



REPORT TO PLANNING COMMISSION

Hearing Date: November 26, 2012
File Number: 2012-7646

SUBJECT: Willow Avenue, Sunnyvale LLC/Joe Mendes et al:
Application(s) for Special Development Permit for a ## acre site project located at **1175 Willow Avenue** in an M-S/ITR Zoning District (APN: 213-01-021):

Motion **2012-7646-** Special Development (Use) Permit to allow the development of 16 townhouses;
Motion **2012-7646-** Vesting Tentative Map for three residential lots with 16 condominium townhouses and one common lot.

REPORT IN BRIEF:

Existing Site Conditions Industrial building with an industrial service tenant.

Surrounding Land Uses

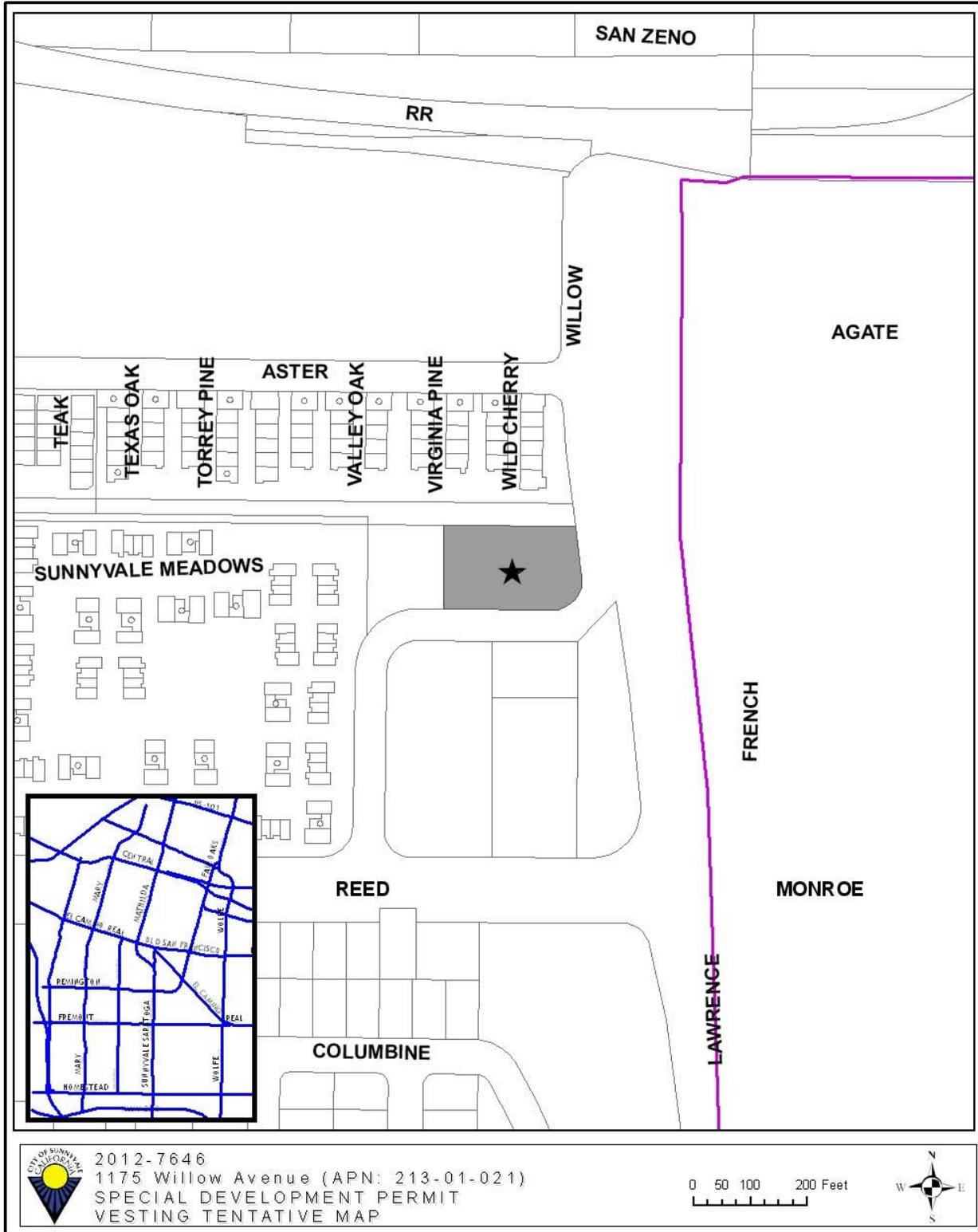
North SCVWD Channel and townhouses
South Willow Avenue and industrial service uses
East Willow Avenue and Lawrence Expressway
West Industrial building with an approved child care project

Issues Architecture, site design, noise and air quality

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



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial to Residential Medium Density	Same	Industrial to Residential Medium Density
Zoning District	MS/ITR/R3-PD	Same	MS/ITR/R3-PD
Lot Size (s.f.)	32,800	Lot 1 6,469 Lot 2 6,825 Lot 3 3,971 Parcel A 15,267 (common lot)	8,000 min. 1,800 per d.u.
Gross Floor Area (s.f.)	12,100	Approx. 34,900 Includes garages	No max. for R-3 residential use
Lot Coverage (%)	37%	39.6%	40% max.
Floor Area Ratio (FAR)	37%	Approx. 106%	No max. for R-3 residential use
No. of Units	N/A	16	18 max. without use of density bonus
Density (units/acre)	N/A	21	24 max. Without use of density bonus
Meets 75% min?	N/A	Yes	13 d.u. min.
Bedrooms/Unit	N/A	2-4	N/A
Unit Sizes (s.f.)	N/A	Plan A: 2,370 w/garage Plan B: 1,614 w/garage	N/A
Lockable Storage/Unit	N/A	400 s.f. two car garage meets requirement	300 cu. ft. min.
No. of Buildings On-Site	1	3	N/A
Distance Between Buildings	N/A	24-38 ft.	26 ft. min.
Building Height (ft.)	18 ft	35 ft. 9.5 in.	35 ft. max. 40 ft. max. with Green Building Incentive
No. of Stories	1	3	3 max.
Setbacks (First/Second Facing Property)			
Front (shorter Willow Ave. frontage)	25 ft.	15 ft.	20 ft. min.
Left Side (longer Willow Ave. frontage)	25 ft.	3.1 ft. to patio wall 10 ft. to building wall	20 ft. min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Right Side (SCVWD channel side)	0 ft.	13 ft. to patio wall 20 ft. to building wall	6 ft. min. Total 15 ft.
Rear (west side adjacent to industrial building)	0 ft.	5 ft. to stair landing wall 12 ft. to building wall	20 min.
Landscaping (sq. ft.)			
Total Landscaping	unknown	10,168 s.f.	6,800 s.f. min.
Landscaping/Unit	N/A	635 s.f.	425 s.f. min.
Usable Open Space/Unit	N/A	413 s.f.	400 s.f. min.
Frontage Width (ft.)		3-15 ft.	15 ft. min.
Landscape Buffer (ft.) Adj. Residential	N/A	N/A Required only on non-residential uses	N/A
Parking Lot Area Shading (%)	0%	50%	50% min. in 15 years
Water Conserving Plants (%)	0%	Based on water budget requirement	80% min. + limited turf or water budget
Parking			
Total Spaces	31	41	41 min.
Standard Spaces	27	41	40 min.
Compact Spaces/ % of Total	1/3%	0	None allowed when under 10 spaces in open parking area
Accessible Spaces	3	1	Per ADA requirements
Covered Spaces	0	32	32 min.
Aisle Width (ft.)	21-24	24	24 min.
Bicycle Parking	0	400 s.f. two-car in garage per unit	5 Class 1 (located within garages) 1 Class 2 (located in common area)
Stormwater			
Impervious Surface Area (s.f.)	29,925 s.f.	26,164 s.f.	Requires stormwater remediation per SMC



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Impervious Surface (%)	92%	80.4%	Requires stormwater remediation per SMC



Shaded items with a star indicate requested deviations from municipal code requirements.

BACKGROUND:

The proposed project includes demolition of an existing light industrial building and development of a new three-story residential townhouse project with 16 dwelling units, related parking, landscaping and open space.

Previous Actions on the Site

Prior to 2000 the project site was used consistently as an auto repair facility. The following table summarizes more recent planning application related to the project site.

File Number	Brief Description	Hearing/Decision	Date
2002-0426	Contractors office and outdoor display of play equipment	Approved	06/06/2002

Neighborhood Preservation Actions

Neighborhood Preservation has contacted the owner of the existing industrial service building regarding site cleanup, exterior storage, parking and maintenance. This action is not related to the proposed residential use.

DISCUSSION:

Requested Permits

- **Special Development Permit**

The applicant has requested approval of a Special Development Permit (SDP) for site and architectural review. The SDP also is used to consider approval of preliminary landscaping and stormwater management plans. An SDP is the project review process for sites in Sunnyvale with a Planned Development (PD) combining district. In this case the site is located in a MS/ITR/R-3-PD Zoning District. Deviations, or exceptions to code required development standards can be considered through an SDP and do not

require separate review through a Variance application. The applicant is requesting deviations from setbacks and height limits.

- **Vesting Tentative Map**

The Vesting Tentative Map is required for the subdivision of the site from one parcel to three residential lots with 16 condominium townhouses and a common lot for landscaping, parking and open space. The map establishes new lot boundaries and accomplishes specific legal requirements for dividing land including review of the locations, terms and restrictions for future utilities and easements. A Vesting Tentative map also helps lock in current codes and requirements for the applicant.

ANALYSIS:

The project site plan and architectural plans are in Attachment D. The project site is located east of Lawrence Expressway on Willow Avenue where it makes a significant bend in the road south of Aster Avenue. The site is currently occupied by a single-story industrial building with a contractor's office and storage yard. The .75 acre site is oriented east/west and is bound by Willow Avenue on the south and east side, a SCVWD drainage channel on the north side and a former industrial site on the west side that is now approved for a child care center.

The project consists of three buildings and two different building types. Building 100 and 200 run east/west parallel to the SCVWD channel and each are comprised of 6 townhomes with enclosed two car garages. On the attached plans these buildings would have units of Type A3 and A4 which range in size from 3-4 bedrooms and are approximately 2,370 s.f. with garages.

Building 300 is comprised of 4 townhomes and it is oriented north/south at the west end of the property adjacent to a newly approved childcare center. Each unit also has an enclosed two-car garage. On the attached plans this building has units Type B which has 2 bedrooms and is approximately 1,614 s.f. with garage.

The three buildings would be oriented along a private T-shaped driveway that runs through the central part of the project and provides direct access to 16 two-car garages as well as to guest parking and the centralized trash enclosure. Open space and landscaping is provided by a combination of private patios and balconies as well as a landscaped paseo along the northern periphery of the site and private back yards for the units on the west side. The prominent corner is landscaped and also provides area for stormwater treatment.

Applicable Design Guidelines

The Sunnyvale Citywide Design Guidelines were used to evaluate this project. It is not necessary or required to meet all of the City's guidelines in order to produce a high quality project. Architectural style, such as the project's Spanish Eclectic style, may dictate some forms and details in order to be accurate and cohesive. However, it is important that the overall impact of the project is in line with City goals for architecture in residential areas. Applicable guidelines include the following statements that are addressed under the discussion of architecture and development standards:

- B9: Interrupt front facades on large structures by various architectural elements such as trellises, balconies, steps, opening, etc., about every 30 ft. to appear smaller in scale.
- C2: In areas where no prevailing architectural style exists, maintain the general neighborhood character by the use of similar scale, forms, and materials providing that it enhances the neighborhood.
- C3: Develop a comprehensive architectural theme for multi-building complexes. Unify various site components through the use of similar design, materials, and color.
- C5: Buildings shall have three distinct components: base; middle; and top. Define each component by horizontal and vertical articulation.
- C9: Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall plane and height, arcades, porticos, trellises, porches, balconies, dormers, windows, opening, etc.
- C10: Repeat design and decorative building elements in all elevations and the roof, not just the front façade.
- C13: Define building entries by use of human scale architectural elements such as arches, posts, awnings, etc. Orient main entries toward public streets.
- E3: Long horizontal roof lines are not acceptable. Interrupt roof line by architectural treatment and features. The maximum allowable unbroken roof line is 30 feet.
- E4: Vary roof levels and forms on a large building to create diversity and to decrease the apparent scale of the building.

Architecture

The architectural style proposed is Spanish Eclectic architecture with simple building forms and decorative details common to the Spanish heritage. This architecture is a common style found in California since approximately the 1920s. This style is not as ornate as Spanish Colonial Revival like Fremont High School (ornate with carved arches, columns and window surrounds).

Spanish eclectic is noted as a common Sunnyvale style in the locally produced book *Images Sunnyvale Heritage Resources* which notes Spanish Eclectic style for its unadorned simplicity. Examples of this architectural style can still be found in Sunnyvale's Heritage Housing District and on a local landmark building, the Briggs-Stelling House. The original Sunnyvale Civic Center was also Spanish Eclectic style. Common features of Spanish Eclectic style include the following:

- Low-pitched roof
- Red roof tiles
- Little or no overhanging (eaves)
- Stucco siding
- Arches, especially above doors, porch entries and main windows
- Courtyards
- Carved stonework or cast ornaments

These elements are present in the project architecture. The roof form is low with little eaves. Decorative trim materials such as wood, iron and tile are present in window and balcony treatments. Cantilevered wood balconies are used as well as recessed windows and some arched doorways. The roof material will be a concrete "S" tile roof. The primary exterior material is stucco.

The project site is also located in the Lawrence Station Area Plan study boundaries and is in walking distance to the train station. In addition to providing quality architectural features, the applicants have designed a project that is pedestrian oriented to fit with the transit-oriented future of this residential transition area. The buildings would be placed with minimal setbacks close to the street with an active façade using street oriented entrances and patio yards near the sidewalk. The building placement accomplishes two things – 1) it addresses the constraint of the project lots narrow width which is also encumbered by the SCVWD channel setback and 2) it promotes pedestrian activity.

The unbroken roof line of the all three buildings exceeds the recommended 30 foot maximum called for in the Citywide Design Guidelines. The roof is low pitched as common in the Spanish Eclectic style and is not a dominant element in the design of the project. It is also tall and not viewed from street level. Staff believes it would be acceptable to treat the roof in either of two ways – leave it simple and linear because it is not dominant in the design, or work with the applicant to design a few features such as faux clay chimneys to provide some break in the line. The roof line impact is a guideline and does not require granting of a deviation from the code.

Staff believes the project meets Citywide Design Guidelines with minor changes related to the roof design and as discussed above and below in the section on development standards related to roof height.

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following have been identified as items needed deviations from required standards or were identified for clarification by the Planning Commission:

Site Layout

Yards and Setbacks: As previously discussed, the applicant has proposed a pedestrian oriented project meant to address the proximity to the train station and the future transit-emphasized character of the area. In doing so, front setbacks were reduced and where possible, unit entry patios and doors were designed to face the street on both Building 200 and 300. Due to the narrow width of the .75 acre site and the constraint of the SCWD channel to the north, the applicant has switched the side and rear setback requirement by providing a 20 foot setback on the north side and a 12 foot setback on the west which would normally be the 20 foot rear yard. Staff considers the requested setbacks to be appropriate given the overall size dimensions of the lot. *Reduced setbacks require that the Planning Commission grant a deviation to the code.*

Distance Between Buildings: When more than one detached main building is erected or constructed on the same lot, the distance between three story buildings is required to be 26 feet. In the space between Buildings 100 and 200 (along the drive aisle) the distance is 27 feet except in the center of each building where there is a slight building projection for architectural interest. At this point the distance between the buildings is reduced to 24 feet. *Reduced distance between buildings requires that the Planning Commission grant a deviation to the code.*

Parking and Circulation: The site would be served by a T-shaped private drive aisle. Sixteen units access the site from the private drive aisle from one Willow Avenue driveway connection on the south side of the project. Sidewalks are not proposed along the drive aisle but are provided along the street and a north side paseo. New public sidewalks will be provided along the entire Willow Avenue project frontage where there currently are none. The applicant has proposed parking that meets the code requirement with two-car garages for each unit and additional guest parking. A condition of approval has been included to locate one Class II bike parking facility on site per VTA guidelines.

The longest drive aisle between Buildings 100 and 200 is proposed to be 24 feet wide which meets code for a residential project. No deviation from the Zoning Code is required for aisle width. The entry drive near Building 300 is 26 feet wide.

For Fire service, the City typically requires a 26 foot wide aisle. The Fire Marshall has indicated that the proposed 24 foot wide aisle is adequate because in case of fire the site would be served from the street making it

unnecessary for fire vehicles to enter the site. The Fire Marshall has accepted the plan.

Minimizing paved area when possible allows for slightly more open space and landscape area, less run off and less created heat. Because the drive aisle plan is maneuverable and safe, staff considers this design to be adequate.

Building Height

The maximum building height for townhomes using R-3 Zoning District standards is 35 feet. The City's Green Building Program allows the project to increase the maximum height of the project by five feet above the maximum allowed. The applicant has proposed a maximum building height of 35 ft. 9.5 in. No deviation from the code is required.

It should be noted that the townhome project located to the north (2006-0069) was approved with a height limit between 37 ft. and 40 ft. Deviations from height limit are not uncommon in R-3 developments.

Solar Shadow

The municipal code and the Citywide Design Guidelines state that buildings and additions shall not shade more than 10% of structures or open space areas on adjacent properties for proper solar access. The applicant has provided a shadow analysis that indicates that in the a.m. of December 21 (shortest day of the year and worse case) there would a shadow on 27.1% of the roof of the adjacent future child care building.

The aerial view provided in the attached plans show that the impact is to the east side of the building and not on any open play area. The entire west facing side of the building and two thirds of the south portion of the building remain shadow free (primary areas for solar energy access). The impact improves throughout the day as indicated in the aerial of the p.m. shadow condition. *The proposed 27.1% maximum shadow impact required that the Planning Commission grant a deviation from the code.*

Landscaping and Tree Preservation

The project meets code requirements for landscape and usable open space for an R-3 residential project. The proposed plans indicate that usable open space areas meet minimal required dimensions. Fifty percent future parking lot shading requirements are shown to be met on the landscape plan with appropriate species. Landscape frontage width is not met as a result of reduced front setbacks as discussed above in Yards and Setbacks.

A tree inventory was prepared by a consulting arborist for the project. The site currently has 13 trees on site of which 6 are considered protected trees by code. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The plans for this project indicated removal of all but three trees on site. Three significant Beefwood trees are slated for preservation. They range in circumference from 99- 139 inches and are located in the project frontage, immediately

adjacent to Willow Avenue in the right-of-way for the sidewalk. The proposed public sidewalk would meander around the Beefwood trees in order to preserve them. Three other protected-sized trees would be removed with the project. A condition of approval requires that these three removed trees be replaced with a minimum of 36-inch box trees.

Trash Enclosure

The applicants propose to install a centrally located trash enclosure. The enclosure has been located near the Willow Avenue driveway entrance on the south side of the project in consultation with the City's solid waste coordinator.

Stormwater Management

The applicant has submitted a preliminary stormwater management plan with the project application. The plan indicates the use of landscaped bio-retention areas located within the front setback along Willow Avenue (east side of project and corner). A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. Low Impact Development (LID) measures are proposed throughout the site and include bioretention and biofiltration areas which, to the extent feasible, retain water onsite and allow treated overflow in the stormdrain system.

Water-Efficient Landscaping

The applicant has provided a preliminary water-efficient landscape plan to meet City standards. The applicant has developed a planting palette that uses predominately low water use plants and has used minimal turf areas. A preliminary water budget has also been provided. A condition of approval will require a final plan prior to issuance of building permits.

Development Near Streams

The project site is adjacent to a SCVWD drainage channel and falls under the requirements of the Guidelines and Standards for land use near streams. The applicant has set back the proposed structure from the top of the slope of the channel by 20 feet which meets the Guidelines and Standards. As a result of this site constraint the applicant has utilized a larger setback (similar to a rear yard) along the channel side yard. The applicant proposes to utilize a smaller setback (like a side yard) along the east side of the property which would actually be considered the rear yard by code definition. These deviations can be considered through the SDP process.

The applicant has already had preliminary discussions with SCVWD about the proposal. A condition of approval requires that the final project meet setback requirements to the satisfaction of SCVWD guidelines or that the project be engineered to protect the channel for collapse and erosion.

Art in Private Development

Art in private development is not required for this project.

Green Building Program

For new residential projects the requirement is to use the GreenPoint Rated Checklist (which includes CALGreen) to achieve 80 points minimum. At the time of building permit review, and again at the time of final project inspection/occupancy a certified Green Point Rater is required to provide a letter that states the project is designed to achieve the minimum points required.

The applicant's preliminary GreenPoint Rated checklist indicates 117 targeted points. As a Green Building Program incentive, if the project voluntarily achieves 110 points with verification, a multi-family project may increase lot coverage by 5%, receive a 5% density bonus or increase the height of the project by 5 feet. The applicant is utilizing the height incentive for less than an additional 1 foot of height.

Easements and Utilities

As part of this project, all utilities on the project site or along the project boundary are required to be undergrounded. In order to provide a sidewalk and preserve existing mature trees, an easement may be required to locate the sidewalk onto private property.

Affordable Housing

To meet code requirements for affordable housing the applicant is required to provide 12.5% of this ownership project as affordable units or pay an in-lieu fee for partial units if the 12% calculation indicates this. An in-lieu fee requires City Council approval. The applicant is providing 2 affordable units and meets the code requirement. The size, location and price of the affordable units will be established in agreement with the City's Housing Officer.

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 experience or create any significant environmental impacts with implementation of the recommended mitigation measures (see Attachment C, Initial Study). Environmental issues that required mitigation include interior noise, biological/tree preservation, historic and cultural resources and interior air quality. Discussion regarding exterior noise policies is also included in the Initial Study (Attachment C).

FISCAL IMPACT

The project is required to pay a Transportation Impact Fee (TIF) for each net new peak hour trip generated by the project. The estimated Transportation Impact Fee for the proposed 16-unit residential townhouse project is \$2,014.60. This fee includes a credit for the existing 12,100 s.f. industrial building.

All residential projects are required to pay a park in lieu fee unless dedicated park land is provided as part of the project. In this case the required in-lieu fee is estimated to be \$304,983.11 for 16 new townhouse units.

In addition, no other fiscal impacts other than those addressed by normal fees and taxes are expected.

PUBLIC CONTACT

No letters were provided and no other contacts were made with staff regarding this project.

Notice of Mitigated Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 358 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

CONCLUSION

Staff considers the proposed project to be in compliance with the purpose and intent of the M-S/ITR/R-3-PD Zoning District. The Citywide Design Guidelines have generally been met. Requested code deviations for reduced yards, distance between buildings and shadow impact are reasonable. Staff has included a condition of approval to work with the applicant on architectural details to break up the visually roof line per the Citywide Design Guidelines. There are minimal impacts to adjacent lots and environmental impacts can be mitigated.

