

**REPORT TO PLANNING COMMISSION****Hearing Date:** May 13, 2013**File Number:** 2012-7461

SUBJECT: **SiliconSage Builders:** Applications for 19,186 square foot project located at **538-560 S. Mathilda Avenue** in DSP-20 (Downtown Specific Plan/Block 20) Zoning District (APNs: 209-29-058, 209-29-059):

Motion Special Development Permit to allow a new mixed use project consisting of 15 residential units and 5,531 square feet of ground floor office space, and

Motion Vesting Tentative Map to create 15 residential condominiums, one office condominium and one common lot.

REPORT IN BRIEF:

Existing Site Conditions Two single-family homes and accessory structures

Surrounding Land Uses

North	Multi-family Residential (one-story)
South	Single-family Residential (one-story)
East	Multi-family Residential (two-story)
West	Sunnyvale City Hall (across Mathilda Avenue)

Issues Lot Coverage, Parking, Driveway Vision Triangle, and Neighborhood Compatibility

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

PROJECT DESCRIPTION

The project site is located at 538-560 S. Mathilda Avenue (see Vicinity Map - Attachment A). The existing site is approximately 19,186 square feet in size. The proposed project consists of demolition of two single-family homes and construction of a mixed use residential and office development with one level below grade parking. The proposed building will be three stories in height and consist of 15 residential condominiums and a 5,517-square foot ground floor office space. The following approvals are requested:

- **Special Development Permit**

A Special Development Permit (SDP) is required for site and architectural review of the proposed mixed-use development. The SDP allows for consideration of deviations from development requirements. The project meets most development standards, as shown in Attachment B, with the exception of lot coverage and driveway vision triangle.

- **Vesting Tentative Map**

The proposed project requires a Tentative Map to create residential and office condominium units (for individual ownership). The Vesting Tentative Map vests the developer's right to build the project for the life of the map. It also secures the approved project against future Sunnyvale Municipal Code (SMC) changes by the City that might otherwise affect the project. The Vesting Tentative Map is valid only in conjunction with the approved site map and approved Conditions of Approval. The Vesting Tentative Map Conditions of Approval are listed in Attachment B and the Vesting Tentative Map plans can be found in Attachment C.

BACKGROUND:

The home located at 538 S. Mathilda Avenue was constructed in 1920 and the home at 560 S. Mathilda Avenue was constructed in 1943. Neither of the homes is currently listed as a Sunnyvale Heritage Resource due to architectural or historic significance.

In 2004, the City considered an application at 560 S. Mathilda Avenue for a three-story mixed use development that included 5 condominium units and ground floor office (File Number 2004-0139). The Planning Commission denied the project and an appeal by the applicant was subsequently denied by the City Council. The application met most development standards, with the exception of a driveway vision triangle deviation for the entrance into the parking garage and a parking deviation (one space deficient). The key concerns discussed at the public hearings included building massing, driveway vision triangle safety, parking impacts, and potential shading and privacy impacts to the adjacent home at 538 S. Mathilda Avenue (properties within the Downtown Specific Plan (DSP) are exempt from the solar shading requirement). Direction was also given to the applicant to assemble other properties in order to build a larger development. At that time, the project was the first redevelopment proposal

since the adoption of the DSP in 2003. Several Commissioners and Councilmembers acknowledged the challenge of being the first redevelopment proposal in this Downtown area, and felt that it was not yet time to transition as the project would be out of scale with other properties in the immediate vicinity.

File Number	Brief Description	Hearing/Decision	Date
2004-0139	Special Development Permit and Tentative Map to allow 5 condominium units and a 1,780 square foot office space.	Planning Commission/ Denied	9/27/2004
		City Council Appeal/ Denied	11/09/2004

ANALYSIS:

Applicable Design Guidelines and Policy Documents

The property is located within Block 20 of the DSP, which is part of the “Commercial Core District”. This District supports a wide variety of uses ranging from Class A office, retail, personal services, and high-density housing. Since the adoption of the DSP in 2003, several properties have begun to redevelop to achieve the vision of the Plan, such as the former Town Center, and the Solstice and Carmel Lofts developments on the former Town and Country site.

