Yes	7. Install Carbon Monoxide Alarms for No Combustion Appliances in Living Space and No Attached Garage (This credit is a requirement associated with P1; EPA IAP)	1						
Total Available Points in Heating, Ventilation and Air Conditioning: 15		15						
<b>I. RENEWABLE ENERGY</b>		<b>Possible Points</b>						
Yes	1. Solar Hot Water System Preheats Domestic Hot Water	1						
Yes	2. Offset a Percentage of the Project's Estimated Electricity Demand with Onsite Renewable Generation	0						
Yes	a. 80% of Common Area Load	0						
Yes	b. 80% of Common Area Load	0						
Yes	c. 10% or More of Resident or Unit Load	0						
Total Available Points in Renewable Energy: 15		15						
<b>J. BUILDING PERFORMANCE</b>		<b>Possible Points</b>						
Yes	1. Building Performance Exceeds Title 24	200						
Yes	a. In project permitted under 2008 Title 24 or 2008 Title 24P	200						
Yes	b. Energy Performance Better Than Title 24 for Residential and Non-Residential Portions of the Project.	200						
Yes	a. Equivalent Residences: Minimum 15% Better Than Title 24. 2 Points for Every 1% Better Than Title 24	48						
Yes	b. Non-Residential Spaces: 1 Point for Every 1% Better Than Title 24, adjusted for square footage	0						
Yes	2. Building Envelope Diagnostic Evaluations	0						
Yes	a. Duct Testing Results in Leakage <math>\le 8</math>%	0						
Yes	(This credit is a requirement associated with P1; EPA IAP)	0						
Yes	b. Duct Leak Testing Results for Air Change per Hour is <math>\le 0.5</math> ACH <sub>50&lt;/math&gt;</sub>	0						
Yes	(This credit is a requirement associated with P1; EPA IAP)	0						
Yes	c. Verify Quality of Insulation Installation & Thermal Bridge Check at before Occupancy	0						
Yes	(This credit is a requirement associated with P1; EPA IAP)	0						
Yes	3. Design and Build Near Zero Energy Homes	0						
Yes	a. Title 24 Prepared and Signed by a CAGBC Certified Energy Plans Examiner (CEPE)	0						
Yes	b. Participation in Utility Program with Third Party Plan Review	0						
Yes	a. Energy Efficient Program (This credit is a requirement associated with P1; EPA IAP)	0						
Yes	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0						
Total Available Points in Building Performance: 24		24						
<b>K. FINISHES</b>		<b>Possible Points</b>						

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Green Point Rated Check List

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June 1, 2011  
Revised June 03, 2011  
20110531.02



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Sunnyvale, California  
City Ventures

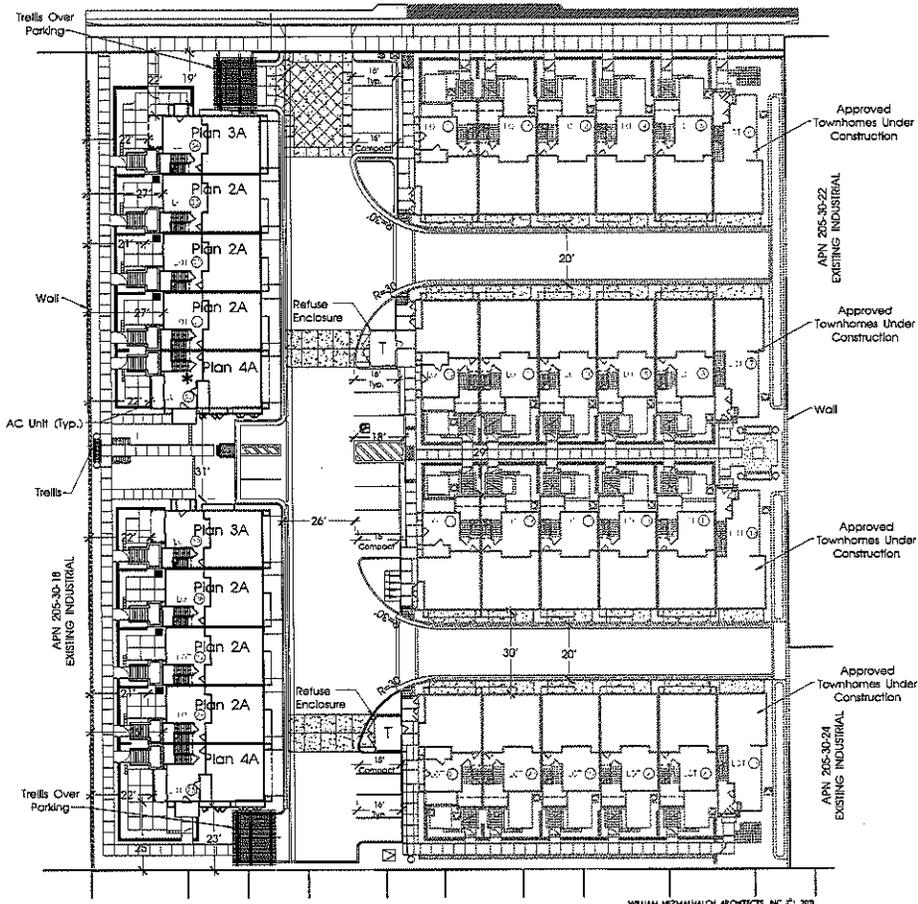
WILLIAM HEZMALHALCH ARCHITECTS, INC.  
105 BURNHAM WAY SUITE 200, SUNNYVALE, CA 94086  
950 255 0127 www.whezm.com Inc 950 255 1838