The project provides opportunities for ownership housing in a pedestrian and transit oriented neighborhood and is designed to take advantage of these neighborhood characteristics. In the current market, most residential projects proposed for consideration by the City consists of 1 and 2 bedroom rental flats.

Findings and General Plan Goals: Staff was able to make the required Special Development Permit Findings and Tentative Map findings based on the plans, justifications and supplemental studies provided by the applicant in relationship to General Plan Goals and Policies. Recommended Findings and related General Plan Goals and Policies are located in Attachment A.

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

ALTERNATIVES

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

Staff recommends Alternative 1 to the Planning Commission.

Prepared by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Mitigated Negative Declaration/Initial Study
- D. Site and Architectural Plans
- E. Letter from the Applicant

ATTACHMENT A
RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Chapter

Goal LT-3: Appropriate Mix of Housing

Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.

Policy LT-3.2

Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.

Policy LT-3.4

Determine appropriate density for housing based on site planning opportunities and proximity to services.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project is in compliance with the purpose and intent of the M-S/ITR/R-3-PD Zoning District. The Citywide Design Guidelines have generally been met. Requested code deviations are reasonable. Conditions of approval require the applicant to work with staff to remedy remaining architectural and development standards issues. There are minimal impacts to adjacent lots and environmental impacts can be mitigated.

The project provides opportunities for ownership housing in a pedestrian and transit oriented neighborhood and is designed to take advantage of these neighborhood characteristics.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. The area is an adopted ITR transitional area. Other properties in the vicinity are expected to transition over time to residential use. Requested code deviations for yards, drive aisle width and shadow impact are reasonable and do not affect adjacent properties. There are minimal impacts to adjacent lots and environmental impacts can be mitigated.

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings (1-8) and recommends approval of the Tentative Map.

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

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS NOVEMBER 26, 2012

Planning Application 2012-7646

1175 Willow Avenue
Special Development Permit and Vesting Tentative Map
16 Residential Townhomes

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 to 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. USE EXPIRATION:

The approved Special Development Permit shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. 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-4. TITLE 25:

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

GC-5. ON-SITE AMENITIES:

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

GC-6. BMR UNITS (OWNERSHIP):

The approved project is subject to the City's Below Market Rate (BMR) requirements as set forth in Sunnyvale Municipal Code Chapter 19.66, pursuant to the procedures established in the Administrative Procedures, as may be amended. The project will provide 2 Below Market Rate dwelling units on an in-lieu fee in compliance with the BMR requirements set forth in the SMC and the Administrative Procedures (SMC 19.66.020(c)). [SDR][HOUSING]

GC-7. STORMWATER MANAGEMENT PLAN:

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

GC-8. DEVIATIONS GRANTED:

The project has been granted the following deviations from the Municipal Code;

1. Distance between buildings a minimum of 24 feet.
2. Reduced front yard setbacks in accordance with the approved plans.
3. Increased solar shadow allowed on adjacent building in accordance with the approved plan.

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address comments from the Planning Commission including the following:

- a) Provide additional detail and variation to break up long horizontal roof line. [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 complete a "BMR Standard Conditions Form" provided by the Housing Division and submit it with a site plan to the Housing Division for review before submitting building permit applications for the project. The site plan must describe the number, type, size and location of each unit on the site. This information will be used to complete the Developer Agreement. [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. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to

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

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

BP-4. MITIGATION MEASURES:

All mitigation measures have been incorporated into the construction plans and shall be provided to the Director of Community Development with submittal of the Building Permit plans. The Mitigation Monitoring Plan or Negative Declaration shall be attached to the approved building permit plans.

A) Interior Noise: The City of Sunnyvale General Plan does not identify interior noise standards for residential uses. Title 24 of the California Code of Regulations establishes a maximum interior noise level of 45 dBA CNEL/Ldn for multi-family residential buildings. The following measures shall be incorporated into the project to meet required noise standards:

1. Wood frame /stucco composition construction.
2. Windows and doors with a minimum 35 STC-rating for units closest to Lawrence Expressway and for units along the south edge of the project facing Willow Avenue.
3. Windows and doors of 30 STC- rating for remainder of buildings.
4. Mechanical ventilation is required to allow windows and doors to remain closed.
5. Prior to issuance of a building permit, an acoustical analysis should be prepared demonstrating that interior noise levels within the occupied buildings spaces would be reduced to below 45 dBA CNEL, based on final site/building design.

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. [COA] [PLANNING] *Mitigation Measure*

- B) Biological Resources: Prior to building permit issuance, submit a final landscape planting plan which indicates all “protected sized” trees that are removed to be replaced with a minimum of new trees of 36-inch box size or greater size as determined by the Director of Community Development to address the dollar value of each removed tree.

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. [COA] [PLANNING] *Mitigation Measure*

- C) Biological Resources: Prior to issuance of a building permit, submit a tree protection plan for three Beefwood trees including details for sidewalk construction around the trees. Plan should include pruning – crown clean, crown thin, reduce end weight and install Cobra support system per the Arborwell report.

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. [COA] [PLANNING] *Mitigation Measure*

- D) Historic and Cultural Resources: After demolition of the existing building and prior to any site scraping or grading, a qualified archaeologist shall conduct further archival and field study to identify cultural resources, including a good-faith effort to identify buried archaeological deposits. Further study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources.

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. [COA] [PLANNING] *Mitigation Measure*

- E) Historic and Cultural Resources: In the event that subsurface cultural resources are encountered prior to or during approved

ground-disturbing activities for a project area construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds following the procedures described below. Workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls, structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. Preservation in place to maintain the relationship between the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site. Preservation may be accomplished by:

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

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. [COA] [PLANNING] *Mitigation Measure*

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

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

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. [COA] [PLANNING] *Mitigation Measure*

- G) Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

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. [COA] [PLANNING] *Mitigation Measure*

- H) *Air Quality*: Proposed buildings or individual dwelling units shall be equipped with air ventilation systems that are designed to meet or exceed a minimum efficiency reporting value (MERV) of 13. Air filters shall be maintained, repaired and/or replaced in accordance with manufacturers' recommendations or on an as-needed basis.

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 and recorded with the Conditions of Approval for the benefit of future property owners. [COA] [PLANNING] *Mitigation Measure*

- I) *Geology and Soils* - A design – level geotechnical exploration should be performed as part of the design process, which would include borings, laboratory soil testing, and analysis for preparation of specific recommendations regarding site grading, remedial grading measures, foundations, and drainage. The exploration will also allow for more detailed evaluations of the above-described geotechnical issues and the opportunity to provide techniques and procedures to be implemented during construction for mitigations.

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 and if applicable, they shall be recorded with the Conditions of Approval for the benefit of future property owners. [COA] [PLANNING]
Mitigation Measure

- BP-5. 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-6. GREEN BUILDING:
The building permit plans shall demonstrate the project is designed to achieve a minimum of 110 points on BuildItGreen’s GreenPoint Rated Checklist or the applicable Residential Green Building Points required at time of building permit submittal. Nonresidential structures or rooms should be consistent with appropriate LEED equivalent, subject to consultation with the Building Division. The GreenPoint Rated Checklist shall be included on plans. [SDR] [PLANNING/BUILDING]
- BP-7. RECYCLING AND SOLID WASTE ENCLOSURE:
The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:
- a) Match the design, materials and color of the main building.
 - b) Be of masonry construction. [COA] [PLANNING]
- BP-8. 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-9. SOLID WASTE DISPOSAL PLAN:
A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]
- BP-10. BP-2. TRASH AND RECYCLING ENCLOSURE:
Prior to first building permit issuance, the developer shall submit to the City, for review and approval, a site plan with design details, including but not limited to, the enclosure doors, wheel stops and loading area stress pad, the number of trash and recycling bins

- and/or compactors that meet the city's sizing criteria and design guidelines. Prior to first building occupancy, the trash and recycling enclosure shall be implemented. [COA] [PUBLIC WORKS]
- BP-11. FEES AND BONDS:
The following fees and bonds shall be paid in full prior to issuance of building permit.
- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at \$2,014.60, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]
 - b) PARK IN-LIEU - Pay Park In-lieu fees estimated at \$304,983.11, prior to approval of the Final Map or Parcel Map. (SMC 18.10). [SDR] [PLANNING]
- BP-12. MECHANICAL EQUIPMENT (EXTERIOR):
Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]
- BP-13. BMR DEVELOPMENT AGREEMENT:
Before issuance of building permits for the project, the developer shall enter into a Development Agreement with the City to establish the method by which the development will comply with the applicable BMR requirements. The form of the Developer Agreement will be provided by the City, with tables regarding unit characteristics and timing of completion to be completed by the Developer, and is subject to the approval of the Community Development Director or his/her designee, consistent with the SMC. The completed Developer Agreement must be executed by both parties and recorded against the property, and will run with the land.

In the event that any Below Market Rate dwelling unit(s) or any portion thereof in the development is destroyed by fire or other cause, all insurance proceeds therefrom shall be used to rebuild such units, which will remain subject to the terms of the Developer Agreement and the BMR requirements. Grantee hereby covenants to cause the City of Sunnyvale to be named an additional insured party to all fire

and casualty insurance policies pertaining to said assisted units.
[SDR] [HOUSING/BMR Administrative Guidelines]

BP-14. LANDSCAPE PLAN:

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:

- a) Adhere to Sunnyvale Water Efficient landscape requirements.
- b) All areas not required for parking, driveways or structures shall be landscaped.
- c) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
- d) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- f) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- g) Provide a ten-foot wide landscape buffer along the west property line.
- h) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- i) Decorative paving shall be used to distinguish entry driveways, building entries, pedestrian paths and common areas.
- j) Provide a fifteen-foot deep band of decorative paving for the width of the private drive(s) immediately behind the public sidewalk.
[COA] [PLANNING]
- k) All perimeter fencing shall be submitted for review and approval by the Director of Community Development.
- l) An eight foot high masonry wall is required along the west property line between the industrial building/Child Care site.

BP-15. 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-16. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree

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- protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:
- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
 - b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
 - c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
 - d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]
- BP-17. STORMWATER MANAGEMENT CALCULATIONS:
Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]
- BP-18. STORMWATER MANAGEMENT PLAN:
Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development. [COA] [PLANNING/PUBLIC WORKS]
- BP-19. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:
Third party certification of the Stormwater 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-20. BEST MANAGEMENT PRACTICES - STORMWATER:
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

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- 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-21. CITY STREET TREES:
The landscape plan shall including street trees and shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]
- BP-22. 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 19.37) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]
- BP-23. EXTERIOR LIGHTING PLAN:
Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the

- Director of Community Development. Driveway and parking area lights shall include the following:
- a) Sodium vapor (or illumination with an equivalent energy savings).
 - b) Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.
 - c) Provide photocells for on/off control of all security and area lights.
 - d) All exterior security lights shall be equipped with vandal resistant covers.
 - e) Wall packs shall not extend above the roof of the building.
 - f) Lights shall have shields to prevent glare onto adjacent residential properties. [COA] [PLANNING]
- BP-24. 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-25. LIGHTING POLE HEIGHTS:
Pole heights shall not to exceed 8 feet. [COA] [PLANNING]
- BP-26. LIGHTING SPACING:
Installation of lights at a minimum of 50 feet intervals along all private streets. [COA] [PLANNING]
- BP-27. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):
A Parking Management Plan is subject to review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:
- a) A clear definition of “guest” as proposed by the property manager/homeowner’s association and subject to review and approval by the Director of Community Development.
 - b) The property manager/homeowner’s association may specify that 25% to 75% of unassigned spaces be reserved for guest use...
 - c) Clearly indicate that the property manager/homeowner’s association shall not rent unassigned spaces, except that a nominal fee may be charged for parking management.
 - d) Tenants shall use their assigned parking spaces prior to using unassigned parking spaces.
 - e) Prohibit tenants from parking RV’s, trailers, or boats in assigned spaces.
 - f) Notify potential residents that number of parking spaces provided for each unit on-site as per the approved plans. [PLANNING] [COA]

- BP-28. COMPACT SPACES:
Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]
- BP-29. BICYCLE SPACES:
Provide 1 Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]
- BP-30. NOISE REDUCTION:
Final construction drawings shall incorporate all noise mitigation measures as set forth under “Mitigation Measures” in the approved environmental document and all plans shall be wetstamped and signed by the consultant. [COA] [PLANNING] Mitigation Measure
- BP-31. CONSTRUCTION EQUIPMENT:
Construction equipment should use noise shielding and muffling devices. All internal combustion engines used- on the sites should be equipped with adequate muffling devices. All equipment should be in good mechanical condition, to minimize noise created by faulty or poorly maintained engine, drive-train and other components. Stationary construction, equipment, such as air compressors and power generators, would be located as far as possible away from sensitive receptors in the site vicinities. Future contractors should schedule construction activities in shifts to avoid high noise levels caused by simultaneously operating several pieces of noise-generating equipment. Construction work would be scheduled in accordance with City regulations.

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

- EP-1. ENCROACHMENT PERMIT:
Obtain an encroachment permit from the department of public works for all off-site improvements. [COA] [PUBLIC WORKS]
- EP-2. PUBLIC IMPROVEMENTS:
All public improvement plans shall be approved by the City prior to first building permit issuance, and shall be completed prior to first building occupancy of any one site.

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- a) The public improvements shall be designed and implemented in accordance with, and the Standard Detail and Specifications of the City of Sunnyvale.
 - b) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works. Obtain an encroachment permit with insurance requirements for all public improvements.
 - c) Install new 5'-wide attached sidewalk along the southern project frontage and a 5'-wide detached sidewalk (to meander behind existing trees) along the eastern project frontage where none exists. The grade of the sidewalk around the existing trees shall be raised so as not to cut into the trees root system. Dedication of sidewalk easement is required where needed.
 - d) This project requires the removal of existing driveway approach and installation of new driveway approach in accordance with city standard specifications and details 5C-1.
 - e) As part of the encroachment permit conditions, this project may require a minimum Type II slurry seal along the project frontage dependent upon the impact to the roadway as a result of construction activity.
 - f) Upgrade the existing street light lamp along the eastern project frontage to LED lamp.
 - g) Install one City standard street light (with LED lamp) approximately midway between the existing street lights along the southern project frontage. Submit a street lighting plan, including loading analysis, with the offsite improvement plans.
 - h) Remove existing and replace with new street light conduits, 1-1/2" minimum with new pull boxes, along the project frontage
 - i) All existing trees must remain unless otherwise identified to be removed. Meandering of the new sidewalk is acceptable to keep the existing trees. Install city street trees along the project frontage space every 35'.
 - j) Street trees shall be a minimum of 15 gallon or 24" box. Tree species is European Hackberry (*Celtis australis*).
 - k) This project requires connection to all City utilities or private utilities operating under a City franchise which provide adequate levels of service.
 - l) The developer/owner is responsible for research on private utility lines (PG & E, telephone, cable, irrigation, etc.) to ensure there are no conflicts with the project.
 - m) 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.
- n) All lots/parcels shall be served by utilities, allowing each lot/parcel to function separately from one another.
 - o) All proposed on-site drainage and sanitary sewer systems shall be privately owned and maintained unless otherwise approved by the City as public system(s). The fire and domestic water systems shall be privately owned and maintained beyond the meter.
 - 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) No trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line.
 - r) Provide and install separate domestic, fire and irrigation service laterals.
 - s) Upgrade existing water meters to radio-read meters (size to be verified by the city's fire protection engineer).
 - t) As per Council Policy 3.1.2, provide and install a domestic master water meter (placed in the public right-of-way) entering the development, a separate public irrigation water meter (placed in the public right-of-way) and separate individual private water meters for each building.
 - u) Provide and install approved backflow prevention devices on the discharge side of the domestic master water meter and irrigation water meter.
 - v) Remove the below ground double check detector assemblies and install new above ground double check detector assemblies (placed on private property) in accordance with city standard specifications and details 21B.
 - w) Fire service and domestic service shall be separate for each building.
 - x) The existing fire hydrant shall be upgraded to Clow-Rich 75.
 - y) This project shall not cause any negative impact on the drainage pattern for adjacent properties. Adequate drainage/erosion control shall be provided at all times during each phase of the development.
 - z) A separate irrigation water meter with backflow prevention device shall be installed.
 - aa) The fire hydrant shall be maintained free and clear of all vines, shrubs, bushes, ivy, etc for a minimum of 4 feet.

- bb) All catch basins and storm drain inlet facilities shall be stenciled with the appropriate “No Dumping” message as supplied by the Public Works Department.
- cc) Final approved public improvement plans shall be prepared on 24”x36”, 4 mil mylars.
- dd) Record drawings (including street, sewer, water, storm drain, streetlight, traffic signal and interconnect, and off-site landscaping plans) shall be submitted to the City prior to occupancy release.

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

TM-1. FINAL MAP REQUIRED:

This project is subject to, and contingent upon, the approval of a tentative map and recordation of a final map prior to any permit issuance. All existing and proposed property lines, easements, dedications shown on the tentative map are subject to City’s technical review during the final map process. [COA] [PUBLIC WORKS]

TM-2. SUBDIVISION AGREEMENT:

The developer shall execute a Subdivision Agreement and post surety bond(s) and/or cash deposit(s) for all proposed public and/or private improvements prior to final map recordation and/or Public Works encroachment permit issuance, unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]

TM-3. DEVELOPMENT FEES:

The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to final map recordation and/or permit issuance, unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]

TM-4. RECORDATION OF EASEMENTS:

Reservation of new and/or abandonment of existing public/private easement(s), ingress/egress easement(s) necessary for the project shall be recorded with or prior to map recordation. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits. [COA] [PUBLIC WORKS]

TM-5. EASEMENT DEDICATION:

Dedicate a sidewalk easement (width as needed) to accommodate a meandering 5' sidewalk in order to save the three existing trees along the eastern frontage of the property. The seating area and private items (benches, etc.) shall be privately owned and maintained.

TM-6. UTILITY COMPANY NOTIFICATION:

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

TM-7. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):

Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney. Four (4) sets of the CC&Rs including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:

- a) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
- b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
- c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to an owners association, following sale of at least 75% of the units, whichever comes first.
- d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #2012-7646, and associated map shall be incorporated into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.
- e) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
- f) The CC&Rs shall contain the following provisions:
 - i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.

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- ii) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
- g. The CC&Rs shall contain the following language:
- i) “Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.
 - iii) It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
 - iv) It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
 - v) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.

vi) No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.

vii) Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property." [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

TM-8. HOA CREATION:

The developer/Owner shall create a Homeowner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of Community Development prior to approval of the Final Map. The Conditions of Approval shall be attached as an exhibit to the CC&Rs created for this subdivision. [COA] [PLANNING]

TM-9. HOA TRANSFER:

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

TM-10. NEW STREET NAMING:

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

TM-11. COMMON LOT:

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

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

PF-1. LANDSCAPING AND IRRIGATION:

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

PF-2. COMPACT SPACES:

All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]

PF-3. PARKING LOT STRIPING:

All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

PF-4. 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-5. 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-6. IRRIGATION METERS:

For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters.

Such meters could be installed prior to occupancy of the building.
[COA] [PLANNING]

PF-7. MITIGATION MEASURES:

Documentation indicating that all mitigation measures have been satisfied shall be provided to the Director of Community Development prior to release of occupancy or utilities. Refer to the building permit plans for the Mitigation Monitoring Plan or Negative Declaration, attached to the approved building permit plans.

PF-8. BMR COMPLETION 60 ADVANCE DAY NOTICE:

The Developer/Owner must provide a written "Notice of Intent to Sell" to the Affordable Housing Manager for each BMR unit(s) to be provided in the development sixty days (60) prior to the request for a certificate of occupancy or receipt of a DRE report for the unit, whichever is later. Upon receipt of this Notice, the Housing Division will inform the developer of the current maximum BMR sales price applicable to the unit, based on number of bedrooms, as published in the Administrative Procedures and updated annually. The developer must also request and pass a site inspection by the Affordable Housing Manager to verify that the BMR units have been completed in compliance with the BMR Development Agreement. [COA] [HOUSING]

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

DC-1. BLUEPRINT FOR A CLEAN BAY:

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

DC-2. TREE PROTECTION:

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

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

- AT-1. RECYCLING AND SOLID WASTE:
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-2. 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-3. PARKING MANAGEMENT:
On-Site parking management shall conform to the approved parking management plan. [COA] [PLANNING]
- AT-4. UNENCLOSED STORAGE (PROHIBITED):
Unenclosed storage of any kind shall be prohibited on the premises. [COA] [PLANNING]
- AT-5. 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-6. 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-7. 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-8. HOA REVIEW AND APPROVAL:
In common interest developments, any future applications to the City for physical modifications on commonly owned property shall require

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

AT-9. HOA RESPONSIBILITIES:

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

AT-10. BMP MAINTENANCE:

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

AT-11. BMP RIGHT OF ENTRY:

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



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

File Number: 2012-7646
No. 12-16

File#: 600 11/01/2012

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

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

PROJECT TITLE:

Application for a **Special Development Permit and Vesting Tentative Map** filed by **Willow Avenue, Sunnyvale LLC**.

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2012-7646
Location: **1175 Willow Avenue (APN: 213-01-021)**
Proposed Project: **SPECIAL DEVELOPMENT PERMIT to allow 16 townhouses VESTING TENTATIVE MAP to create three residential lots with 16 condominium townhouses and one common lot.**
Applicant / Owner: **Willow Avenue, Sunnyvale LLC / Joe Mendes et al**
Environmental Review: **Mitigated Negative Declaration**
Staff Contact: **Gerri Caruso, (408) 730-7591, gcaruso@ci.sunnyvale.ca.us**

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, November 26, 2012**. 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:

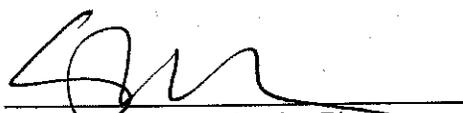
A public hearing on the project is scheduled for:

Monday, November 26, 2012 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

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

Circulated On November 1, 2012

Signed: 
Shaunn Mendrin, Senior Planner

Project Title	2012-7646 1175 Willow Avenue: Application for a Special Development Permit (site and architectural plans) for 16 townhouse units and a Vesting Tentative for three residential lots, one common lot and 16 condominium lots.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Gerri Caruso, Principal Planner
Phone Number	1-408-730-7591
Project Location	Sunnyvale, California APN: 213-01-021
Applicant	Willow Avenue Sunnyvale, LLC
Project Address	1175 Willow Avenue Sunnyvale, CA 94086
Zoning	MS-ITR3 Industrial and Service – Industrial to Residential R-3 (Medium Density Residential) Combining District
General Plan	ITRMED Industrial to Residential Medium Density Residential
Other Public Agencies whose approval is required	None

DETAILED PROJECT DESCRIPTION:

The project consists of a Special Development Permit (site and architectural plans) and a Vesting Tentative Map for three residential lots, one common lot and 16 condominium lots.