Block 20 is considered to be the primary entrance corridor into the Downtown area from El Camino Real. Two-story office uses are encouraged along the southern half of the Block. Three-story high-density residential (approximately 36 dwelling units per acre) is encouraged on the northern half. The subject properties are located in the northern half of Block 20. A detailed list of applicable policies is included in Attachment C.

Architecture and Site Design

The proposed architecture is considered to be Spanish-style and consists of stucco siding and tile roofing (see Attachment F). The first floor is dominated by an entry feature that is centered along the façade, with stone accents, decorative pedestrian-level wall sconces, and an expanse of glass windows and doors, which help to create a strong building base. The second and third floors are designed with varying wall planes, windows and wood trim, recessed balconies, wrought-iron railing, and decorative stone and tile. Accent materials and details are carried along all sides of the building. Several gabled towers define the top of the building. The proposed color scheme includes rich hues of brown, beige, and salmon. The project also features a roof-top garden for common use by the residents of the development. Roof amenities include a golf putting green, spa, and seating area. Additional seating areas are provided in a common courtyard located on the second floor. A common gym and community room are also located on the second floor.

Development Standards

The proposed project complies with most of the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following are items that the applicant is requesting deviations from or have been identified as items for clarification by the Planning Commission:

- **Site Layout**

The proposed building is centered on the lot and meets all setback requirements by providing zero lot line along the front property line, 6 feet 6 inches along the sides on the first floor, 9 feet 6 inches along the sides on the second and third floors, and 20 feet along the rear. The first floor includes office space and parking spaces. The second and third floors contain residential condominiums.

- **Street Dedication and Utilities**

The DSP requires a 10-foot dedication along the property frontage. The purpose is to provide a wider sidewalk and to reserve the land for a potential widening of Mathilda Avenue in the future. The new right-of-way will be required to be 20 feet wide and will include street trees and light poles per DSP specifications. In addition, all utilities are required to be placed underground for the redevelopment (see Attachment D).

- **Parking/Circulation**

The DSP encourages underground parking when feasible. The proposed project provides two levels of parking, one level underground and one at the ground level. An entrance into the parking garage is provided along the left side with direct access to Mathilda Avenue. The applicant has worked extensively with the Department of Public Works on the design of the ramp and circulation within the parking garage to minimize the potential for vehicles queuing in the public right-of-way.

The project provides a total of 45 parking spaces, 30 spaces for residential use and 15 for office use. The DSP prescribes parking rates for individual uses and requires a total of 52 spaces are required, 30 spaces for residential use and 22 spaces for office use. SMC Chapter 19.46.100 allows the approving body to determine parking ratios for mixed use developments based on accepted guidelines such as Institute of Transportation Engineers (ITE) or Urban Land Institute (ULI). The Town Center project was approved using the ULI parking models. Using the ULI model, a total of 44 parking spaces are required. Based on the ULI model, there will be adequate parking on-site; therefore, parking is not considered to be a deviation from the SMC. The following table compares the DSP single use parking requirements and ULI mixed use parking model.

	Residential	Office	Total
DSP Single Use Parking Requirements	30 <i>(2/unit, 1 assigned + 1 unassigned)</i>	22 <i>(1/250 sq. ft.)</i>	52
ULI Mixed Use Shared Parking Model	15	29 <i>(27 employees + 2 customers)</i>	44

The applicant has submitted a draft Shared Parking Agreement (SPA) (see Attachment I). Staff recommends that the SPA be further developed to allow for compatibility the ULI model and efficient management of parking spaces (see Attachment D). Staff believes this mixed use project is ideally suited for consideration of shared parking, based on varying uses and peak hours. The ULI model further substantiates that there is sufficient parking on-site to accommodate the mix of uses. There are also several public transportation options within the vicinity that may help to reduce vehicle use, such as the Caltrain station less than one mile away and several bus stops within a quarter mile along Mathilda Avenue, Olive Avenue, and El Camino Real. With implementation of a SPA, staff finds that parking impacts will be reduced.

- **Driveway Vision Triangle**

SMC Chapter 19.34.060 requires that any driveways on site must have a visual clearance area, or vision triangle. The intent of this requirement is to provide motorists exiting the site with a clear line of vision to the sidewalk and street. This allows motorists better to see the approaching cars, bicycles, and pedestrians on the sidewalk. Vision triangles are measured from the front property line or back of sidewalk if a sidewalk exists. With the required 10-foot dedication, the right-of-way will be 20 feet wide with the building right at the new front property line. Therefore, the entrance into the parking garage will be within the required 10-foot driveway vision triangle. The applicant is requesting a deviation from this requirement.