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Conceptual Site Plan

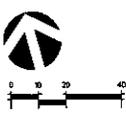
**Summary**

Total Site:	1.707 ac
Total Units:	34 homes
Density:	19.9 homes per acre
Parking:	
Garage	= 68 Spaces
Guest	= 19 Standard Spaces 2 Compact Spaces 1 Handicap Space
Total:	= 90 Spaces (2.64 per home) * 2.5 spaces per home required (SMV 19.46.050)
Bicycle Parking:	2 U-rack Spaces
Lot Coverage:	28,393 Sq.Ft. (38%) * 40% maximum permitted (SMV 19.32.020)

\* = Accessible Home

- NOTES**
1. SITE PLAN FOR CONCEPTUAL PURPOSES ONLY.
  2. SITE PLAN SUBJECT TO ALL RELATED PLANNING, REGULATORY AND ENVIRONMENTAL REQUIREMENTS.
  3. BASED ON INFORMATION PROVIDED BY CLIENT.
  4. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
  5. DESIGNER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT AND TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
  6. DESIGNER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT AND TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
  7. DESIGNER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT AND TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

June 1, 2011  
Revised June 20, 2011  
20110251.02



Sunnyvale, East Taylor  
Sunnyvale, California  
City Ventures

**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
280 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5500  
949 250 0807 www.hezmalhalch.com fax 949 256 1529

A1-0



**City Ventures**  
REAL ESTATE INVESTMENT

June 1, 2011

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

**Re:** Planning Application APN 205-30-019  
Use Permit/Special Development Permit Justifications

Noren:

The proposed project attains the objectives and purposes of the General Plan of the City of Sunnyvale as the proposed project is a medium density residential townhome development (22 dwelling units per net acre) and the General Plan identifies the site as a "Medium Density Residential" site (14-27 dwelling units per net acre). The site zoning has been classified as "ITR: Industrial to Residential."

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



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



VIA EMAIL

July 31, 2011

Planning Commissioners  
& Planning Department  
C/O Noren Caliva  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Dear Noren, Planning Staff & Commissioners:

Thank you for taking the time to review our submittal for redevelopment of 628 E. Taylor St. The redevelopment plan for this parcel is well coordinated with the development next door at 650 & 660 East Taylor, creating a single new community that will further revitalize this Industrial to Residential zoned area with 34 new homes. The project has been very well received by the community with brisk sales (10 pre-sales!) and positive comments from those that have seen the positive changes along East Taylor.

We would like to take a minute to respond in writing to the comments raised at the study session and the minor modifications requested.

1. **Setback:** the setback along East Taylor is consistent with the project approved at 650 & 660 E. Taylor and, although the setback is 19 ft at the entry feature, the average setback is over 20 ft which is within the requirements of the zoning code for the R-3 zoning applied to this area.
2. **Solar Shading:** Section 19.56.020 of the Municipal Code requires us to show the solar shading when the sun is at its lowest; at 9am on the shortest day of the year. We have included studies showing the shading at 9:00am, 9:36am, 10:00am and 3:00 pm on December 21<sup>st</sup>. The 9:36am study illustrates the shadow on the adjacent roof for the first 10% of the 9:00am- 3:00pm time period. The shadow is only 2% at 9:36am. The code defines solar access as "the absence of shadows blocking or reducing exposure to the sun to an extent greater than ten percent daily during the hours between nine a.m. to three p.m." Shading, if any, is approximately 5-10 minutes on the shortest day of the year on the very edges of the roof. This minor variation will not materially impact solar access for the neighboring property. The neighboring property is also a very old storage building that is one story in height and unlikely to be upgraded with solar panels without redevelopment of the property. The area is zoned ITR so any future redevelopment will likely be to three story residential which would eliminate any solar concern.

Furthermore we will be adding solar panels to all of our units which will be a net positive to the area.

3. **Front Yard:** based on feedback from staff, we have modified the front yard fence (see revised sheet A1-0). The new fence line will allow for a larger common area along Taylor. Given the need for specific storm treatment landscape areas, the gate on the front yard will not align directly with the front door. As we finalize our building permit plan sets we will explore ways to line the gate up with the front door, to the extent feasible.
4. **Trellis:** Based on feedback from the Commission, we have updated our application to include *additional trellis over the parking at the rear of the project and in the common area* (see revised sheet A1-0). Adding trellis over the parking area in the middle of the development was not feasible as the spans would require additional posts that would interfere with code requirements for disability access at the central parking stalls. The 650/660 project already has approved building permits and is under construction so changes to that project will be reflected on the building permit sets for that development and are not reflected on this application. Although, the vision triangle code requirements prohibit adding trellis to the parking area in the front of the 650 East Taylor project, we are planning to add trellis at the pedestrian entrance and in the rear parking area.

Thank you again for your time and your comments. We look forward to continuing to work with the Commission and Staff on the exciting revitalization of the East Taylor neighborhood.

Sincerely,



Philip H. Kerr  
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