On-site Development: The project consists of demolition of an existing single-story industrial building and improvements to be replaced with 16 townhouse style condominium units with related landscaping, parking, open space and other site improvements.

Surrounding Uses and Setting: The project site is located in an existing light industrial area that is transitioning to residential use (ITR-R-3 Zoning District). The site is located in the proposed

Lawrence Station Area Plan. The project site is bound by the Santa Clara Valley Water District (SCVWD) drainage channel to the north, Willow Avenue and Lawrence Expressway to the east, Willow Avenue and light industrial and commercial uses to the south and a light industrial building with a proposed child care facility to the west. Other townhouse developments are located in the vicinity to the north of the SCVWD channel.

Off-site Improvements: Driveway cuts will be replaced and new sidewalks and street trees will be installed along the project frontage as needed. Overhead utility lines will be placed underground in accordance with City requirements.

The project will utilize standard demolition and construction methods for above ground construction. Construction is anticipated to take approximately 18 months. All allowable construction hours are subject to Sunnyvale Municipal Code restrictions.

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 Prepared by: Gerri Caruso

Date: 10/30/12

Title: Principal Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Planning					
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, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan generalplan.InSunnyvale.com
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, Community Character and Land Use Chapters of the Sunnyvale General Plan
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"/>	General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com
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 Chapter of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com
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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. 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 Air Installations Compatible Use Zones (AICUZ), Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. 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. 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"/>	Air Installations Compatible Use Zones (AICUZ) Study Map
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
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"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com SMC 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off Project Noise & Land Use Compatibility Assessment/Ambient 9/12
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"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Noise & Land Use Compatibility Assessment/Ambient 9/12

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org 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"/>	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org 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"/>	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org Project Description
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees <i>Project Arborist Report</i>
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"/>	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project description. Project archeological study and cultural resource survey. <i>Project CHRIS record search dated 9/13/12</i>
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. See discussion for information about school impacts.
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 www.sunnyvaleplanning.com
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 type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines AB 32 <i>Refer to Table BAAQMD</i>
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 AB 32 <i>Refer to BAAQMD CEQA Air Quality Guidelines (May 2011): Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes</i>
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 <i>Refer to BAAQMD CEQA Air Quality Guidelines (May 2011): Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes</i>
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com <i>Refer to BAAQMD CEQA Air Quality Guidelines (May 2011): Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes</i>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com <i>Screening Level Health Risk Assessment/Ambient 09/15/2012</i>
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"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

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? (Less than significant with mitigation)

A Noise and Land Use Compatibility Assessment was prepared for the project by Ambient Air Quality & Noise Consulting (September 2012).

Exterior Noise: With continued compliance with the City's Municipal Code requirements, substantial increases in nearby stationary source noise levels and contribution to projected future onsite noise levels are not anticipated to occur.

The City of Sunnyvale General Plan considers noise levels up to 60 (LDN, CNEL, dBA) to be normally acceptable for residential exterior areas. Noise levels of 61-75 dBA Ldn are considered "conditionally acceptable." Outdoor sports and recreation areas, neighborhood parks and playgrounds are considered "normally acceptable" up to 65 dBA Ldn and "conditionally acceptable" up to 80 dBA Ldn. As reported in the project noise analysis, predicted future exterior noise levels in exterior open space areas of the project would exceed the City's "normally acceptable" exterior noise criteria of a maximum of 60 dBA CNEL/Ldn and would be considered "conditionally acceptable."

The City of Sunnyvale General Plan contains discussion and a policy supporting efforts to meet "normally acceptable" noise exposure in the usable open space of residential projects. The state Noise Guidelines indicate that all residential land uses with exterior noise levels of 60-75 dBA Ldn are "conditionally acceptable." Although not a required standard, the City has applied this limit in plans and projects with conditions of approval that attempt to achieve a 60 dBA Ldn for backyards, large balconies and common recreation areas. These areas have a high use rate and deserve a fairly quiet setting.

This site was designated as a future residential use as part of the Futures Study in 1993. The Future Study EIR states this area (Future site 4) could be impacted by noise levels in excess of 60 dBA Ldn from traffic on adjacent streets (Lawrence Expressway). A mitigation of the Futures EIR 3.6A.1D states – *Supplement noise standards for residential uses by attempting to achieve an outdoor Ldn of 60 dB for common recreation areas, backyards, patios, medium and large size balconies and sitting areas of small balconies. The standard does not apply where the noise source is a railroad or airport.*

The project applicant has provided a supplemental table to the Noise Analysis that indicates all lower and upper floor predicted noise levels for the entire project are, including common usable open space, and at each residential yard or balcony area (Attached Figure 4). Due to the project's location adjacent to an elevated section of Lawrence Expressway and due to the "wrap around" location of Willow Avenue (experiencing some industrial truck noise under current conditions) the project site exceeds the normally acceptable levels of 60 dBA for lower level patios and upper floor balconies as well as most common open space areas. The exterior areas do not exceed conditionally acceptable levels of up to 75 dBA. Highest exterior noise levels are experienced on the east end of the site near Lawrence Expressway and get progressively lower as one moves towards the west end of the project where noise levels reach between 61 dBA and 56 dBA on lower levels and 57 dBA and 63 dBA on upper floor areas.

The design of the project has balanced environmental noise levels with the desire for pedestrian oriented design due to its proximity to a rail station. The site is also located in a potential station area plan. The buildings have been pushed closer to the street with patio entryways and front door facing directly onto the street on Willow (project south side). The sides of two buildings are directly facing east towards Lawrence Expressway (the greatest source of exterior noise) with no patios or entryways facing east towards Lawrence (Willow (project east side). Private usable open space is not required for units in this project. The applicant has collectively provided required usable open space of 400 s.f. per unit using balconies, patios, rear yards, and common areas. Patios and balconies on the south side facing Willow and balconies facing the north side water channel (most sensitive noise areas) are not counted in the required usable open space but are available for use.

The applicant could pursue the use of tall patio walls, plexiglass enclosed balconies or even site periphery sound walls; however, due to the elevation of Lawrence expressway adjacent to the project, tall walls would not mitigate lower level noise levels according to the project noise consultant. Similar to the project on Aster Place (north of the project), staff also considers tall walls surrounding the site or for patios, to be contrary to other design goals and aesthetic issues for pedestrian oriented design. The Aster Place site was more than four times the size of the proposed Willow project site and had opportunities to design that project to use buildings to shield more of the site from noise but could not shield the Lawrence/Willow facing patios adequately without an 8-foot wall. In that case, and in the case of this project staff has accepted a "conditionally acceptable" noise level for exterior open space. Since the City's General Plan noise guidelines

are not a required standard, no environmental mitigation is required; however, as a condition of approval of the project, the applicant will be required to work with staff to analyze other options for exterior noise attenuation prior to final design and construction of the project, while still attempting to meet design goals.

MITIGATION: None required.

Interior Noise: The City of Sunnyvale General Plan does not identify interior noise standards for residential uses. Title 24 of the California Code of Regulations establishes a maximum interior noise level of 45 dBA CNEL/Ldn for multi-family residential buildings. Predicted exterior noise levels at the project site are projected to range from a low of approximately 56 dBA CNEL/Ldn at ground-level locations to a high of 72 dBA CNEL/Ldn at the upper-level dwellings units located nearest Lawrence Expressway. Recommended mitigation measures will create a projected noise level range to meet Title 24 required levels for interior noise.

MITIGATION

WHAT:

1. Wood frame /stucco composition construction.
2. Windows and doors with a minimum 35 STC-rating for units closest to Lawrence Expressway and for units along the south edge of the project facing Willow Avenue .
3. Windows and doors of 30 STC- rating for remainder of buildings.
4. Mechanical ventilation is required to allow windows and doors to remain closed.
5. Prior to issuance of a building permit, an acoustical analysis should be prepared demonstrating that interior noise levels within the occupied buildings spaces would be reduced to below 45 dBA CNEL, based on final site/building design.

WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit and Vesting Tentative Map prior to final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during construction of the project.

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

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

15. Noise - Exposure of persons to or generation of excessive groundborne vibration? (Less than Significant)

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

20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Less than significant with mitigation)

A Tree Inventory was prepared for the project by Arborwell Professional Tree Management (Boccignone, I.S.A. Certified Arborist WE-0823A). There are 15 trees identified onsite of which 6 meet the City of Sunnyvale's criteria as a "protected tree." Of the protected trees, all are in fair condition except one considered to be in poor condition. Only three protected Beefwood trees are proposed to be retained.

MITIGATION

WHAT:

1. Prior to building permit issuance, submit a final landscape planting plan which indicates all "protected sized" trees that are removed to be replaced with a minimum of new trees of 36-inch box size or greater size as determined by the Director of Community Development to address the dollar value of each removed tree.

2. Prior to issuance of a building permit, submit a tree protection plan for three Beefwood trees including details for sidewalk construction around the trees. Plan should include pruning – crown clean, crown thin, reduce end weight and install Cobra support system per the Arborwell report.

WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit and Vesting Tentative Map prior to final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during construction of the project.

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

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

23. *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? Disturb any human remains, including those interred outside of formal cemeteries? (Less than significant with mitigation)*

Neither the site nor the existing building is on the City of Sunnyvale list of Heritage Resources. A record search was prepared by the California Historical Resources Information System (Much, 9/14/12). Note the term cultural resources includes archaeological resources and historical buildings and/or structures. A review of Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Review of this information indicates that there has been no record of any cultural resources studies that cover the proposed 1175 Willow Avenue project area. This project area contains no recorded archaeological resources. Local, state and federal inventories include no recorded buildings or structures within the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures.

MITIGATION

WHAT:

1. There is a moderate possibility of identifying Native American archaeological resources and a low possibility of identifying historic period archaeological resources in the project area. After demolition of the existing building and prior to any site scraping or grading, a qualified archaeologist shall conduct further archival and field study to identify cultural resources, including a good-faith effort to identify buried archaeological deposits. Further study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources.
2. In the event that subsurface cultural resources are encountered prior to or during approved ground-disturbing activities for a project area construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds following the procedures described below. Workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls, structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. Preservation in place to maintain the relationship between the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site. Preservation may be accomplished by:
 - Planning construction to avoid the archaeological site;
 - Incorporating the site within a park, green space, or other open space element;
 - Covering the site with a layer of chemically stable soil; or
 - Deeding the site into a permanent conservation easement.

3. When in-place mitigation is determined by the City to be infeasible, a data recovery plan, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be submitted to the California Historical Resources Regional Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources shall be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the California Historical Resource Regional Information Center [CEQA Guidelines section 15126.4(b)].
4. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit and Vesting Tentative Map prior to final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during demolition, grading and construction of the project.

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

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

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?*

Schools - All new residential developments are required to fully offset their anticipated impact on demand for schools by paying a school impact fee as set by the school districts. The City requires evidence of school impact fee payment prior to issuance of building permits.

30. *Air Quality - Expose sensitive receptors to substantial pollutant concentrations? (Less than significant with mitigation)*

A Screening-Level Health Risk Assessment for 1175 Willow Avenue was prepared by Ambient Air Quality & Noise Consulting (9/15/12). The assessment concluded that predicted PM 2.5 concentrations and cancer risks at the proposed onsite receptor locations would exceed BAAQMD's recommended project-level significance thresholds of 0.3 ug/m3 and 10 per million, respectively. Based on modeling conducted, predicted PM 2.5 concentrations at proposed dwelling units located within approximately 300 feet of Lawrence Expressway would exceed the project-level thresholds of 0.3 ug/m3. In addition, predicted incidences of cancer at proposed dwelling units located within approximately 200 feet of Lawrence Expressway could exceed the project-level threshold of 10 per million.

MITIGATION

WHAT:

1. Proposed buildings or individual dwelling units shall be equipped with air ventilation systems that are designed to meet or exceed a minimum efficiency reporting value (MERV) of 13.
2. Air filters shall be maintained, repaired and/or replaced in accordance with manufacturers' recommendations or on an as-needed basis.

WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit and Vesting Tentative Map prior to final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during construction of the project.

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

HOW: The conditions of approval will require these mitigation measures to be incorporated into the construction plans and recorded with the Conditions of Approval for the benefit of future property owners.

Responsible Division: Planning Division

Completed by: Gerri Caruso

Date: 10/30/12

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Transportation					
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com
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
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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com Air Installations Compatible Use Zones (AICUZ) Study Map Project description.
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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com Project description.
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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com Project description.

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com Project description.
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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com Project description.
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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com Project description.

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

Responsible Division: Planning Division Completed by: Gerri Caruso

Date: 10/30/12

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Building					
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Building Code and Title 16 (Building) of the Sunnyvale Municipal Code Project Preliminary Geotechnical Exploration/ENGEO 08/31/12
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Project Preliminary Geotechnical Exploration/ENGEO 08/31/12

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Further Discussion: The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

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?*
(Less than significant with mitigation)

48. *Geology and Soils - Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?*
(Less than significant with mitigation)

A Preliminary Geotechnical Exploration was prepared for the project site by ENGEO Incorporated (08/31/12). From a geologic and geotechnical standpoint and based on the preliminary study, the site appears suitable for the proposed development. The main geologic/geotechnical issues to be addressed at the site include the following.

- Liquefaction, liquefaction-induces settlement, and lateral spreading.
- Stability of SCVWD channel bank.
- Potential of existing near surface fills and expansive soils.
- Deep potentially compressible clay layer.

The findings indicate that the study area is suitable for the proposed townhome development provided the recommendations and guidelines provided in the report are implemented during project planning and construction.

MITIGATION

WHAT:

1. A design – level geotechnical exploration should be performed as part of the design process, which would include borings, laboratory soil testing, and analysis for preparation of specific recommendations regarding site grading, remedial grading measures, foundations, and drainage. The exploration will also allow for more detailed evaluations of the above-described geotechnical issues and the opportunity to provide techniques and procedures to be implemented during construction for mitigations.

WHEN: This mitigation shall be converted to conditions of approval for this Special Development Permit and Vesting Tentative Map prior to final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during construction of the project.

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

HOW: The conditions of approval will require these mitigation measures to be incorporated into the construction plans and if applicable, they shall be recorded with the Conditions of Approval for the benefit of future property owners.

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Engineering					
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"/>	Environmental Management Chapter of the Sunnyvale General Plan
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 Environmental Management Chapter of the Sunnyvale General Plan Memorandum: Proposed Sanitary Sewer Analysis:cbg 09/23/12
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 Environmental Management Chapter of the Sunnyvale General Plan
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 Environmental Management Chapter of the Sunnyvale General Plan
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 Environmental Management Chapter of the Sunnyvale General Plan
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"/>	Environmental Management Chapter of the Sunnyvale General Plan
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?					www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Environmental Management Chapter of the Sunnyvale General Plan Project Environmental Site Assessment/AIIWest 04/14/12 Project Subsurface Investigation Report/AIIWest 08/31/12
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
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"/>	Environmental Management Chapter of the Sunnyvale General Plan
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?					
---	--	--	--	--	--

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

Responsible Division: Planning Division Completed by: Gerri Caruso Date: 10/30/12

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Public Safety					
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"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
Further Discussion if "Less Than Significant" with or without mitigation: None required.					
Responsible Division: Planning Division		Completed by: Gerri Caruso		Date: 10/30/12	

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Public Safety – Hazardous Materials					
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"/>	Sunnyvale Zoning Map Project description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Environmental Site Assessment/AllWest 04/14/12 Project Subsurface Investigation Report/AllWest 08/31/12
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"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

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?

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?

For information purposes:

The project is a 16-unit residential development. The project is not anticipated to generate or cause a significant hazard to the public regarding hazardous materials. The project site is located in an area pre-designated in the City's General Plan and Zoning Map to transition from industrial use to residential use. An EIR for the Futures Study was completed in

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
-------------------------------------	--------------------------------	--------------------------------	-----------------------	-----------	---

1993. In the interim, new residential development will interface with existing, adjacent industrial uses. To anticipate any potential conflict between uses, as a condition of approval of the project the applicant shall prepare an Emergency Response Plan for the subject site. The draft plan shall be submitted for review and approval prior to issuance of building permit for any residential unit. The plan shall be provided to residence at the time of purchase, shall be recorded for future residents in the deed for each new unit and shall be maintained by the Home Owner's Association within the CC&Rs.

Responsible Division: Planning Division Completed by: Gerri Caruso

Date: 10/30/12

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
--------------------	--------------------------------	--------------------------------	-----------------------	-----------	---

Community Services					
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Responsible Division: Planning Division Completed by: Gerri Caruso Date: 10/30/12

City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.com

- Community Vision
- Land Use and Transportation
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

City of Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
 - Chapter 16.52 Fire Code
 - Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
 - Chapter 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific plan District
 - Chapter 19.39 Green Building Regulations
 - Chapter 19.42 Operating Standards
 - Chapter 19.54 Wireless Telecommunication Facilities
 - Chapter 19.81 Streamside Development Review
 - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Specific Plans:

- Downtown Specific Plan
- El Camino Real Precise Plan
- Lockheed Site Master Use Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan

- Arques Campus Specific Plan

Environmental Impact Reports:

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

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- 2010 Noise Conditions Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- San Francisco Bay Region
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance

- Section 404 of Clean Water Act

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- The Leaking Underground Petroleum Storage Tank List
www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places
- Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012)

Transportation:

- California Department of Transportation Highway Design Manual

- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public Works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – Land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan

- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- Standard Specifications and Details of the Department of Public Works
- Storm Drain Master Plan
- Sanitary Sewer Master Plan
- Water Master Plan
- Solid Waste Management Plan of Santa Clara County
- Geotechnical Investigation Reports
- Engineering Division Project Files
- Subdivision and Parcel Map Files

Miscellaneous Agency Plans:

- ABAG Projections 2009
- Bay Area Clean Air Plan
- BAAQMD CEQA Air Quality Guidelines (May/2011)

Building Safety:

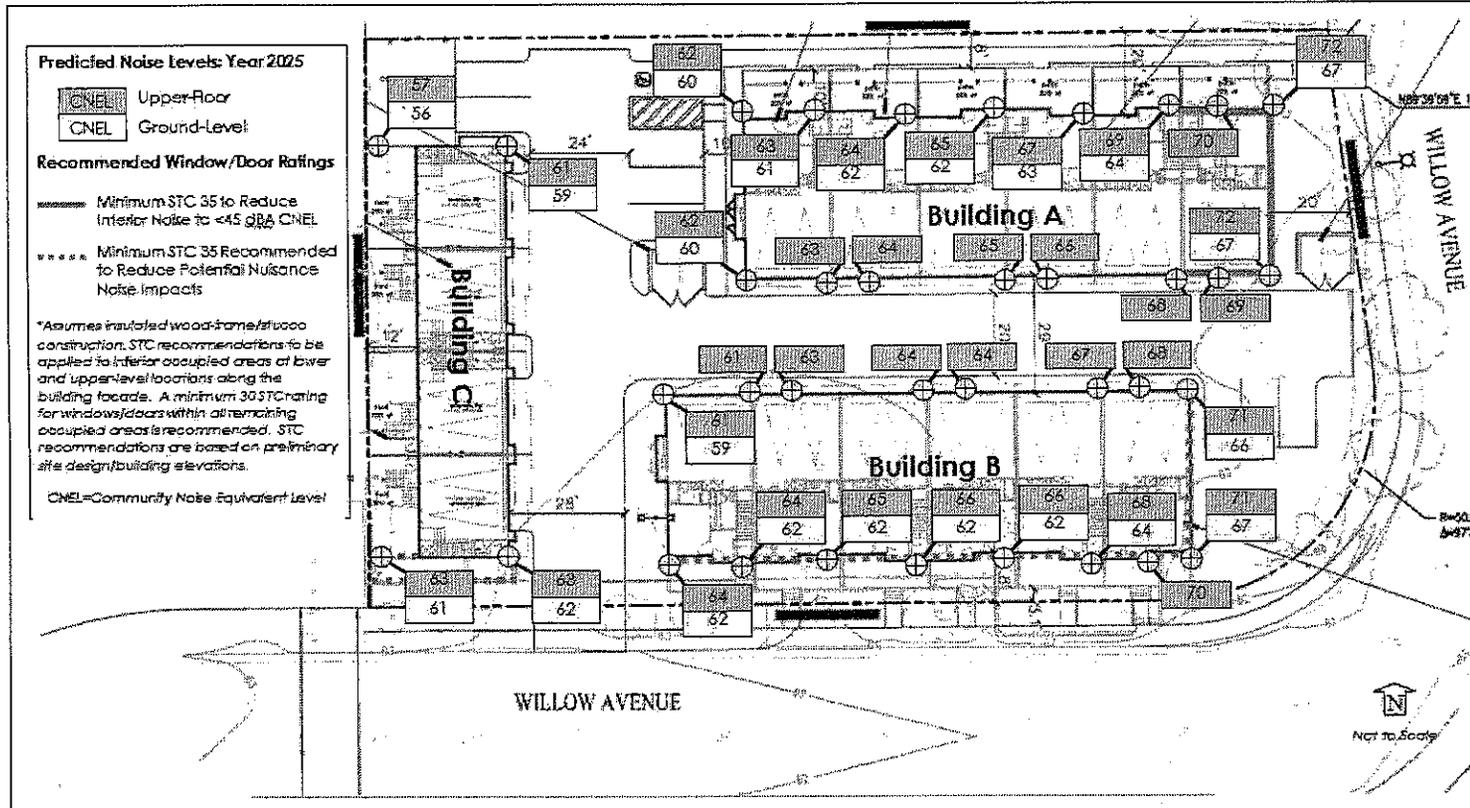
- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

Additional Project References:

- Sunnyvale Project Environmental Information Form (filed 08/23/120)
- Project Development Plans dated 10/01/12
- Project Traffic Impact Analysis (not required)
- Project Noise Study: Ambient Air Quality & Noise Consulting/Noise & Land Use Compatibility Assessment (09/12)
- Project Air Quality Analysis: Ambient Air Quality & Noise Consulting/Screening-Level Health Risk Assessment (9/15/12)
- Project Site Plan dated 10/01/12
- Project Draft Storm Water Management Plan (10/01/12)
- Project Tree Inventory: Arborwell/Boccignone I.S.A. Certified Arborist WE-0823A
- Project GreenPoint Rated Checklist: Multifamily (filed 08/23/12)
- California Historical Resources Information System: Record Search (09/14/12)
- Environmental Site Assessment: AllWest (05/14/12)
- Subsurface Investigation Report: AllWest (08/31/120)
- Preliminary Geotechnical Exploration: ENGEO (08/31/12)
- Memorandum: Proposed Sanitary Sewer Analysis: cbg (08/23/12)