Most of the blocks within the Commercial Core District are exempt from the vision triangle requirements because policies and setback regulations encourage an urban streetscape, with wider sidewalks and buildings located up against the front property line. With the urban streetscape, the wider sidewalks help to meet the intent of the vision triangle requirements by providing sufficient line of sight. Although Blocks 13 and 20, which face Mathilda Avenue just south of Town Center, are also permitted with zero front setbacks, vision triangle requirements were not waived. This may have been an oversight in the preparation of the development standards for these blocks.

The Transportation and Traffic Division reviewed the proposal and stated that there are no safety issues resulting from this deviation. Staff is supporting the request for deviation since staff finds that this site has a

unique circumstance that allows for an exception from this requirement. The sidewalk in front of this site will be much larger than a typical sidewalk right-of-way area. The new right-of-way in front of the property with the street dedication will be 20 feet wide; while a typical right-of-way is only 11 feet wide. This increased setback allows the project to meet the intent of the vision triangle by providing a line of sight to the sidewalk and street that is greater than the minimum required.

- **Trash and Recycling Facilities**

The applicant has explored options for trash and recycling facilities with the Department of Public Works, including individual trash carts and centralized bins. Based on the site, it was determined that centralized bins to be pulled out for weekly trash pick-up along Mathilda Avenue is the most feasible alternative. The ground floor parking level contains an enclosure for trash bins to be shared between the residential and office uses. Residential units above will be provided with a trash chute in the common hallways.

- **Landscaping and Tree Preservation**

The site currently has 19 trees on-site, all of which are proposed for removal as they are located in the proposed building footprint. Two of the trees are considered to be “protected” (measures 38 inches or greater in circumference at four and a half feet from the ground): a Fern Pine tree along the street frontage and Olive tree along the right side property line. There are existing trees on the adjacent properties, such as a line of Cypress trees to the rear of the site that will be protected during the redevelopment of this site.

The DSP requires a minimum of 20% of the property to be landscaped (3,537 square feet). A preliminary landscaping plan has been submitted that demonstrates compliance with 33% landscaping (5,808 square feet). Landscaping along the side yards include raised planter beds with a mix of shrubs and ground cover. The 20-foot rear yard setback includes surface parking spaces with 2-feet of shrubs and groundcover along the property line. Several 24-inch box trees are proposed along the building frontage.

- **Usable Open Space**

The DSP requires 380 square feet of usable open space per residential unit for outdoor living and recreation. The project meets this requirement by providing 387 square feet of usable open space per unit, which are primarily located in the second-floor courtyard and roof garden. Private balconies that range in size from 50 to 80 square feet are also provided for each residential unit. These balconies are not counted towards the usable open space requirement as they do not meet the 6-foot minimum dimension on all sides.

- **Lot Coverage**

The maximum lot coverage permitted in Block 20 is 60%. The applicant proposes a deviation from this code requirement with 75% lot coverage. The general purpose of lot coverage requirements is to ensure that a property maintains adequate sunlight and air around a structure and to help reduce potential visual and privacy impacts on adjacent properties.

Minimum setback requirements, landscaping requirements, and height limits also help to provide these assurances. The project exceeds minimum setback requirements on the second and third stories, which help to reduce the massing along the side elevations and potential impacts to neighbors. The project also exceeds the minimum landscaping and usable open space requirements. Excess landscaping areas, primarily within the courtyard and roof garden, help to create open areas for residents within the development. In addition, the project complies with the height limit in the DSP. Staff finds that the lot coverage deviation is reasonable as the overall design of the project meets the intent of providing open areas around and within the development.

- **Green Building Requirements**

The project is required to implement green building features into the residential and office elements. A minimum of 80 Build It Green (BIG) points are required for the residential portion, which will be primarily incorporated into the design of the landscaping, building material, heating, ventilation and plumbing. The project is proposing to achieve 90 BIG points. For the office portion, the project is also required to meet LEED Silver. As required, verification of the green building measures will be completed during the building permit process by Green Point Rater and LEED AP (Attachment D).