Other

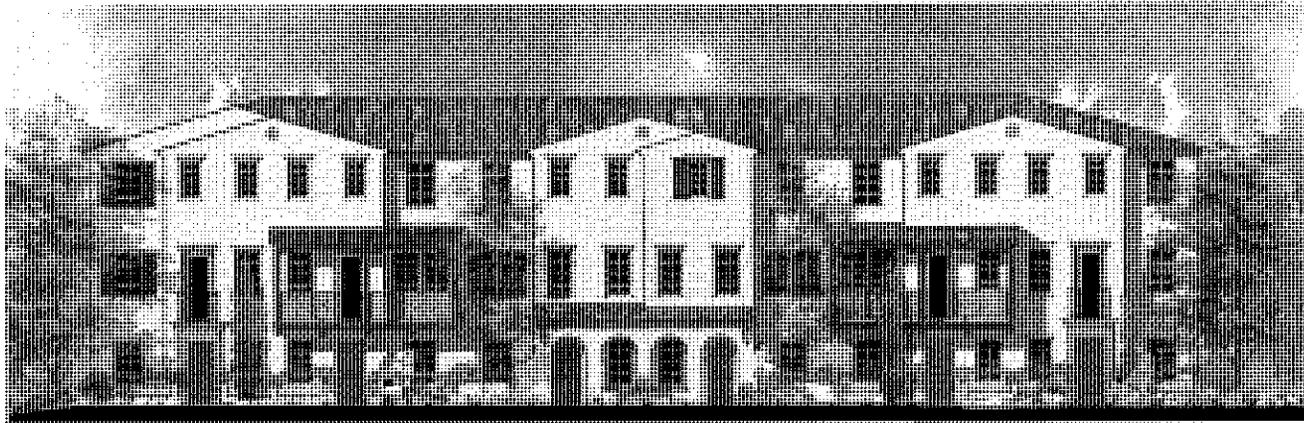
Figure 4
Predicted Future (Year 2025) Exterior Noise Levels
& Recommended Noise Reduction Measures



November 15, 2012

1175 WILLOW AVENUE SUNNYVALE, CA

Submittal Package



- SP-1 Development Site Plan
- SP-2 Existing Site Photos
- SP-3 Solar Access Study
- SP-4 Open Space Plan
- SP-5 Landscape Area Plan

- A0-1 Typical Unit Plans
- A1-1 Building 100 First & Second Floor Plans
- A1-2 Building 100 Third Floor Plan & Roof Plan
- A1-3 Building 100 Elevations
- A2-1 Building 200 First & Second Floor Plans
- A2-2 Building 200 Third Floor Plans & Roof plan
- A2-3 Building 200 Elevations
- A3-1 Building 300 Floor Plans & Roof Plans
- A3-2 Building 300 Elevations
- A4-1 Conceptual Street Scene of Willow Avenue
- A5-1 Building Sections

- CM-1 Exterior Palette Exhibit

- D-1 Garage Doors & Front Doors

- LA-1 Preliminary Landscape Plan
- LA-2 Preliminary Landscape Details
- LA-3 Landscape Data & Legend's

- C-1 Vesting Tentative Map - Lotting Plan
- C-2 Site Plan
- C-3 Boundary Survey
- C-4 Demolition Plan
- C-5 Preliminary Grading Plan
- C-6 Preliminary Utility Plan
- C-7 Fire Protection Exhibit
- C-8 Trash Service Exhibit
- C-9 Preliminary Storm Water Control Plan

OUR TEAM

Developer :
 Contact : Michael Hooper
 Business : (415) 924 2377

Campus Properties, LLC
 P.O. Box 564
 Larkspur, CA 94977-0564

Architect/Planner :
 Contact : Bill Hezmalhalch & Robert Lee
 Business : (925) 463 1700

William Hezmalhalch Architects, Inc.
 6111 Bollinger Canyon Road,
 Suite 495
 San Ramon, CA 94583

Civil Engineer :
 Contact : Angelo Obertello
 Business : (925) 866 0322

Carlson, Barbee & Gibson
 6111 Bollinger Canyon Road,
 Suite 150
 San Ramon, CA 94583

Landscape Architect :
 Contact : Annika Carpenter
 Business : (925) 938 7377

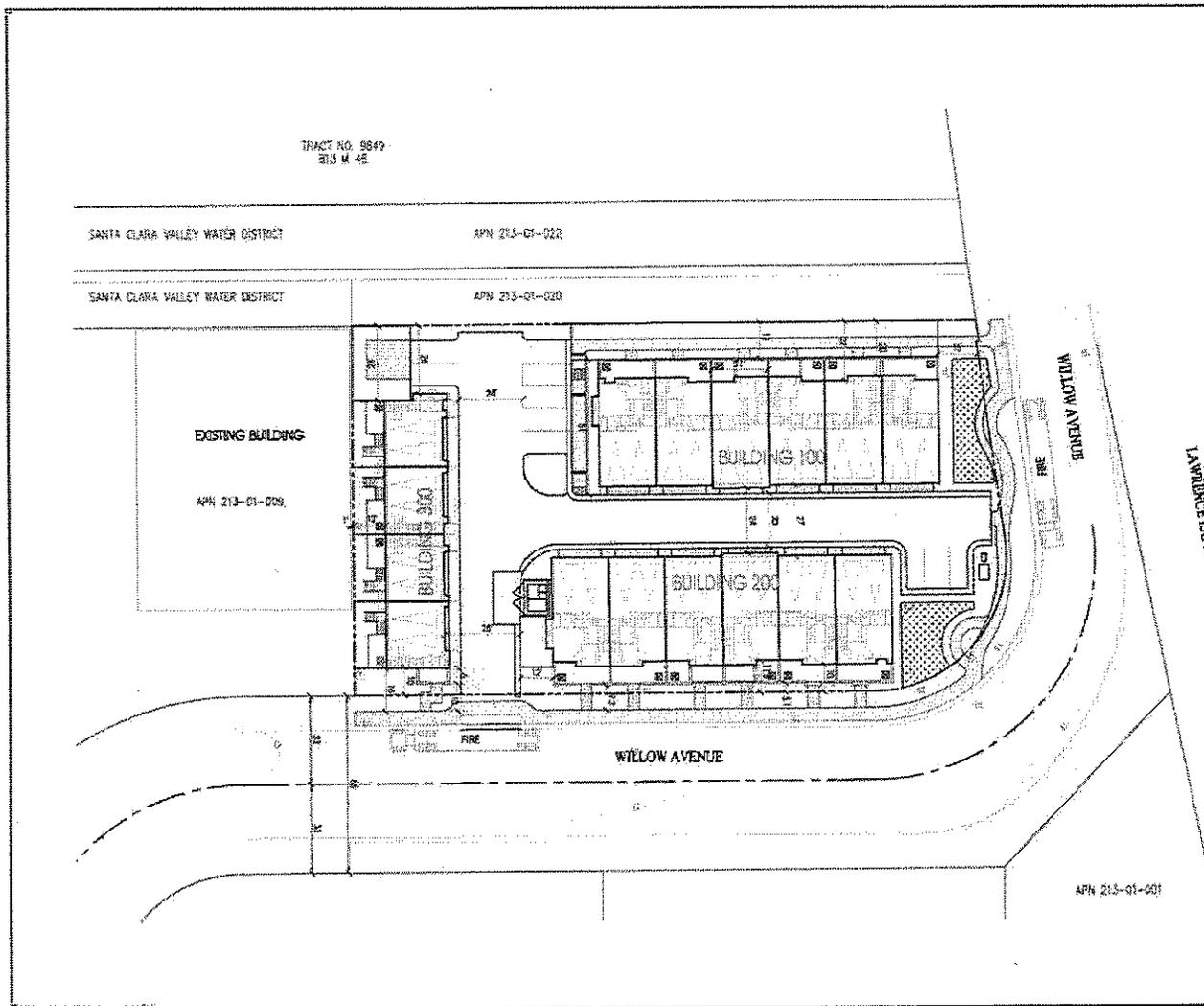
Ripley Design Group, Inc
 1615 Bonanza Street,
 Suite 314
 Walnut Creek, CA 94596

CAMPUS
 PROPERTY GROUP

WH
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.

cbg
 Carlson, Barbee
 & Gibson, Inc.
 CIVIL ENGINEERS • ARCHITECTS • PLANNERS

RIPLEY
 DESIGN GROUP
 LANDSCAPE ARCHITECTS



Project Summary

Total Site Area: 0.75 Acres ±

Total Units: 16 Townhomes
 • Plan B (2 Bdrm): 4 Townhomes
 • Plan A3 (3 Bdrm): 4 Townhomes
 • Plan A4 (4 Bdrm): 8 Townhomes

Net Density: 21.4 Units/Acre ±

Parking Provided: 41 Spaces (2.56 per Unit)
 • Covered: 32 Spaces
 • Unassigned: 9 Spaces

Parking Required: 32 Covered + 8.8 Unassigned
 • 2 Bdrm: 2 Covered + 0.4 Unassigned
 • 3 Bdrm: 2 Covered + 0.5 Unassigned
 • 4 Bdrm: 2 Covered + 0.65 Unassigned

Lot Coverage:
 Building Coverage: 39.6% (12,890.8 sq.ft.)
 Paved Area: 29.0% (9,440.0 sq.ft.)
 Landscaped Area: 31.4% (10,201.6 sq.ft.)

Usable Open Space:	Total Area	Avg./Unit
Common Open Space:	3,350 sf.	
Private Open Space:	3,306 sf.	
Total:	6,656 sf.	416 sf./unit

NOTE

1. SITE PLAN SHALL BE APPROVED BY THE CITY OF SUNNYVALE.
2. SITE PLAN SHALL BE APPROVED BY THE COUNTY OF SANTA CLARA.
3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

DEVELOPMENT SITE PLAN

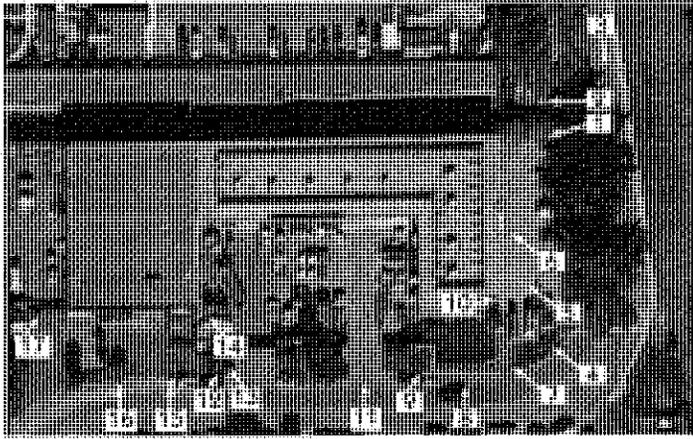
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 CAMPUS PROPERTIES, LLC

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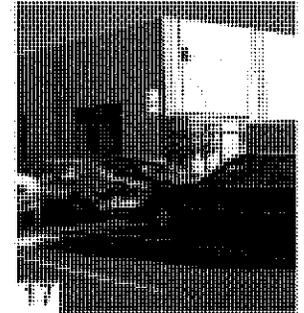
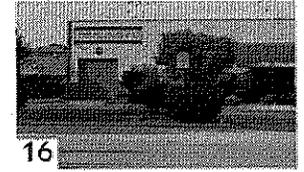
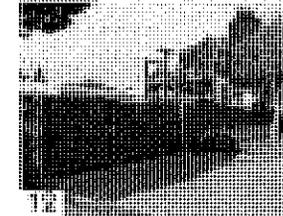
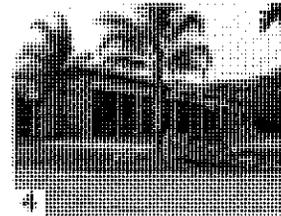
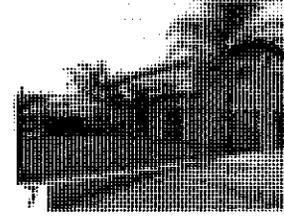
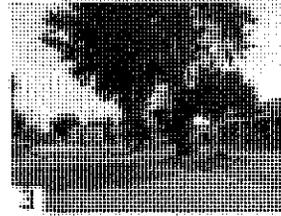
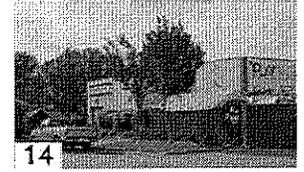
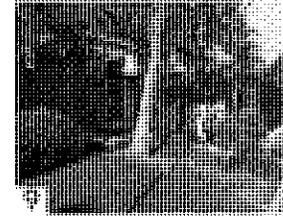
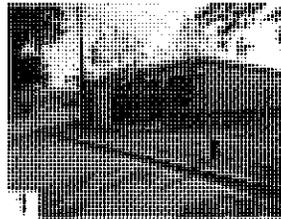
SP-1





KEY MAP

Not to scale



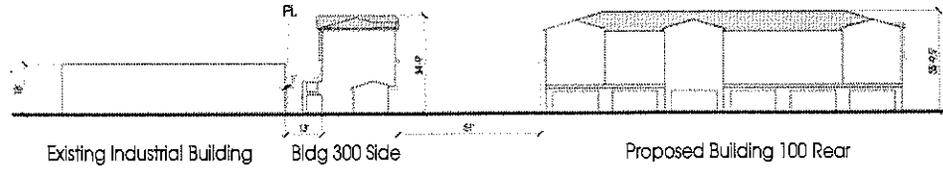
EXISTING SITE PHOTOS

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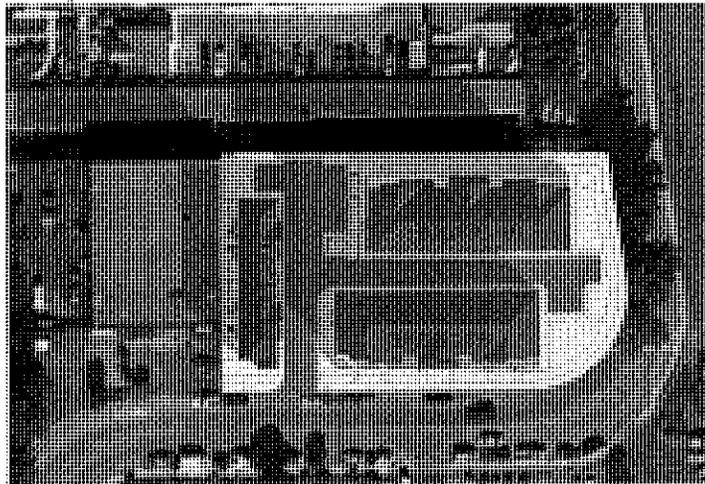
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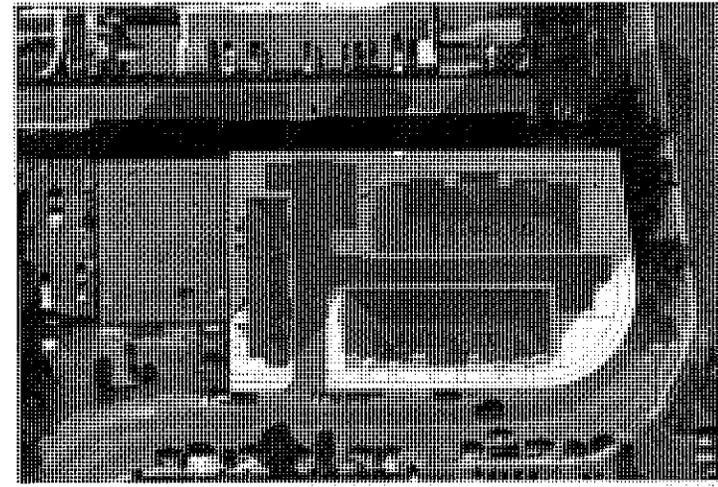


MASSING STUDY

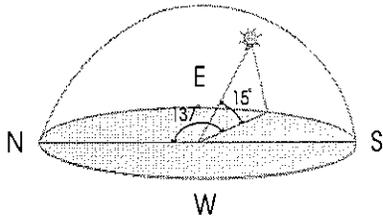
Shaded Area of Existing Building = 27.1%



December 21, 9 a.m.

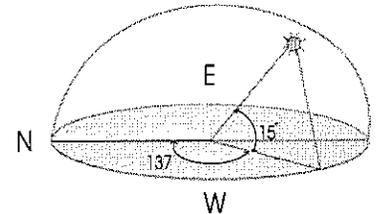


December 21, 3 p.m.



December 21st @ 9:00 a.m.

On = Shortest Day of the Year - December 21st
 Location = Sunnyvale, California
 Time = 9:00 a.m.
 The Azimuth Angle = 137 deg. East from North
 The Altitude Angle = 15 deg.
 The Shaded Area of the adjacent building = 27.1%



December 21st @ 3:00 p.m.

On = Shortest Day of the Year - December 21st
 Location = Sunnyvale, California
 Time = 3:00 p.m.
 The Azimuth Angle = 137 deg. West from North
 The Altitude Angle = 15 deg.

SOLAR ACCESS STUDY

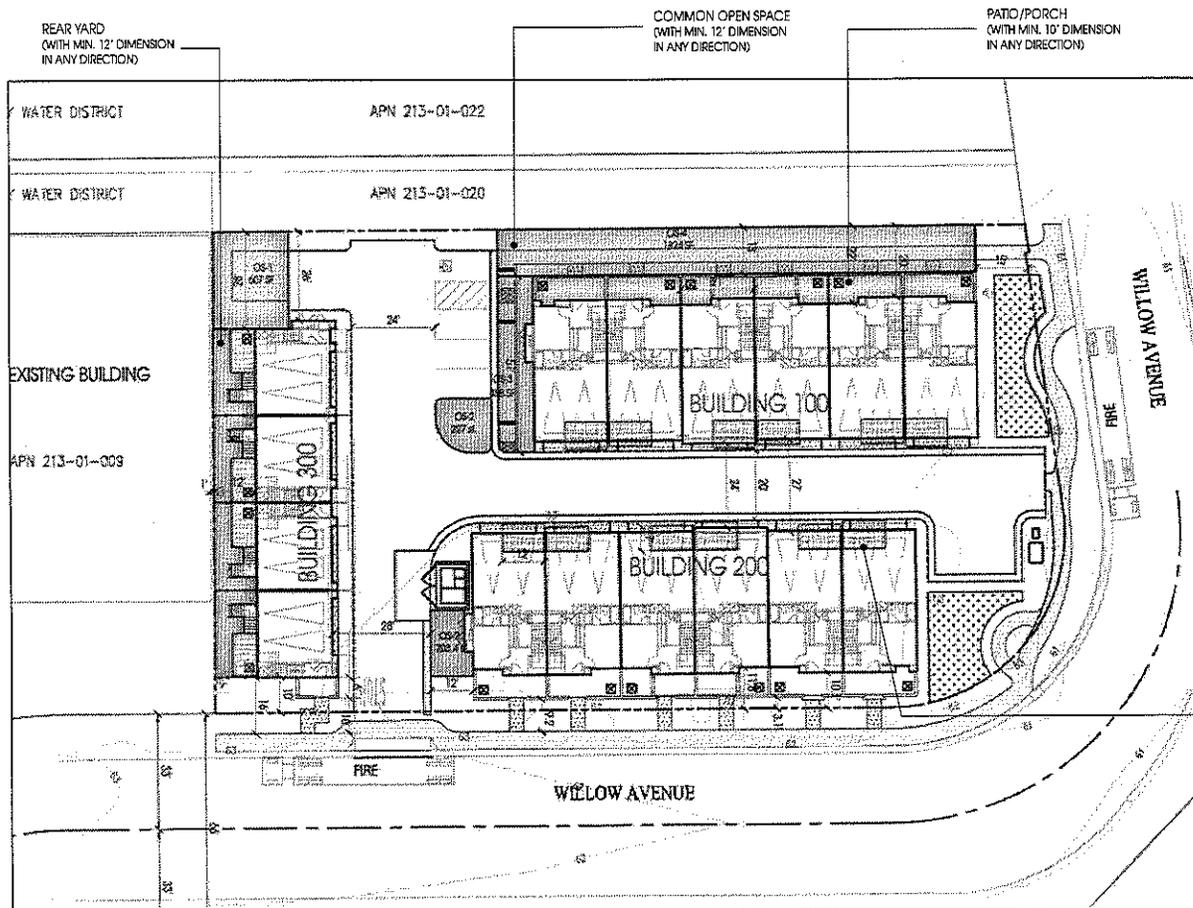
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SP-3



USABLE OPEN SPACE AREA (Min. Required: 400 sq.ft/unit)	TOTAL SQ.FT	AVG. SQ.FT/UNIT
• Common Open Space	3,350.0	
• Private Open Space		
Rear Yard	1,012.0	
Balcony	1,432.0	
Patio/Porch	862.0	
Sub - Total	3,306.0	
Total Usable Open Space	6,656.0	416.0

LEGEND

-  Common Open Space
-  Rear Yard
-  Balcony
-  Patio/Porch

OPEN SPACE PLAN

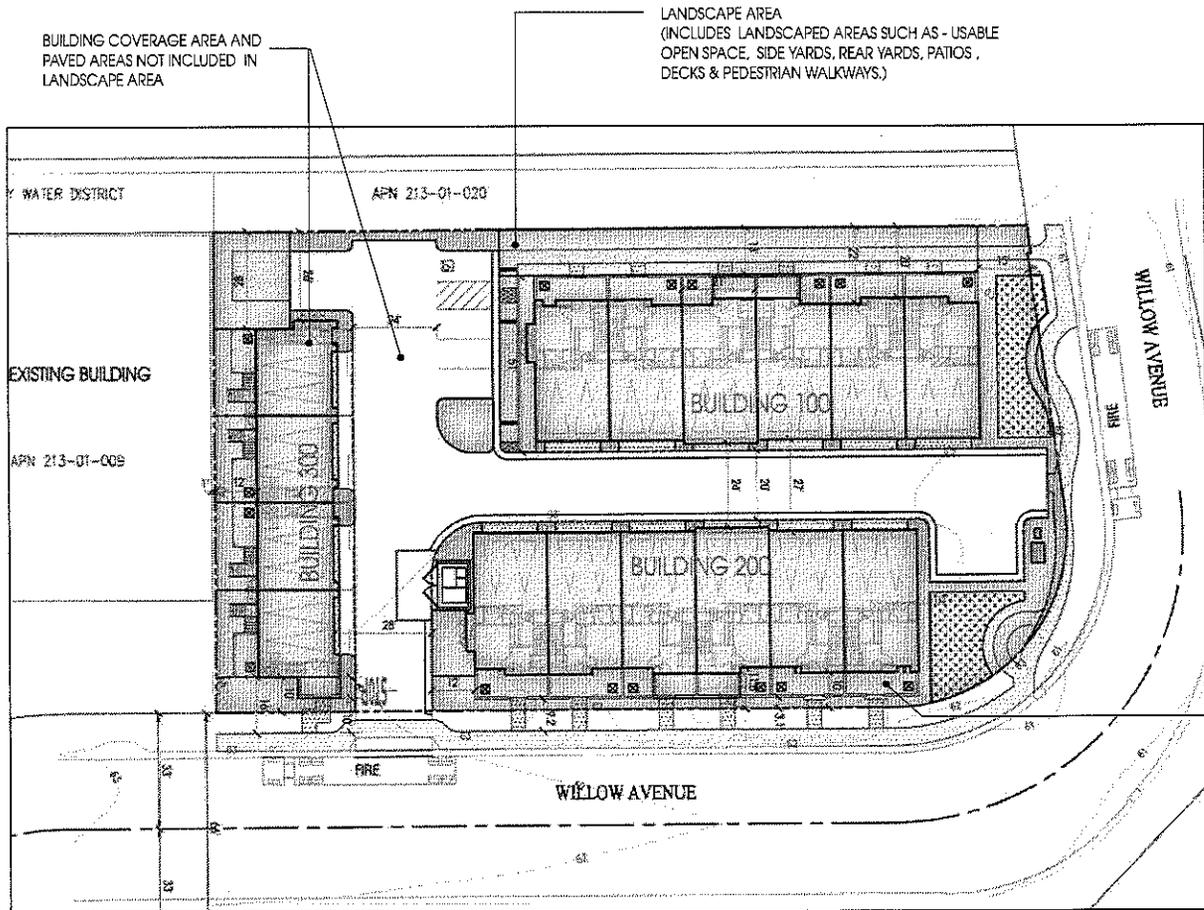
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SP-4