- **Below Market Rate**

SMC Chapter 19.67 requires 12.5% of the total number of residential ownership units as below market rate (BMR), which is equivalent to 1.875 units for the proposed project. The code allows the developer to pay an in-lieu fee for any fraction of a whole number. The applicant has signed a BMR agreement with the Housing Division to provide one BMP unit and pay a fee for the fractional amount. The applicant will continue coordination with the Housing Division to ensure compliance (see Attachment D).

Neighborhood Compatibility

- **Streetscape**

A streetscape drawing was provided by the applicant on Sheet A3.3 in Attachment F. The streetscape shows the street as it exists today, with the proposed building incorporated. If approved, the subject properties would be the first to redevelop on Block 20.

At the time the DSP was adopted, staff anticipated that some of the initial projects would appear to be incompatible with the surrounding neighborhood. Many of the existing structures are older and smaller since they were constructed some time ago. The DSP anticipates a time of transition, where neighborhoods contain both new and old projects, but in the future, it is expected that Block 20 could realize its full development potential with two and three-story structures.

- **Adjacent Properties**

A two-story office building is located on the north end of the block facing Olive Avenue, and a two-story bank and a three-story office building are located on the south end facing El Camino Real. One-story homes and an office building are located in between.

To the rear (east) of the subject properties is an existing two-story apartment development. On the apartment property is a line of 40 to 50-foot tall Cypress trees, which help to screen most of the visibility of the proposed structure. A two-way drive aisle and parallel parking spaces create a 40-foot setback to the apartment buildings. With the existing mature screening trees and 60-foot separation between the existing and proposed buildings, staff finds that visual and privacy impacts to the property along the rear will be minimal.

The closest homes are located along the sides. To the right (south) of the subject properties is a single-family home that is currently listed as a Heritage Resource due to its architectural significance. The home is set back approximately 8 feet from the common property line. To the left (north) is an eight-unit multi-family development, which is graded approximately 2 to 3 feet lower than the subject properties and is set back approximately 4 feet from the common property line. The proposed second and third floors exceed the minimum side yard setback requirements with a setback of 9 feet 6 inches, while 6 feet minimum is required. Therefore, staff finds that the increased side yard setbacks are consistent with the DSP and help to reduce potential impacts to the adjacent neighbors along the sides.

While not recommended by staff, an option to help reduce privacy impacts to the neighbors could be to remove the private balconies from the units. This action would require modifications to the residential floor plans. Modifications to the side elevations would also be required, which may result in increased setbacks along the sides on the second and third floors.

Environmental Review

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

historic and cultural resources and air quality (construction-related) (see Attachment E, Mitigated Negative Declaration).

FISCAL IMPACT

Transportation Impact Fee: Projects resulting in net new peak hour automobile trips are subject to a transportation impact fee. The transportation impact fee is estimated to be \$32,192.79, and must be paid prior to issuance of a building permit. The amount is subject to the fee in place at the time of payment.

Parking Dedication In-Lieu Fee: The project is subject to a park dedication or in-lieu fee for each new residential unit. The park dedication in-lieu fee is estimated to be \$246,161.92, based on the 3.5 acres/1,000 population standard and must be paid prior to recordation of a Final Map. The amount is subject to the fee (based on the 3.5 acres/1000 population dedication standard), in place at the time of payment.

PUBLIC CONTACT

The applicant held an open house on April 18, 2013 at the Sunnyvale Community Center. Three people attended the meeting and voiced support for the project. The applicant has also circulated a petition with 5 signatures showing support for the project (see Attachment H). Two of the signatures are from Sunnyvale property owners outside of the neighborhood. Three of the other signatures are from adjacent tenants living along the right and left side.

Planning Commission Study Session: A Planning Commission Study Session was held on April 22, 2013. Several Commissioners expressed concerns about the requested lot coverage and parking deviations, as well as neighborhood compatibility. The applicant was encouraged to explore options to reduce the parking deviation, including mechanized/hydraulic parking spaces. Commissioners also encouraged the applicant to add detailing along the side and rear elevations and explore another building color scheme.

The applicant has attempted to address these concerns by providing a draft Parking Management Plan to allow for shared parking (see discussion in earlier Parking/Circulation section) and revised architectural detailing along the side and rear elevations. Elevation changes primarily consist of the addition of stone material, decorative wrought iron railings, and tile accents at the top of the building.