SITE SUMMARY

SITE AREA = 0.75 AC (32,532.38 SF)
 TOTAL NO. OF UNITS = 16 TOWNHOMES

- BUILDING COVERAGE AREA = 12,890.8 SF (39.6%)
 - PAVED AREA = 9,440.0 SF (29.0%)
 - LANDSCAPE AREA = 10,201.6 SF (31.4%)
- TOTAL SITE AREA = 32,532.4 SF (100.0%)

LANDSCAPE AREA	TOTAL S.F.	AVG. SF/UNIT
• Landscape Area/Unit (Min. Required: 425 SF/unit)	10,201.6	637.6

LEGEND

- Landscape Area
- Building Coverage
- Paved Areas

PATIOS ALSO INCLUDED IN LANDSCAPE AREA

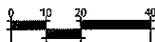
LANDSCAPE AREA PLAN

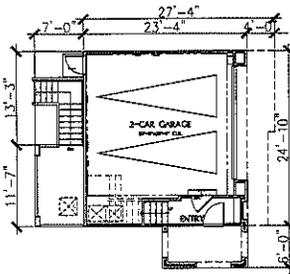
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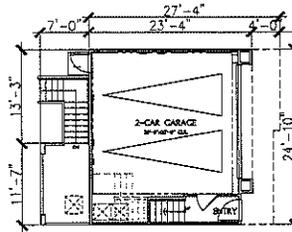
SP-5

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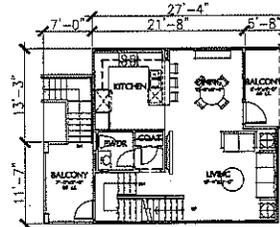




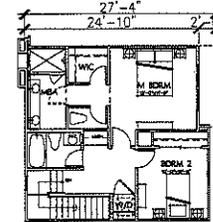
First Floor (Side Entry)
56 s.f



First Floor (Standard)
56 s.f

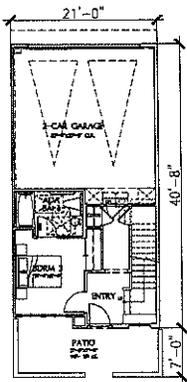


Second Floor
585 s.f

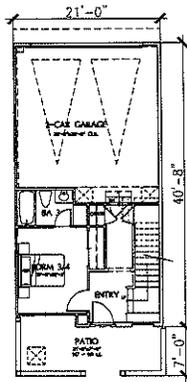


Third Floor
573 s.f

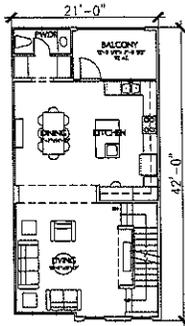
Plan B
1214 s.f
2 Bedroom/ 2.5 Bath



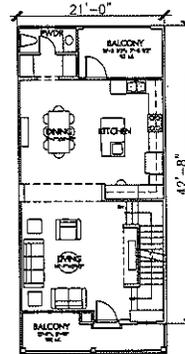
First Floor (ADA Unit)
366 s.f



First Floor (Standard)
366 s.f

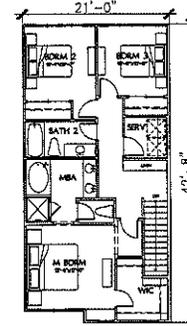


Second Floor (Standard)
764 s.f

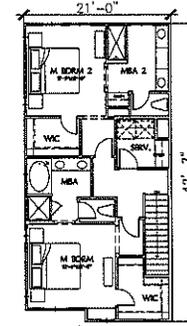


Second Floor Alt. 2
770 s.f

VERIFY BALCONY LOCATION FOR BUILDING PLANS



Third floor (A4)
838 s.f



Third floor (A3)
838 s.f

Plan A3, A4
1968-1983 s.f
3 Bedroom/ 3.5 Bath (A3)
4 Bedroom/ 3.5 Bath (A4)

Typical Unit Plans

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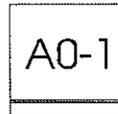


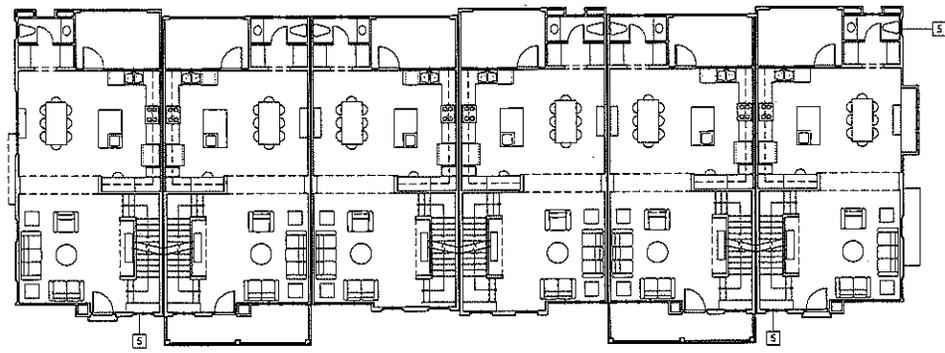
1175 WILLOW AVENUE

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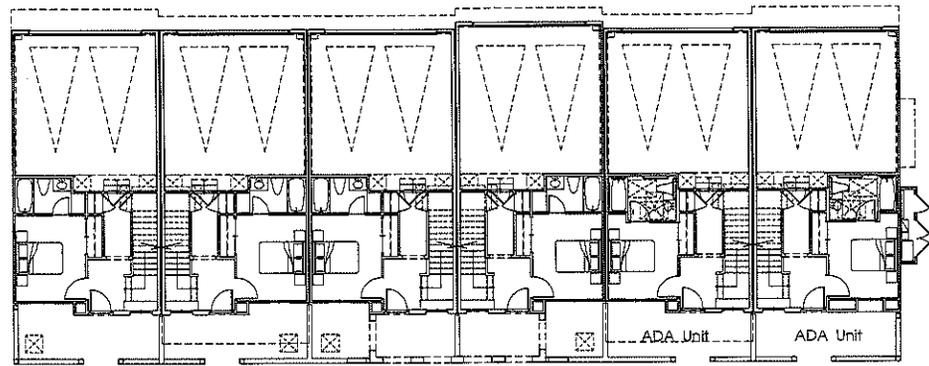
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ARCHITECTS, INC.
2802 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-8540
949 250 0807 www.aharchitects.com fax 949 250 1528





A3 A4 A4 A4 A4 A3

Second Floor Building Plan

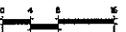


A3 A4 A4 A4 A4 A3

First Floor Building Plan

Building 100

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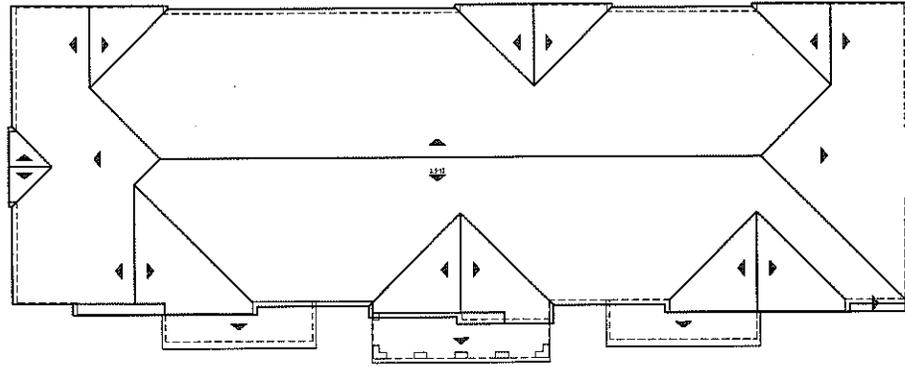


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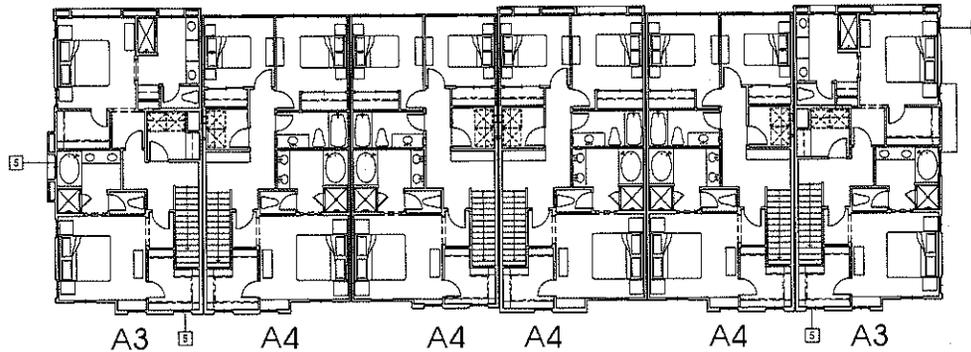
SUNNYVALE, CA
 CAMPUS PROPERTIES, LLC

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 ARCHITECTS, INC.
 2650 REDHILL AVENUE, SUITE 200 SANTA ANA, CA 92705-6543
 949 250 0607 www.whoarch.com fax 949 250 1523

A1-1



Roof Plan



Third Floor Building Plan

Building 100

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October 1, 2012
SPECS

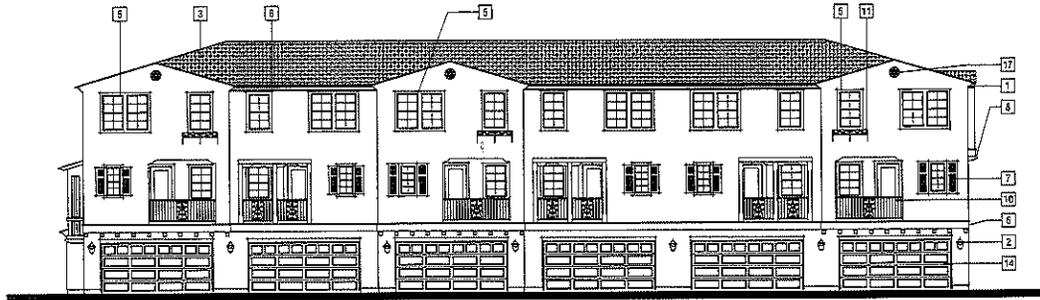


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CAMPUS PROPERTIES, LLC

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2850 REDHILL AVENUE SUITE 100 SANTA ANA CA 92705-6543
949 250 0607 www.whaarchitects.com fax 949 250 1328

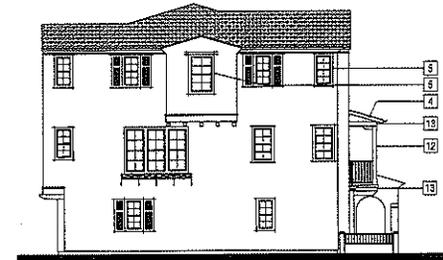
A1-2



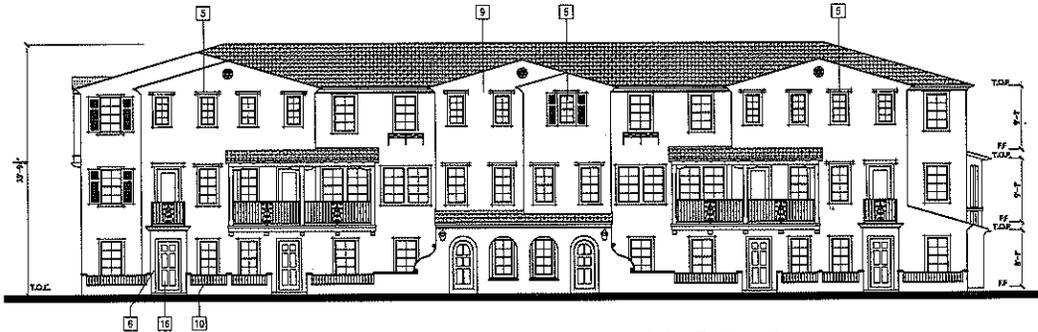
Building 100 Rear

MATERIAL LEGEND

- 1 DETAILED STUCCO EAVE
- 2 DECORATIVE LIGHT FIXTURE
- 3 CONCRETE "S" TILE ROOF
- 4 EXPOSED RAFTER TAILS
- 5 RECESSED WINDOW
- 6 STUCCO O/ ACCENT/TRIM
- 7 SIMULATED WOOD GRAIN SHUTTER
- 8 DECORATIVE SIMULATED WOOD GRAIN CORBEL
- 9 STUCCO
- 10 METAL RAIL
- 11 METAL POT-SHELF
- 12 WOOD POST W/ WOOD CORBEL
- 13 WOOD TRIM W/WOOD CORBEL
- 14 SECTIONAL GARAGE DOOR W/ OPT. GLASS INSERT
- 15 WOOD FRAMED BAY WINDOW
- 16 FIBERGLASS DOOR
- 17 RECESS GABLE DETAIL



Building 100 Left



Building 100 Front Spanish Eclectic



Building 100 Right

Building 100 Elevations

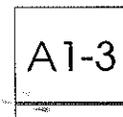
WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2012

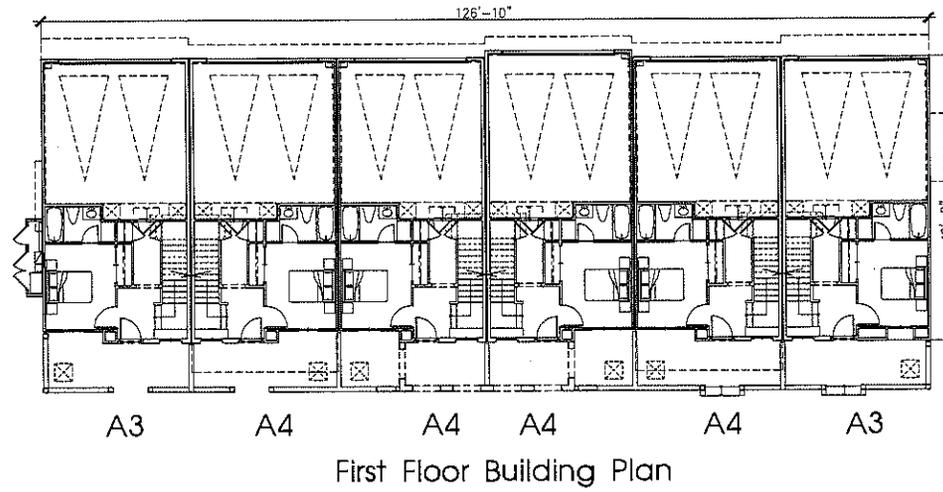
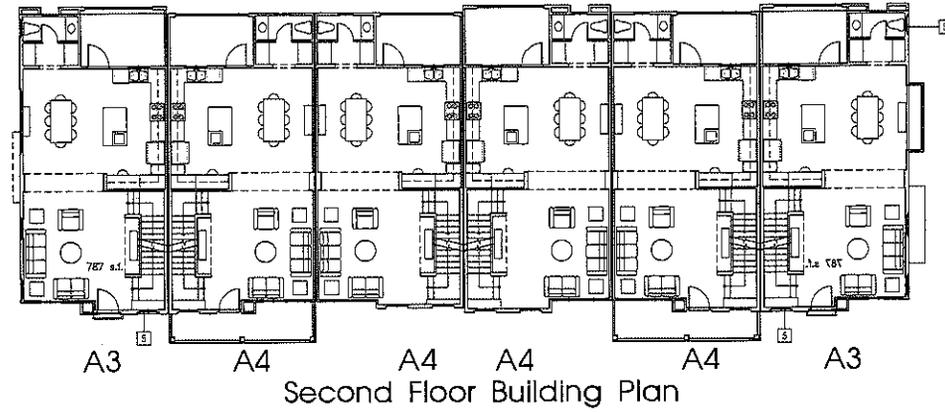


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Building 200

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November 8, 2012
201202



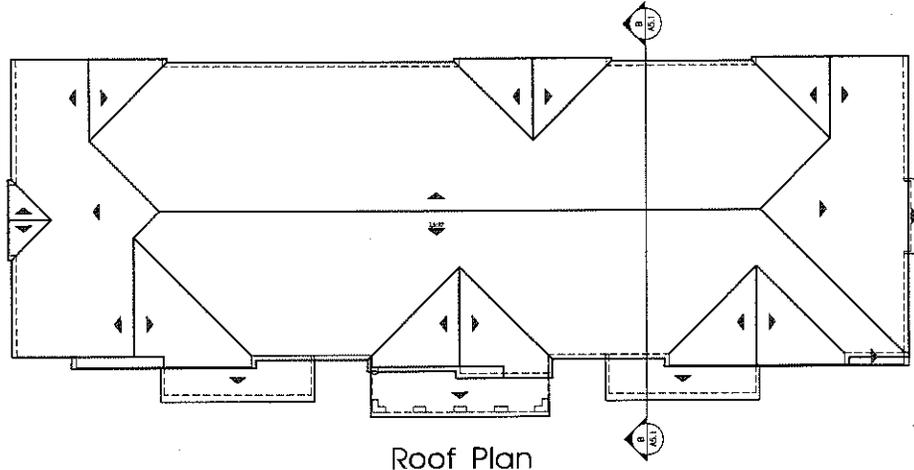
1175 WILLOW AVENUE

SUNNYVALE, CA
CAMPUS PROPERTIES, LLC

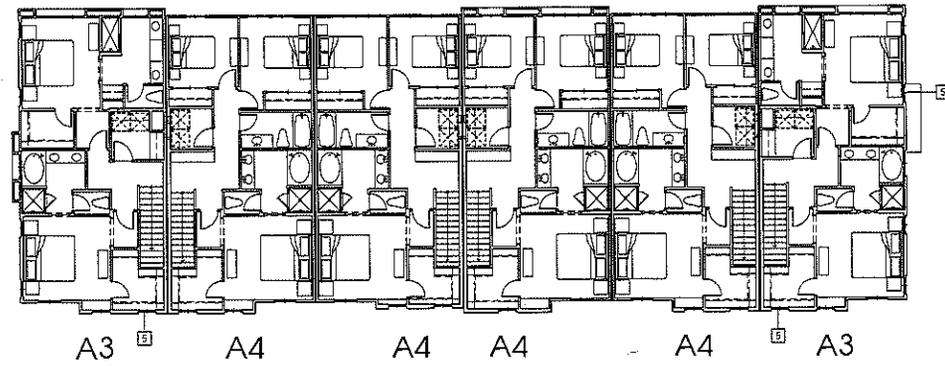


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ARCHITECTS INC.
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949 250 0807 www.hezmalhalch.com fax 949 250 1529

A2-1



Roof Plan



Third Floor Building Plan

Building 200

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201207

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 949 250 0607 www.hezmalhalch.com fax 949 250 1828

A2-2



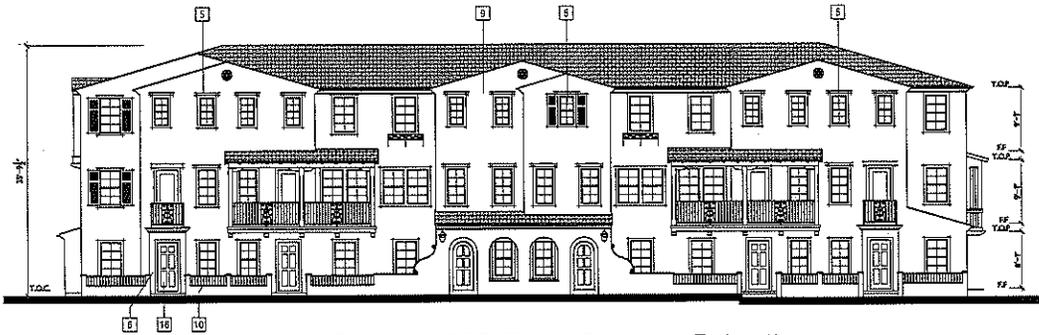
Building 200 Rear

MATERIAL LEGEND

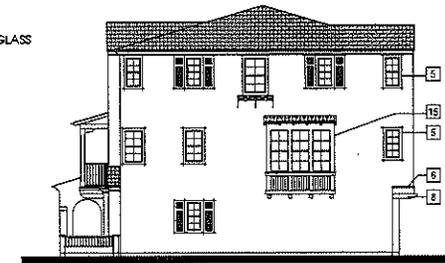
- 1 DETAILED STUCCO EAVE
- 2 DECORATIVE LIGHT FIXTURE
- 3 CONCRETE 'S' TILE ROOF
- 4 EXPOSED RAFTER TAILS
- 5 RECESSED WINDOW
- 6 STUCCO O/ ACCENT/TRIM
- 7 SIMULATED WOOD GRAIN SHUTTER
- 8 DECORATIVE SIMULATED WOOD GRAIN CORBEL
- 9 STUCCO
- 10 METAL RAIL
- 11 METAL POTSHelf
- 12 WOOD POST W/ WOOD CORBEL
- 13 WOOD TRIM W/WOOD CORBEL
- 14 SECTIONAL GARAGE DOOR W/ OPT. GLASS INSERT
- 15 WOOD FRAMED BAY WINDOW
- 16 FIBERGLASS DOOR
- 17 RECESS GABLE DETAIL



Building 200 Left



Building 200 Front Spanish Eclectic



Building 200 Right

Building 200 Elevations

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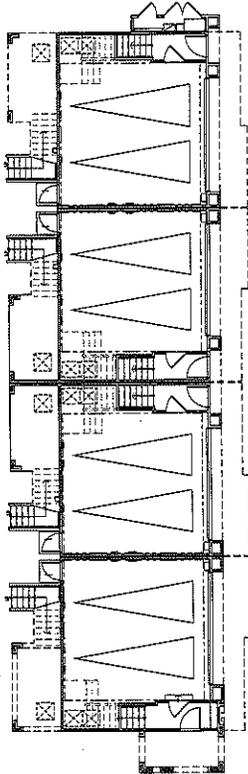


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 SUNNYVALE, CA
 CAMPUS PROPERTIES, LLC

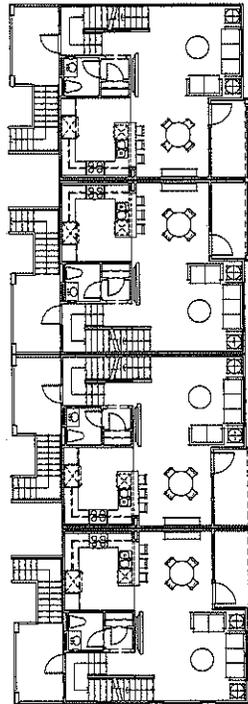


WH
 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
 2241 REDHILL AVENUE, SUITE 210 BOSTON, CA 95061-5662
 949 252 0507 www.hezmalhalch.com Tel: 949 252 1523

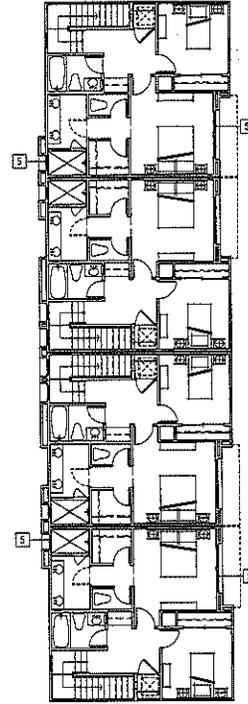
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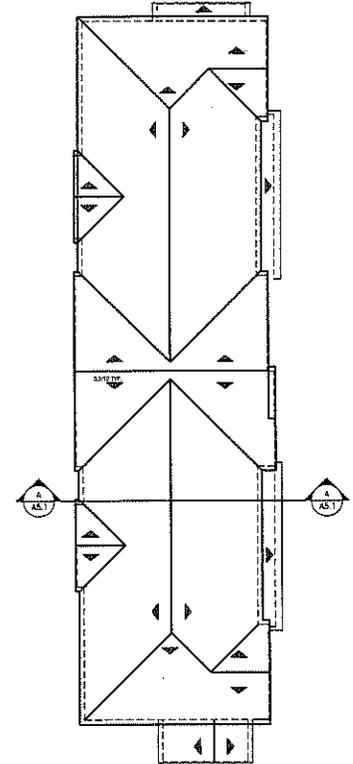
First Floor Building Plan



Second Floor Building Plan



Third Floor Building Plan



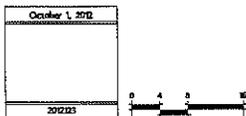
Roof Plan

Building 300

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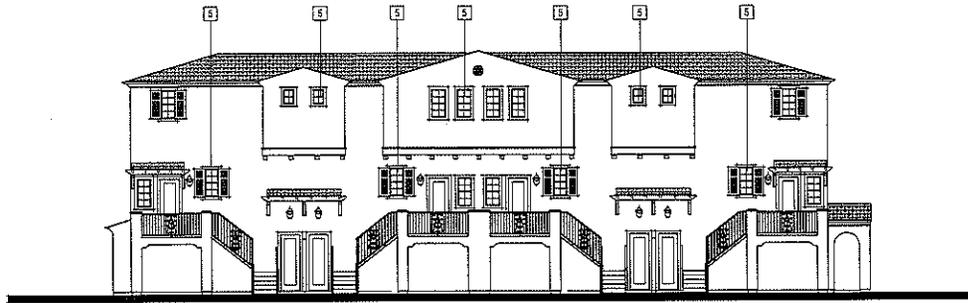
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 2850 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-4545
 949 251 0807 www.williamhezm.com fax 949 250 1528

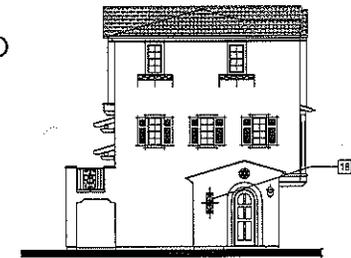
A3-1



Building 300 Rear

MATERIAL LEGEND

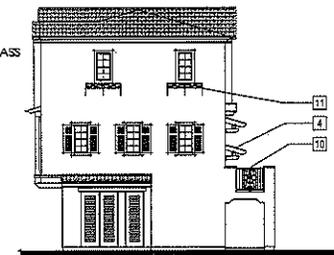
- 1 DETAILED STUCCO EAVE
- 2 DECORATIVE LIGHT FIXTURE
- 3 CONCRETE 'S' TILE ROOF
- 4 EXPOSED RAFTER TAILS
- 5 RECESSED WINDOW
- 6 STUCCO O/ ACCENT/TRIM
- 7 SIMULATED WOOD GRAIN SHUTTER
- 8 DECORATIVE SIMULATED WOOD GRAIN CORBEL
- 9 STUCCO
- 10 METAL RAIL
- 11 METAL POTSHLF
- 12 WOOD POST W/ WOOD CORBEL
- 13 WOOD TRIM W/WOOD CORBEL
- 14 SECTIONAL GARAGE DOOR W/ OPT. GLASS INSERT
- 15 WOOD FRAMED BAY WINDOW
- 16 FIBERGLASS DOOR
- 17 RECESS GABLE DETAIL
- 18 DECORATIVE METAL SCREEN



Building 300 Left



Building 300 Front Spanish Eclectic



Building 300 Right

Building 300 Elevations

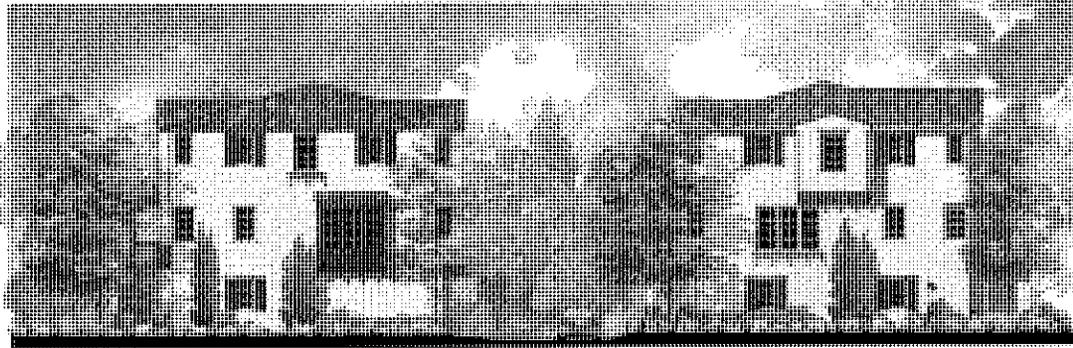
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 949 250 0597 www.hezmalhalch.com fax 949 250 1522

A3-2



Building 200 Right

Building 100 Left



Building 300 Left

Building 200 Front

Conceptual Street Scene of Willow Avenue

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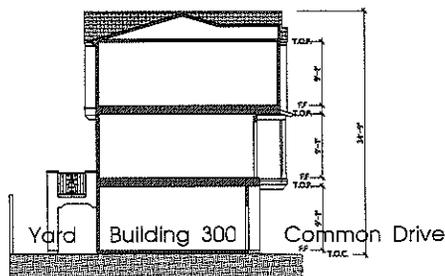
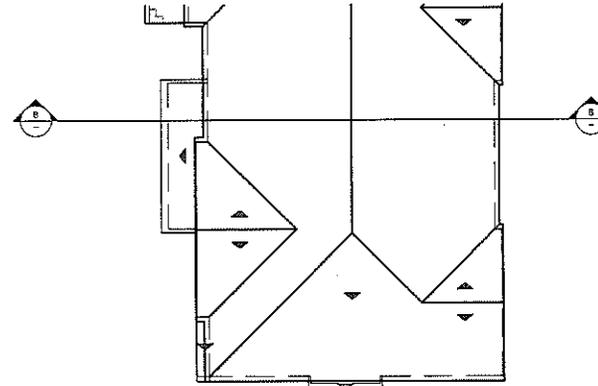
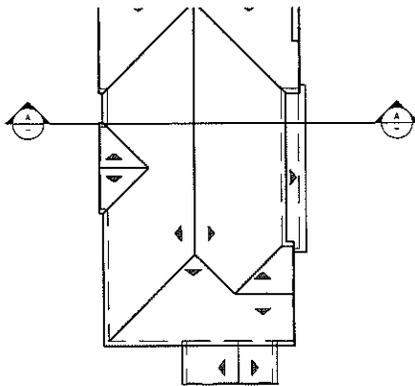


1175 WILLOW AVENUE

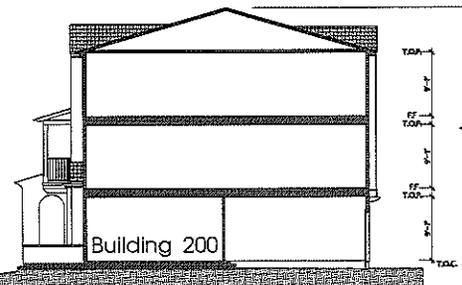
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 CAMPUS PROPERTIES, LLC


 WILLIAM HEZMALHALGH
 ARCHITECTS INC.
 1100 REDWOOD AVENUE SUITE 200 SAN TAYLOR CA 94568
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Willow Avenue



Building Sections

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A5-1

August 23, 2012

CAMPUS PROPERTIES, LLC
 1175 WILLOW AVENUE
 Sunnyvale, California

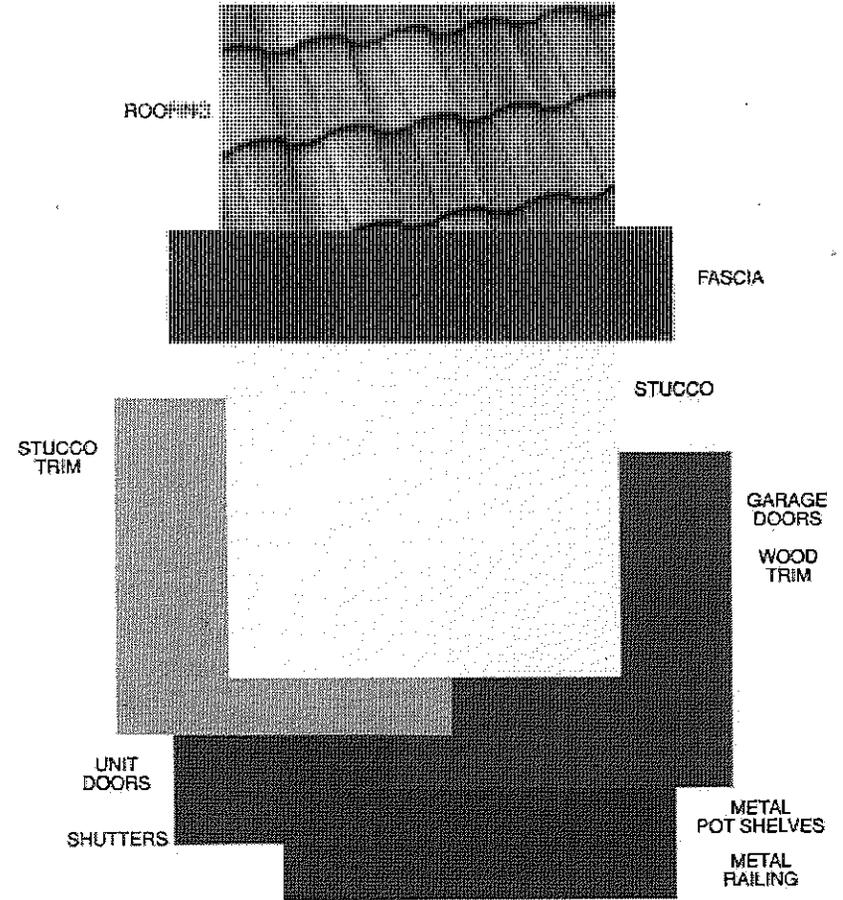
Project #2012123

EXTERIOR PALETTE

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	3645 SUNRISE BLEND	EAGLE
METAL BIRD STOP @ 'S' TILE (Factory Finish)	TERRA COTTA	EAGLE
STUCCO COLOR	SW 6119 ANTIQUE WHITE	SHERWIN WILLIAMS
TRIM COLOR #1 (applied to): Stucco Trim	SW 7534 OUTERBANKS	SHERWIN WILLIAMS
TRIM COLOR #2 (applied to): Fascia Garage Doors Posts Secondary Doors Wood Trim	SW 7520 PLANTATION BROWN	SHERWIN WILLIAMS
ACCENT COLOR (applied to): Shutters Unit Doors	SW 6223 STILL WATER	SHERWIN WILLIAMS
ACCENT COLOR (applied to): Metal Pot Shelves Metal Railing	SW 7020 BLACK FOX	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

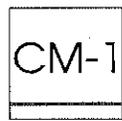
William Hezmalhalch Architects, Inc. © 2012



8/23/12 **1175 WILLOW AVENUE**
 SUNNYVALE, CALIFORNIA 2012123
EXTERIOR PALETTE



1175 WILLOW AVENUE
 SUNNYVALE, CA
 CAMPUS PROPERTIES, LLC



Manufacturer - Clopay

Garage Doors Value Plus Series Classic™ Collection

Description:

- Two-layer bonded construction (steel + insulation)
- Two insulation thickness options
- Three panel designs with optional windows
- Five factory finish paint colors
- Affordable energy efficiency, plus safe and durable construction.
- Traditional short, long and flush designs.
- Insulated R-value 4.4 - 6.3*



Specifications:

- Woodgrain embossed insulated steel base door painted front and back for a virtually maintenance-free door.
- 2-layer construction (Steel + Insulation)
- Quality 24 or 25 gauge steel and 2" thick frame construction for durability and longevity.
- Polystyrene insulation:
 - R-values range from 4.4 to 6.3 depending on the model.
- Vinyl backed insulation for a clean interior appearance.
- Woodgrain textured raised panel design can be painted to complement home's exterior.



Manufacturer - Therma-Tru

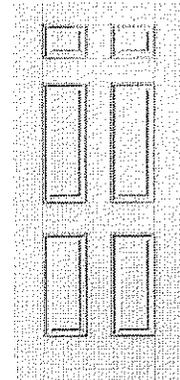
Fiberglass Entry Doors Smooth-Star® Entry Door Collection

Description:

- Fiberglass entry door, made of rugged compression-molded Fiberglass with deep detailed panels.

Specifications:

- 6 Panel Door
- Style ID S210
- Finish Option- paintable
- Size 3'0" x 6'8"



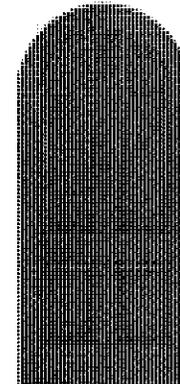
Fiberglass Entry Door Systems: Classic-Craft Rustic Collection

Description:

- Classic-Craft® Rustic Collection™. These front doors have the look of real wood grain

Specifications:

- Radiused 4/6 Panel Round Top
- Style ID CCR040R
- Finish Option- paintable & stainable
- Size 3'0" x 6'8"



GARAGE DOORS & FRONT DOORS ARCHITECTURAL DETAILS

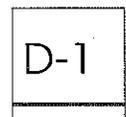
WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2012

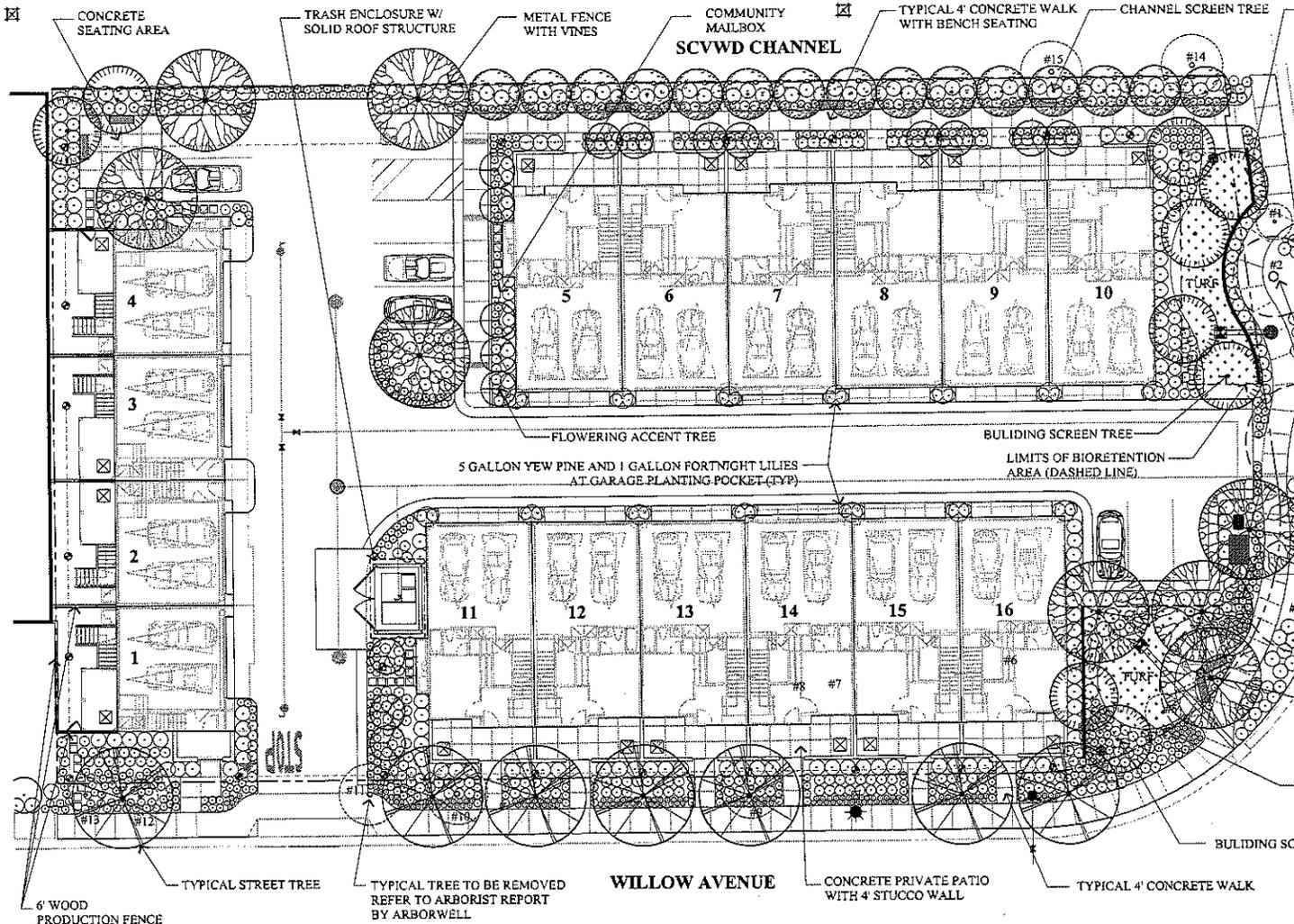


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CAMPUS PROPERTIES, LLC

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949 250 0677 www.whezh.com fax 949 250 1529





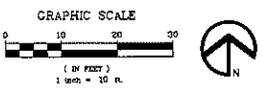
PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	WATER USE
WILLOW AVENUE STREET TREE CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24" BOX	LOW
SHADE TREE ULMUS PARVIFOLIA	CHINESE EVONGREEN ELM	24" BOX	MEDIUM
BUILDING SCREEN TREE TROSTIANA CONFERTA	BRSSAME BOX	24" BOX	MEDIUM
CHANNEL SCREEN TREE PRUNUS CAROLINANA	GARDLINA CHERRY	24" BOX	LOW
FLOWERING ACCENT TREE MAGNOLIA G. LITTLE GEM	SOUTHERN MAGNOLIA	6 GAL.	MEDIUM

(3) EXISTING BEEFWOOD TREES TO BE PRESERVED REFER TO ARBORIST REPORT BY ARBORWELL

NOTES:

- REFER TO SHEET LAD FOR PRELIMINARY DETAILS OF:
 COMMUNITY MAILBOX
 METAL BENCH
 METAL TRELLIS AT TRASH ENCLOSURE
 6" WOOD PRODUCTION FENCE
 METAL FENCE
 4" STUCCO PRIVATE PATIO WALL
- REFER TO SHEET LAD FOR:
 PARKING LOT TREE SHADE CALCULATIONS
 WATER BUDGET CALCULATIONS
 TREE PLANTING/STAKING DETAIL
 PROPOSED PLANT PALETTE



RIPLBY
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.938.7436

CAMPUS PROPERTIES, LLC

Preliminary Landscape Plan

1175 Willow Avenue

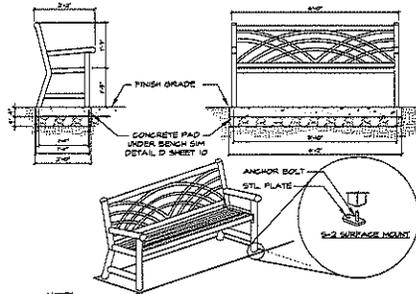
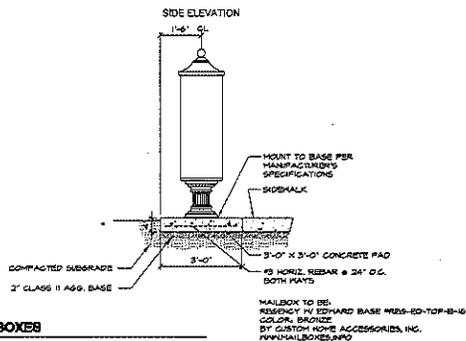
Sunnyvale, California

LA1

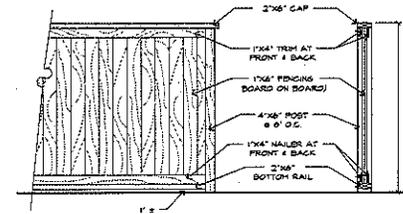
November 15, 2012



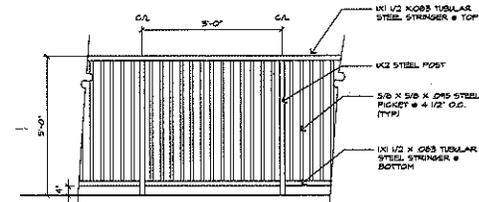
COMMUNITY MAILBOXES



METAL BENCH
SCALE: 1/2" = 1'-0"
02 - 1000

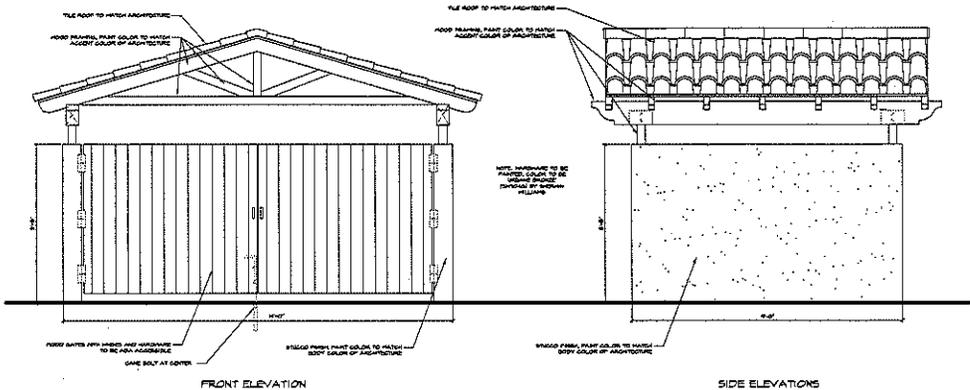


6' WOOD PRODUCTION FENCE
SCALE: 1/2" = 1'-0"
02 - 1000



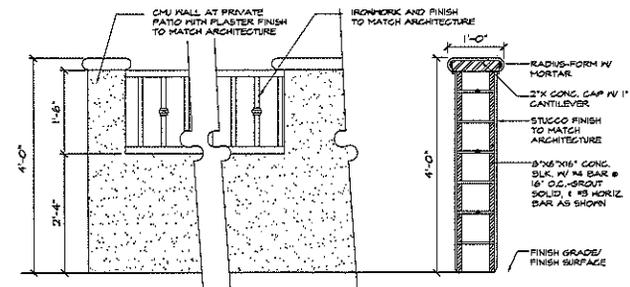
5' METAL FENCE
SCALE: 1/2" = 1'-0"
02 - 1000

NOTE: THE FRANCISCAN FENCE BY THOMPSON & THOMPSON FENCE CO., INC. (916-218-8800) PAINT: FACTORY PAINT AND FIELD TOUCH-UP. (1) COAT PRIMER - (2) COATS SEMI-GLOSS BRN. COLOR TO BE BRONZE. NOTE: TILLET HELD SMOOTH GRIND ALL JOINTS ALL METAL TO BE 160° TRG.