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 • 180 notices mailed to the property owners and 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

residents within 300 ft. of the project site	of the City of Sunnyvale's Public Library	
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CONCLUSION

Discussion: Staff finds that the requested deviations are reasonable, as the overall project helps to further the goals of the DSP. While the building footprint is located within the driveway vision triangle there are unique circumstances that warrant the deviation, such as a sidewalk that is wider than typical and that the DSP allows zero frontyard setback. The Transportation and Traffic Division reviewed the proposal and stated that there are no safety issues resulting from this deviation.

Staff also finds that the lot coverage deviation is reasonable. The project exceeds minimum setback requirements on the second and third stories, which help to reduce the massing along the side elevations and potential impacts to neighbors. The project also exceeds the minimum landscaping and usable open space requirements. Excess landscaping areas, primarily within the courtyard and roof garden, help to create open areas for residents within the development.

While some of the visual and privacy impacts due to the mass and scale of the project are unavoidable, the increased setbacks along the sides and mature Cypress trees along the rear help to reduce impacts to the adjacent properties and help to minimize concerns about the lot coverage deviation. The high quality architecture and design provides a strong pedestrian-level façade and gateway into downtown. With the potential future build out of Block 20, staff finds that visual impacts will be further reduced.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Recommended Findings and General Plan and Downtown Specific Plan Goals are located in Attachment C.

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

ALTERNATIVES

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

RECOMMENDATION

Recommend Alternative 1 to the Planning Commission.

Prepared by:

Noren Caliva-Lepe
Project Planner

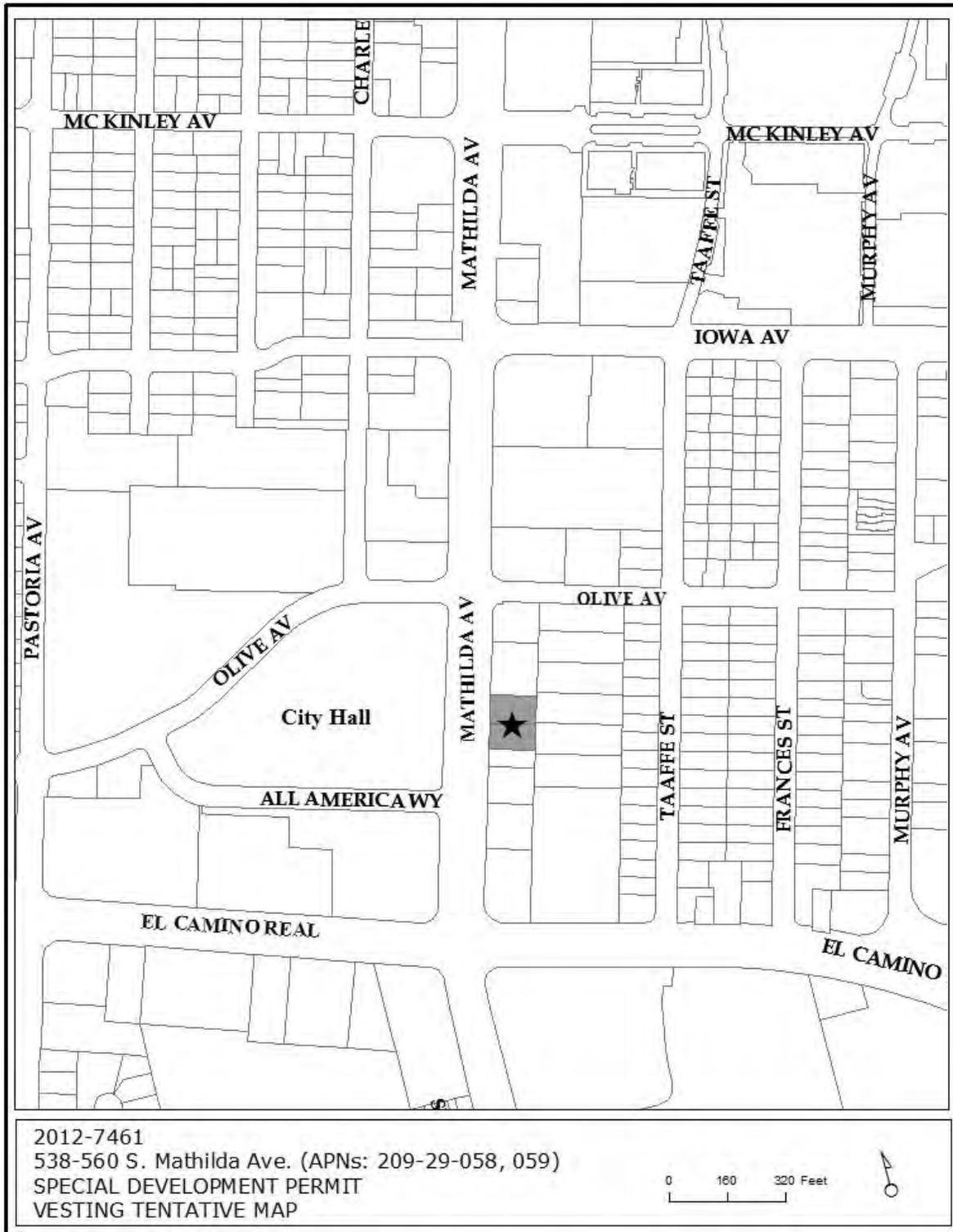
Approved by:

Trudi Ryan
Planning Officer

Attachments:

- A. Vicinity Map
- B. Project Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Mitigated Negative Declaration
- F. Site and Architectural Plans
- G. Letter from the Applicant
- H. Neighborhood Petition
- I. Draft Shared Parking Agreement

VICINITY MAP



PROJECT DATA TABLE



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Downtown Specific Plan	Same	Downtown Specific Plan
Zoning District	DSP-20	Same	DSP-20
Lot Size (s.f.)	19,186	17,686 (minus 10' dedication)	None
Gross Floor Area (s.f.)	2,130	27,773	None
Lot Coverage (%)	11%	75%	60% max.
Floor Area Ratio (FAR)	11%	157%	None
No. of Units	2	15	15 max.
Density (units/acre)	5	37	Approximately 36 du/a max.
Meets 75% min?	N/A	Yes	N/A
Bedrooms/Unit	3	3	N/A
Unit Sizes (s.f.)	1,065 avg.	1,360 avg.	N/A
Office Size (s.f.)	N/A	5,531	N/A
Lockable Storage/Unit	N/A	300 cu. ft.	300 cu. ft. min.
No. of Buildings On-Site	2	1	---
Building Height (ft.)	14'	40' to top of roof, 49' to top of architectural tower	40' max. for roof, 65' max. for architectural features
No. of Stories	1	3	3 max.
Setbacks (Facing Property)			
Front (new property line with dedication)	20'	0	0 min.
Left Side	20'	Varies 6'-6" to 9'-6"	6' min.
Right Side	5'	Varies 6'-6" to 9'-6"	6' min.
Rear	63'	20'	20' min.
Landscaping (sq. ft.)			
Total Landscaping	15,750	5,808 (33%)	3,537 (20%) min.
Usable Open Space/Unit	N/A	387	380 min.
Landscaping Buffer in Rear (ft.)	N/A	2'	None
Parking			
Total Spaces	4	45	44 min. per ULI
Standard Spaces	N/A	40	50 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Compact Spaces/ % of Total	N/A	3 (for residential)	3 max. (for residential)
Accessible Spaces	N/A	2	2 min.
Aisle Width (ft.)	N/A	24' to 26'	24' min.
Bicycle Parking	N/A	4 secured for residential, 4 bicycle rack for office	4 min. secured for residential, 1 min. bicycle rack for office
Stormwater			
Impervious Surface Area (s.f.)	3,600	15,382	N/A
Impervious Surface (%)	19%	86%	N/A

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

General Plan

- Policy LT-3.2:** *Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.*
- Policy LT-4.1:** *Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.*
- Policy LT-4.2:** *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*
- Policy CC3.1:** *Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for business, residents, and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.*
- Policy HE-3.3:** *Establish reduced parking standards for special housing needs, and housing in close proximity to public transit.*
- Policy HE-4.2:** *Continue to direct new residential development into specific plan areas, near transit, and close to employment and activity centers.*
- Policy HE-4.5:** *Provide opportunities and incentives for mixed use, multi-family infill, and transit-oriented development in Downtown Sunnyvale as part of the City's overall revitalization strategy for the area.*

Downtown Specific Plan

- Goal B:** *Establish the Downtown as a cultural, retail, financial and entertainment center of the community, complemented by employment, housing, and transit opportunities.*
- Goal B.1:** *Encourage mixed uses throughout the Downtown when consistent with the district character.*
- Goal C.3:** *Promote the use of public transit by intensifying land use and activities near transit cores.*
- Goal C.4:** *Encourage shared parking in the downtown to minimize the amount of land devoted for parking areas and manage*

parking so it does not dominate mode choice decisions or the built environment.