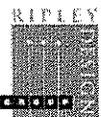
ROOF STRUCTURE AT TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"
02 - 1000



4' STUCCO PRIVATE PATIO WALL

SCALE: 1" = 1'-0"
02 - 1000



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

CAMPUS PROPERTIES, LLC

Preliminary Landscape Details

1175 Willow Avenue

Sunnyvale, California

LA2

November 13, 2012

TRACT NO. 9849
819 M 46

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-022

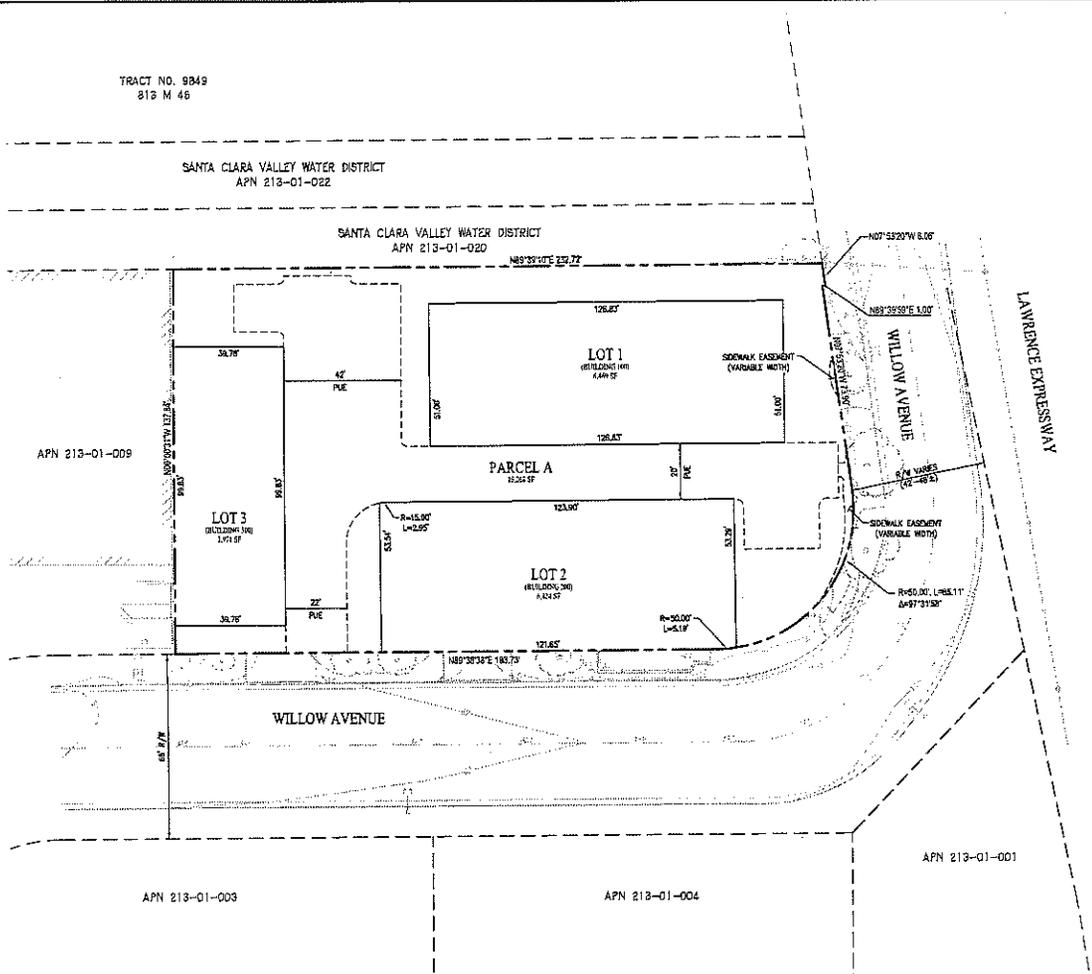
SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-020

APN 213-01-009

APN 213-01-003

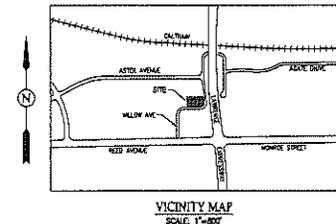
APN 213-01-004

APN 213-01-001



GENERAL NOTES:

- OWNER: MICHLES, JEE T / KELLY, MICHAEL D / ALTEIN, MICHAEL K
1175 WILLOW AVE, #1
SUNNYVALE, CA 94086
- APPLICANT: WAS, LLC
P.O. BOX 964
LARKSPUR, CA 94027
- CIVIL ENGINEER: CARLSON, BARBE & EBSON, INC.
2111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 384-1323
ANGILO (REGISTRO) NO# 84346
- APN: 213-01-001
- ZONING: MS W/ TRS2 OVERLAY
- PROPOSED USE: MEDIAN-DENSITY RESIDENTIAL
- EXISTING USE: INDUSTRIAL AND SERVICE
- EXISTING GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RES W/ FUTURES 40 HOUSING SITE OVERLAY (UP TO 20 DU/AC)
- CRUCIAL SITE AREA: 32,532 SF (0.75 AC)
- NUMBER OF UNITS: 15
DENSITY: 21.3 DU / NET ACRE
- COMMON AREAS: PARCEL A (15,286 SF)
- NUMBER OF PARKING SPACES: 33 GARAGE
9 GUEST
- UTILITIES:
SEWER: CITY OF SUNNYVALE
STORM DRAIN: CITY OF SUNNYVALE
WATER: CITY OF SUNNYVALE
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF SUNNYVALE STANDARDS.
- ALL EXISTING TREES & STRUCTURES TO BE REMOVED EXCEPT AS NOTED.
- EXISTING ON-SITE UTILITIES TO BE REMOVED.
- APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE AND SHALL CONFORM WITH THEIR BACKSIZES.
- A CONDOMINIUM MAP WILL BE REQUIRED FOR THIS SUBDIVISION. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1500, CIVIL CODE OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

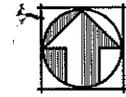
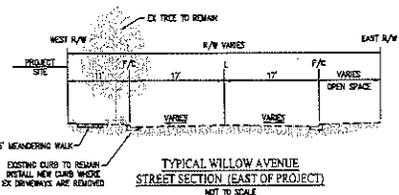
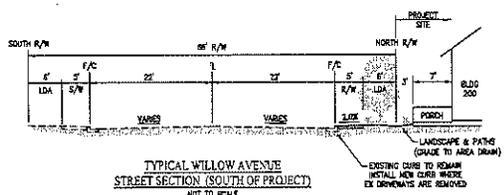


LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	CURB, CUTTER, SIDEWALK & DRIVEWAYS
---	---	EASEMENT LINE
---	---	PARKED LINE
---	---	SPOT ELEVATIONS
---	---	MONUMENT

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
LOTTING PLAN
1175 WILLOW AVENUE**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



SCALE: 1" = 20' DATE: NOVEMBER 15, 2012

Carlson, Barbee & Ebsen, Inc.
CIVIL ENGINEERS - ARCHITECTS - PLANNERS
2111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
TEL: (925) 384-1323 FAX: (925) 384-9279

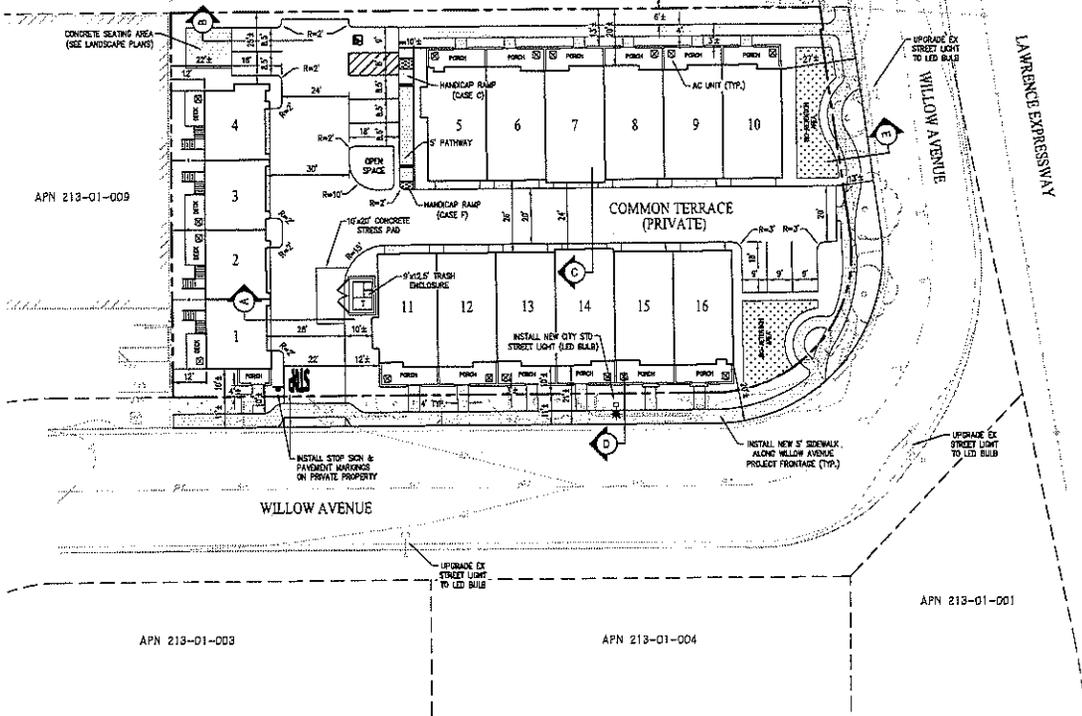
SHEET NUMBER
C-1

TRACT NO. 9849
813 M 46

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-022

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-020

APN 213-01-009



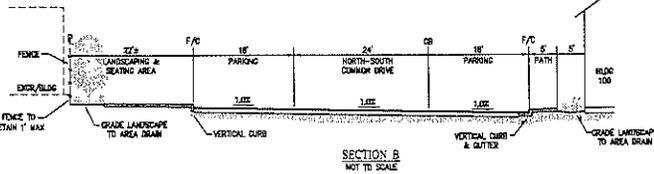
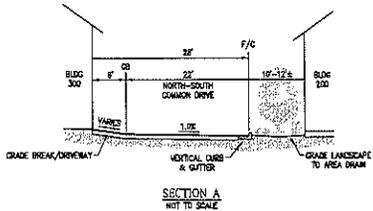
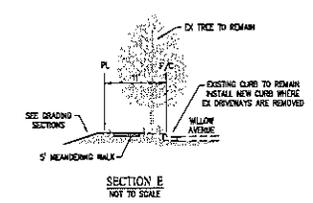
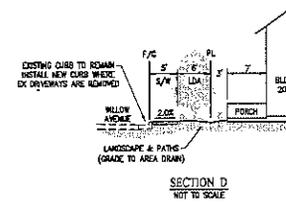
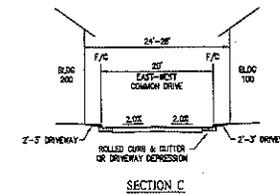
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APN 213-01-004

APN 213-01-001

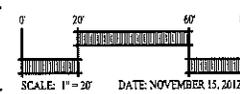
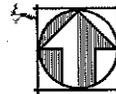
LEGEND & ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	DRS, CUTTER SIDEWALK & DRIVEWAYS
---	---	EXHIBIT LINE
---	---	BO-RETENTION DRAINAGE AREA
---	---	SPOT ELEVATIONS
---	---	DUSTROOLER
---	---	TRASH
---	---	COMPACT PARKING STALL
---	---	SIDEWALK
---	---	LANDSCAPE
---	---	FACE OF CURB



**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SITE PLAN
1175 WILLOW AVENUE**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



DATE: NOVEMBER 15, 2012

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS & ARCHITECTS - PLANNERS
8711 HOLLAND AVENUE, SUITE 100
SAN RAFAEL, CALIFORNIA 94903
(925) 864-8822
(925) 864-8879

SHEET NUMBER
C-2

Attachment D
Page 24 of 31

TRACT NO. 9849
813 M 46

SANTA CLARA VALLEY WATER DISTRICT

APN 213-01-022

SANTA CLARA VALLEY WATER DISTRICT

APN 213-01-020

TRACT 5049
291 M 17

APN 213-01-009

APN 213-01-021

0.78 ACs

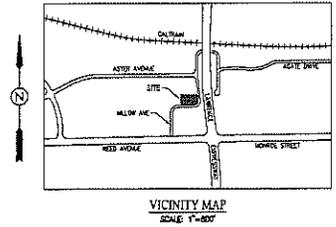
APN 213-01-003

APN 213-01-004

APN 213-01-001

WILLOW AVENUE

LAWRENCE EXPRESSWAY



TITLE REPORT:

CHICAGO TITLE COMPANY,
TITLE NO. 12-06207492-440
DATE: APRIL 17, 2012

NO EASEMENTS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY THE CENTERLINE OF ASTOR AVENUE PER TRACT NO. 9849 (813 M 46), THE BEARING BEING N89°39'10"E.

BENCHMARK:

CITY OF SUNNYVALE BM 82, A BRASS DISC IN TOP OF CURB AT THE SOUTHEAST CURB RETURN, INTERSECTION OF RED AVENUE AND TURBINE AVENUE.
E.L. = 84.623 FEET (MGVD 29)

REFERENCES:

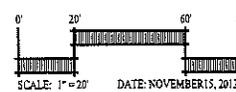
- (#) INDICATES REFERENCE NUMBER.
- (1) TRACT NO. 9849 (813 M 46)
- (2) RECORD OF SURVEY (152 M 53)
- (3) TRACT NO. 5049 (291 M 16)
- (4) RECORD OF SURVEY (244 M 28)
- (5) TRACT NO. 9736 (612 M 39)
- (6) RECORD OF SURVEY (237 M 46)

LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - ADJACENT LINE
- - - OVERHEAD WIRES
- - - FENCE LINE
- SPOT ELEVATIONS

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
BOUNDARY SURVEY
1175 WILLOW AVENUE

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

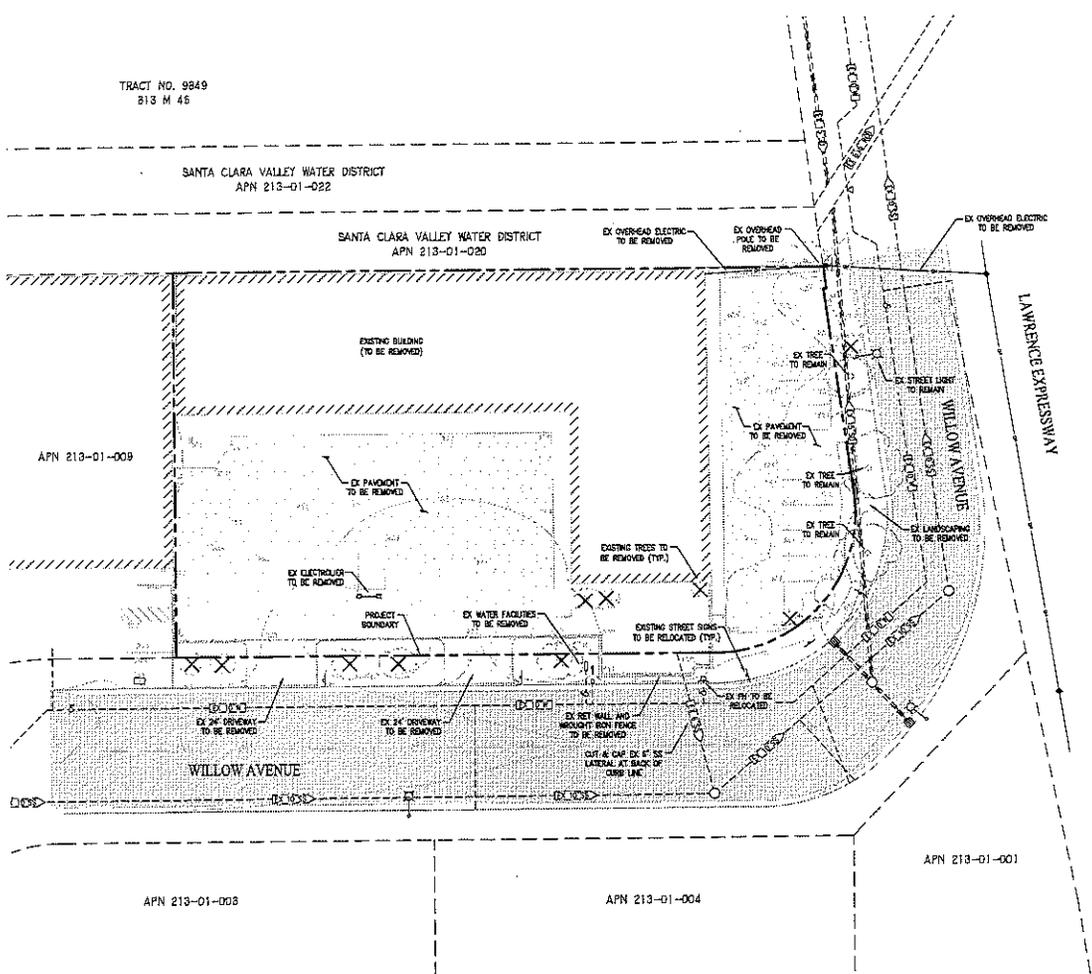


Carlson, Barboe & Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
1111 BOLLINGER DRIVE, SUITE 100, SAN RAFAEL, CALIFORNIA 94903
707.478.0022 FAX: 707.468.0079

SHEET NUMBER
C-3

Attachment D
Page 25 of 31

TRACT NO. 9849
813 M 46

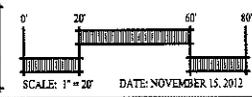


LEGEND

EXISTING	DESCRIPTION
---	PROJECT BOUNDARY
---	CURB, CUTTER, SIDEWALK & DRIVEWAYS
---	EXISTING PAVEMENT TO BE REMOVED
---	EXISTING PAVEMENT TO REMAIN
...	SPOT ELEVATIONS
...	MONUMENT
...	STORM DRAIN
...	SANITARY SEWER
...	WATER
...	MANHOLE
...	CATCH BASIN
...	FIRE HYDRANT
...	ELECTROVALVE
...	EX TREE (TO BE REMOVED)
...	EX TREE (TO BE PRESERVED)

NOTE:
ALL EXISTING SURFACE AND UTILITY IMPROVEMENTS INTERIOR TO THE SITE AND FROM BACK OF WILLOW AVENUE CURB LINE ARE TO BE REMOVED UNLESS OTHERWISE INDICATED.

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
DEMOLITION PLAN
1175 WILLOW AVENUE**
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



Cartoon, Barbee & Gilchrist, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL: 925-369-0222 FAX: 925-369-0313

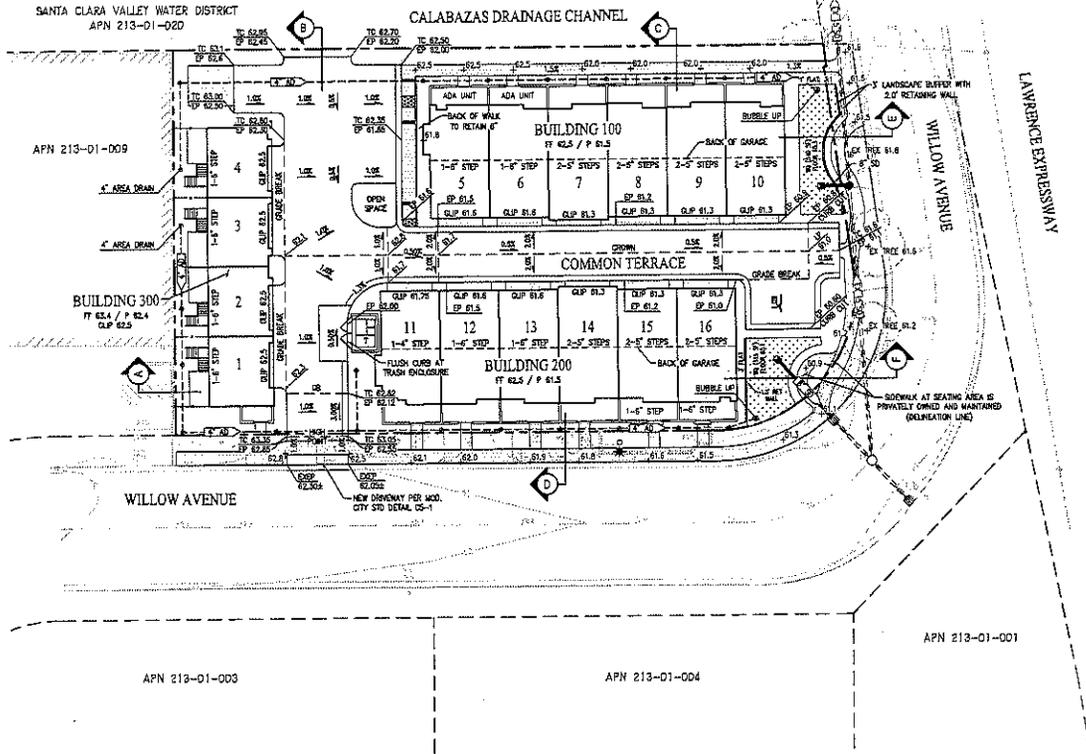
SHEET NUMBER
C-4

TRACT NO. 9849
813 M 46

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-022

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-020

APN 213-01-009



WILLOW AVENUE

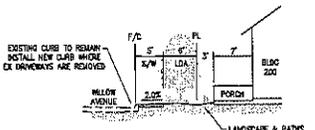
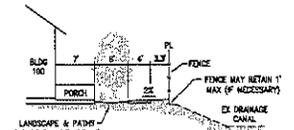
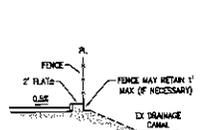
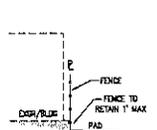
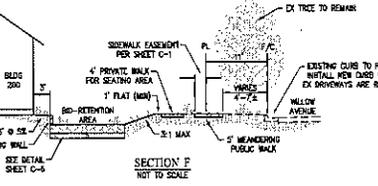
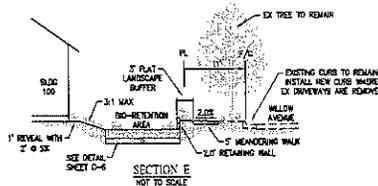
APN 213-01-001

APN 213-01-003

APN 213-01-004

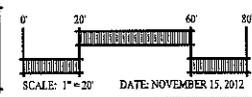
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	CURB, UTILITY, SIDEWALK & DRIVEWAYS
---	---	BASEMENT LINE
---	---	BIO-RETENTION DRAINAGE AREA
○	○	SPOT ELEVATIONS
○	○	MONUMENT
○	○	STORM DRAIN
○	○	SANITARY SEWER
○	○	WATER
○	○	MANHOLE
○	○	CATCH BASIN
○	○	FIELD W/LET
○	○	BUBBLE UP
○	○	AREA DRAIN
○	○	FIRE HYDRANT
○	○	ELECTRIFIER
○	○	TRASH
○	○	COMPACT PARKING STALL



VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING PLAN
1175 WILLOW AVENUE

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



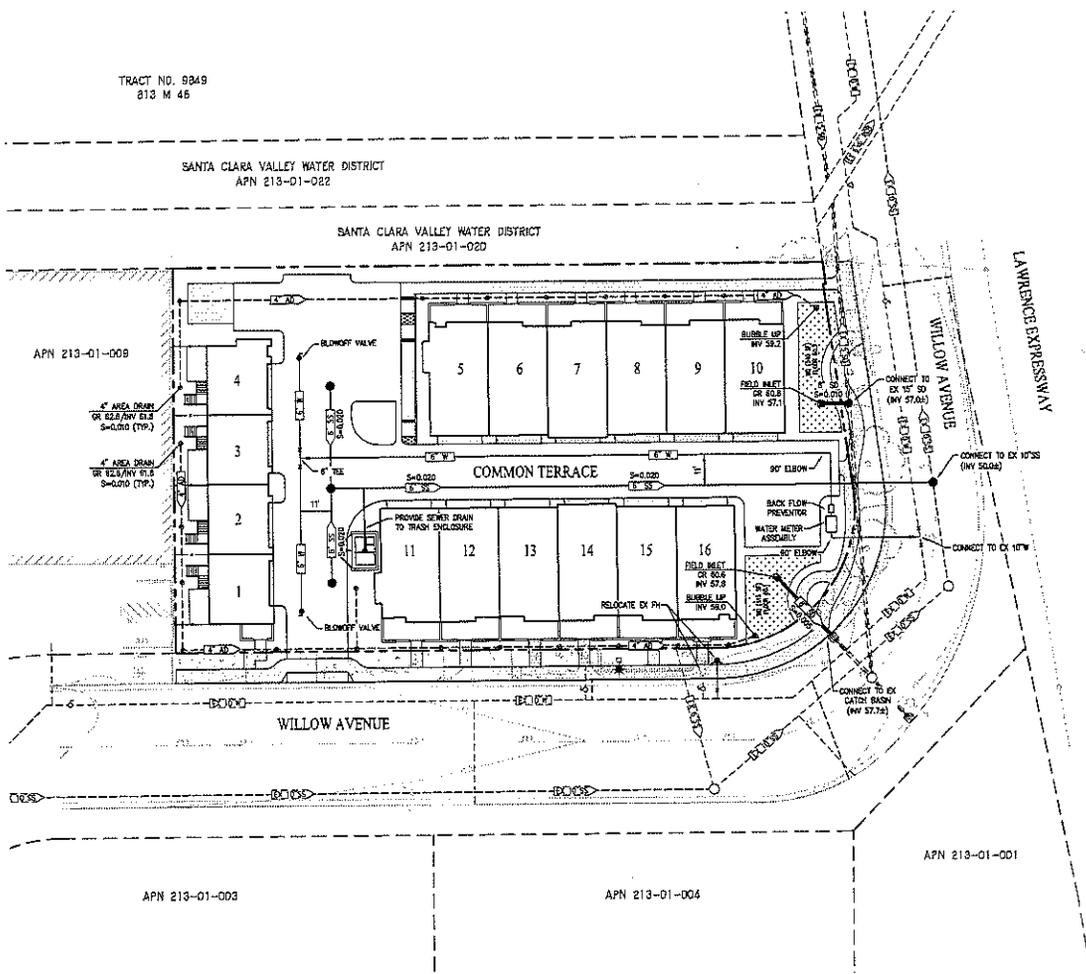
DATE: NOVEMBER 15, 2012



Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS - ARCHITECTS - PLANNERS
8715 WILLIAMS DRIVE, SUITE 100
SAN ANTONIO, CALIFORNIA 78243
TEL: 755-6622 FAX: 755-6625

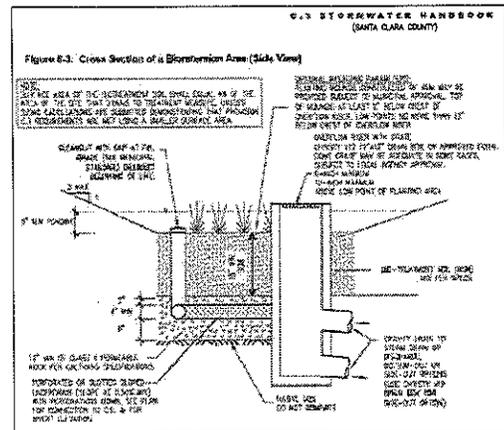
SHEET NUMBER
C-5

TRACT NO. 9849
213 M 46



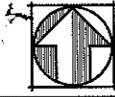
LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PROJECT BOUNDARY
[Symbol]	[Symbol]	CURB, GUTTER, SIDEWALK & DRIVEWAYS
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	BIO-RETENTION DRAINAGE AREA
[Symbol]	[Symbol]	SPOT ELEVATIONS
[Symbol]	[Symbol]	WORKING
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	FIELD INLET
[Symbol]	[Symbol]	BURBLE UP
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	TRIC HYDRANT
[Symbol]	[Symbol]	ELECTRIFIER
[Symbol]	[Symbol]	TRASH
[Symbol]	[Symbol]	COMPACT PARKING STALL



**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PRELIMINARY UTILITY PLAN
1175 WILLOW AVENUE**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



SCALE: 1" = 20' DATE: NOVEMBER 15, 2012

Carbon, Barbee & Gordon, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 1011 BOLLINGER CANYON ROAD, SUITE 100
 SAN RAMON, CALIFORNIA 94583
 REG. NO. 6022 FAX: (925) 846-8878

SHEET NUMBER
C-6

TRACT NO. 9849
213 M 46

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-022

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-020

APN 213-01-009

TRACT 5049
291 M 17

WILLOW AVENUE

APN 213-01-003

APN 213-01-004

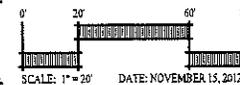
APN 213-01-001

LEGEND

-  PROPERTY BOUNDARY
-  FIRE HOSE PATH (200')

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
FIRE PROTECTION EXHIBIT
1175 WILLOW AVENUE

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



DATE: NOVEMBER 15, 2012

	Carlson, Barber & Gibson, Inc.
	CIVIL ENGINEERS & ARCHITECTS - PLANNERS
4515 BOLLINGER CANYON ROAD, SUITE 402 SAN FRANCISCO, CALIFORNIA 94132	(415) 465-0222 FAX (415) 465-0220

SHEET NUMBER

C-7

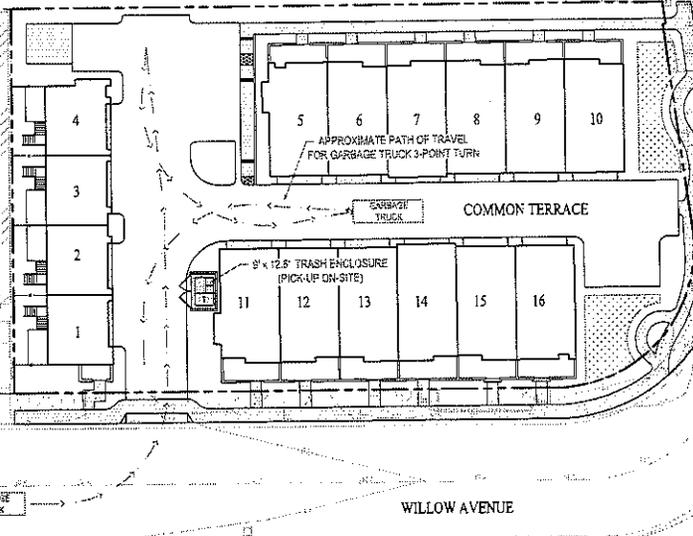
TRACT NO. 9849
813 M 46

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-022

SANTA CLARA VALLEY WATER DISTRICT
APN 213-01-020

APN 213-01-009

TRACT 5049
291 M 17

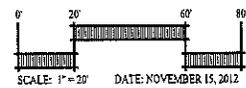


APN 213-01-008

APN 213-01-004

APN 213-01-001

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
TRASH SERVICE EXHIBIT
1175 WILLOW AVENUE
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

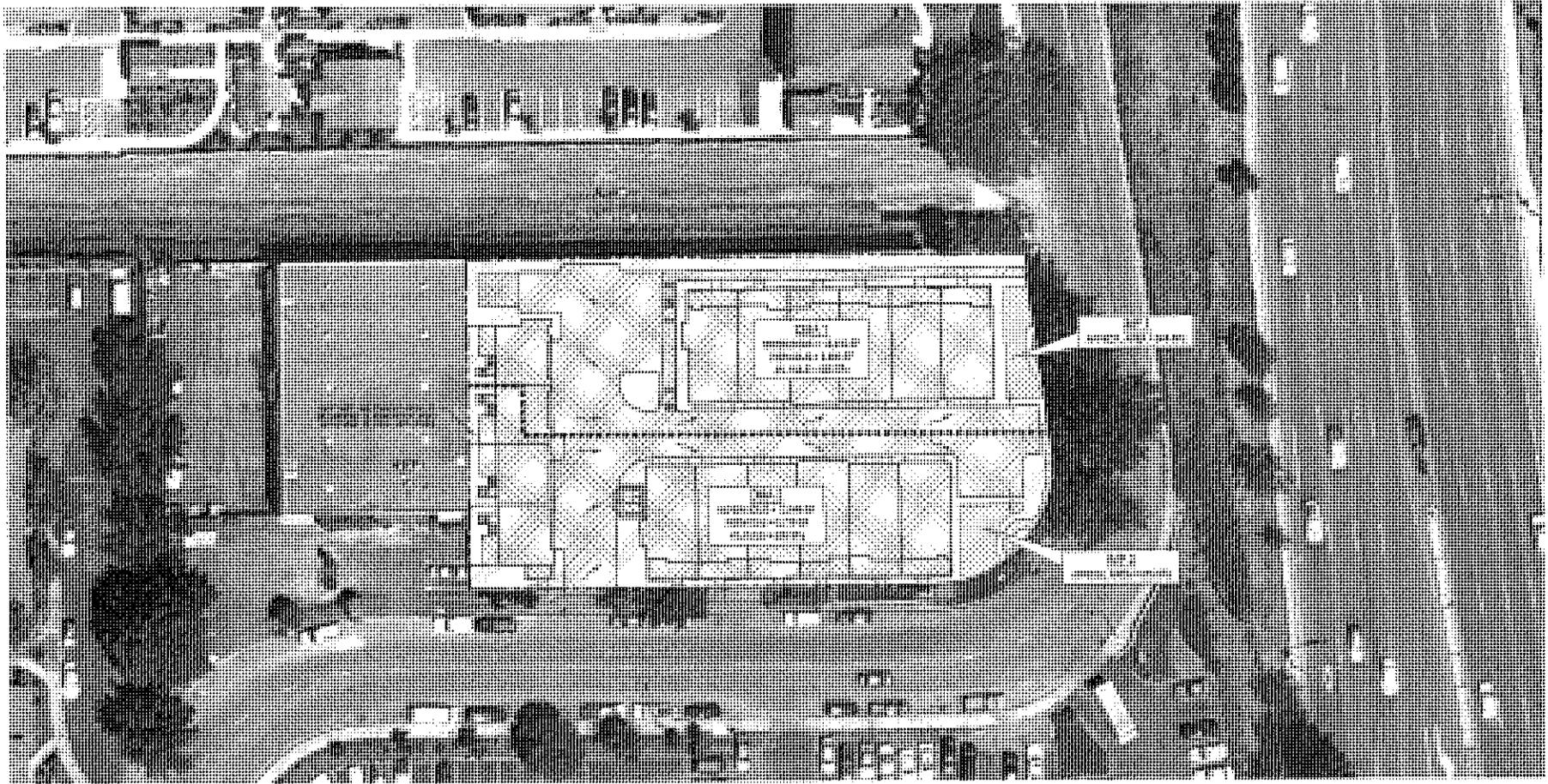


DATE: NOVEMBER 15, 2012



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS & ARCHITECTS-PLANNERS
8115 SULLY AVENUE, CAYTON ROAD, SUITE 400
SAN RAFAEL, CALIFORNIA 94903
TEL: (415) 452-1100 FAX: (415) 452-1101

SHEET NUMBER
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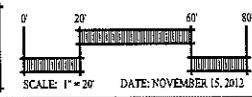


LEGEND

- PROPERTY BOUNDARY
- PERVIOUS AREA (5,474 SF)
- IMPERVIOUS AREA (26,056 SF)
- BIORETENTION AREA (1,050 SF)
- ~> DIRECTION OF OVERLAND FLOW

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PRELIMINARY STORM WATER CONTROL PLAN
1175 WILLOW AVENUE

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



DATE: NOVEMBER 15, 2013

	Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS - ENVIRONMENTAL PLANNERS
6115 BOLLINGER DAMPOND ROAD, SUITE 400 SAN FRANCISCO, CALIFORNIA 94134	415 MARKET STREET, SUITE 200 SAN FRANCISCO, CALIFORNIA 94102

SHEET NUMBER C-9

C:\SWACHECK\STORM\FILE\1175WILLOW\SWACHECK.DWG

1175 Willow Avenue, Sunnyvale

Project Description

October 2012

WAS, LLC has a time sensitive option to purchase 1175 Willow Avenue and plans to demolish the existing 12,100 +/- sq.ft industrial and office building and develop 16 town home units (reduced from 18 units).

1175 Willow is one of the last remaining properties close to the Lawrence Caltrain station with the Industrial Residential – Medium Density (24 du) land use designation and MS/ITR/R-3/PD zoning district. It is also shown in the Draft Lawrence Station Area Plan (LSAP) as Medium Density with a potentially higher level of development intensity and reduced development standards. The proposed project has been designed as a transit oriented development that will be particularly attractive to singles, individuals sharing, couples and families, possibly with extended families with one or more adults working in Silicon Valley, on the peninsular or San Francisco close to Caltrain stations.

1175 Willow is one of the last remaining ITR zoned parcels in the vicinity which has not been converted to residential use. Recently the adjoining property, 1159 Willow was approved for use as a day care facility.

This is a small lot (approximately 0.75 acres) with a depth of just 138 feet. Deviations to the City of Sunnyvale development standards are being requested to accommodate the desired unit yield. The site fronts onto a wide street close to the Caltrain Station where alternatives to fire and trash truck access can be considered.

Approval Sought:

Special Development Permit to allow 16 condominium townhome units

Vesting Tentative Map to subdivide one lot into 16 condominium units and one common lot.

Deviations Requested:

The requested Deviations are as follows:

- Front Yard Setback. 10 feet (average 16 feet) on Willow Avenue where 15 feet minimum and 20 feet average is required.

A reduction in the Front Yard Setback is required to accommodate residential development at a viable density. The deviation is necessary in light of the shallow depth (138 feet) of the site relative to other properties in the area

- Height. 35' 9 1/2" for Building 100 and 200 where 35' maximum is permitted.

A minor increase in permitted height of two of the buildings to accommodate 9 foot floor to ceiling heights on two of the three floors is required and allow a slight step up from the top of curb, and to maintain architectural integrity similar to other town home projects in the area.

- Shading of adjacent building. To allow 27% where 10% maximum is permitted.

The adjacent building is an 8,450 sq.ft, 19 feet tall, tilt up concrete industrial building without sky lights located on the property line that was recently approved for use as a child care center. The proposed buildings will not shade the proposed playground.

Building Types:

Two building types are proposed:

Building 100/200: These each comprise 6 conventional townhomes and parallel the long side of Willow Avenue facing either Willow Avenue or the SCVWD channel. Each building comprises a combination of Plan Type A3 and A4.

Building 300: This building comprises 4 townhomes and is oriented away from the long 19 foot high wall of 1159 Willow Avenue built on the property line. Each townhome is a Plan Type B.

Plan Types:

Plan A3: 3 bedroom, 3 ½ bathroom, dual masters. +/- 1968 sq.ft + 400 sq.ft 2 car garage

Plan A4: 4 bedroom, 3 ½ bathroom. +/- 1983 sq.ft + 400 sq.ft 2 car garage

Plan B: 2 bedroom, 2 ½ bathroom. +/- 1214 sq.ft + 400 sq.ft 2 car garage

Architecture:

The architectural style proposed is a classic Spanish Eclectic architecture, embracing the simple building forms and decorative details common to the Spanish colonial heritage. The Spanish Eclectic architecture is a common style found throughout California since the early 1920's. The typical roof form are low pitched and characterized with little or no eave overhang true to its historical references.

Decorative material such as wood or iron and tile are common, as are the cantilevered wood balconies. The exterior material is stucco and the roof material is a concrete "S" tile roof. Windows at the front, side and rear elevation are recessed in certain area to provide greater character and depth. Additional detail include iron work incorporated into the handrails, low patio walls, arched entry, wood corbels, and decorative recess tile detail at gable end. Quality materials and accent colors will be used to highlight the simple and elegant form of the building.

Site Plan:

The proposed project has been designed as a transit oriented development at the highest permissible density and with the fewest deviations possible to existing standards pending changes to the Zoning Ordinance.

Building 100 has been brought forward to the street and designed to include traditional steps up (except for the accessible units) and individual patios/porches (not included in the private open space requirement calculation as these are in the front setback.) All townhomes in Building 100 are accessed from Willow Avenue.

Building 200 is setback 20 feet from the rear property line, again to allow for traditional steps up to individual patios/porches, and common open space to the rear. All townhomes in Building 200 are accessed from a pathway leading to the short dimension of Willow Avenue.

Building 300 is setback 12 feet from the common property line with 1159 Willow Avenue allowing for private back gardens. The building is oriented away from the 19 foot high wall located on the property line. The Townhome closest to Willow Avenue is accessed from Willow Avenue.

Vehicular access is provided from the long dimension of Willow Avenue only. Drive aisle widths have been kept to the minimum due to site constraints and in keeping with the transit oriented theme of the development resulting in less paved area, less run off and more open space and landscaping.

No secondary access point (from the short section of Willow Avenue) is proposed thereby minimizing hard surfaces and saving at least one of the three mature and protected Beefwood trees which provide screening from the elevated Lawrence Expressway and providing continuity of landscape frontage to Willow. The Fire Chief has conceptually agreed to access the property from Willow Avenue without coming onto the property as all parts of the project can be accessed by hose from two sides of Willow given the sites lack of depth (138 feet).

No trash truck access is proposed. Instead the service provider will wheel the trash containers to Willow Avenue at additional cost to the homeowners twice per week. A

smooth surface path of travel (approximately 90 feet) from the trash enclosure to Willow Avenue at no more than 1% grade has been provided. The trash enclosure is centrally located 90 feet from the curb.

Keeping both the fire truck and trash truck off the site provides for a more efficient, transit oriented development and reduces paved surfaces and runoff and provides more open space and landscaping.

A new sidewalk will be provided along the entire length of Willow Avenue where no sidewalk presently exist allowing residents and pedestrians from the apartments and proposed child care facility to the west safe access to the remainder of the Willow Avenue sidewalk which leads to the Caltrain station. On site pedestrian paths from the central main guest parking area south and east to Willow Avenue provide direct and safe access for residents to the public street.

Convenient parking is provided in two areas of the site for guests. Each townhome has two side by side parking spaces within its own garage. Willow Avenue itself which is wide for a pedestrian oriented street provides an opportunity for additional parking. Street parking spaces are not being used to meet the parking requirement.

Each townhome has at least one balcony. Plan A's have an enclosed and covered balcony facing the street (Building 100) or the SCCWD channel (Building 200). Plan B's have two balconies, one facing the driveway (which is not counted towards open space requirements); the other, to the rear.

Each Plan A has a generous patio/porch entry. Building 100 patio/porches are not counted to open space requirements.)

Common useable private open spaces include seating areas in the north west and south east corners of the site and the landscaped pedestrian oriented walkway along the SCCWD channel where a seating area is provided.

The Useable Open Space requirements will be met through a combination of balconies, decks, porches, back gardens and other common open spaces.

Approval of the project would replace the existing contractor's office and yard next to the approved child care facility with a more compatible, well designed residential use for which there is significant demand close to the Caltrain station.