Goal D.3: *Encourage intensification of specified high-density residential and commercial districts while maintaining the character and density of single-family neighborhoods surrounding the downtown.*

Goal E.1: *Improve the street character. Create a sense of arrival and address through the improvements of major arterials to the Downtown in accordance with the proposed streetscape design.*

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

Staff can make the finding that the project meets General Plan Policies and Downtown Specific Plan Goals, as listed above. The project has been designed to meet most of the required development standards and provides additional homeownership, one below market unit, and office space within the Downtown area. The high quality architecture and design helps to create a strong pedestrian scale and gateway into the Downtown area. The proposed use is surrounded by neighborhood amenities, such as retail, employment, entertainment, and transit options. Sufficient shared parking exists and helps to minimize the amount of land devoted to parking.

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

If approved, the subject properties will be the first to redevelop in Block 20 of the Downtown Specific Plan. With the implementation of a Shared Parking Agreement, and as substantiated by the ULI parking model, parking impacts will be minimal. In addition, the requested driveway vision triangle deviation meets the intent of the requirement by providing adequate visibility due to 20-foot right-of-way width. While some of the visual and privacy impacts due to the mass and scale of the project are unavoidable, the increased setbacks along the sides and mature Cypress trees along the rear help to reduce impacts to the adjacent properties and help to minimize concerns about the lot coverage deviation. The high quality architecture and design adds positively to the streetscape and provides a strong pedestrian-level façade and gateway into downtown. With the potential future build out of Block 20, staff finds that visual impacts will be further reduced.

Tentative Map

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

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

ATTACHMENT D

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS MAY 13, 2013

Planning Application 2012-7461

538-560 S. Mathilda Avenue

Special Development Permit to allow a new mixed use project consisting of 15 residential units and 5,531 square feet of ground floor office space, and Vesting Tentative Map to create 15 residential condominiums, one office condominium and one common lot. Project includes deviations for lot coverage, parking and driveway vision triangle.

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

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

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

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

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

GC-2. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not

- exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]
- GC-3. BMR UNITS (OWNERSHIP):
The approved project is subject to the City's Below Market Rate (BMR) requirements 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 one Below Market Rate dwelling unit and will be subject to an in-lieu for the fractional amount of 0.875%, in compliance with the BMR requirements set forth in the SMC, Administrative Procedures, and signed BMR Agreement. [SDR][HOUSING]
- GC-4. STORMWATER MANAGEMENT PLAN:
Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]
- GC-5. SIGNS:
Any proposed signage requires separate approval by the City prior to installation. A Master Sign Program may be required if more than one building tenant sign is proposed. For the purposes of determining if a Master Sign Program is required, the residential portion of the building is considered one building tenant. [COA] [PLANNING]]
- GC-6. 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 vesting tentative map are subject to City's technical review during the final map process. [COA] [PUBLIC WORKS]
- GC-7. DEVELOPMENT FEES - The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to first final map recordation and/or any permit issuance, unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]
- GC-8. EASEMENT DEDICATION - This project is requires a 10 foot street dedication along Mathilda Avenue, unless otherwise approved by the Director of Public Works and the Director of Community Development. [COA] [PUBLIC WORKS]

- GC-9. RECORDATION OF EASEMENTS - Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to occupancy. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits. [COA] [PUBLIC WORKS]
- GC-10. ENCROACHMENT PERMIT - Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including traffic control plan per the latest CA Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed by the City's Engineering Division [SDR] [PUBLIC WORKS]
- GC-11. FINAL MAP - Prior to the issuance of a building permit for construction of any building a final map shall be approved by the Director of Public Works [SDR] [PUBLIC WORKS]
- GC-12. 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]

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

- PS-1. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. Visible roof material shall be of a high quality and durable materials such as various tiles, slates, or metal, as approved by the Director of Community Development. In accordance with the DSP, the following materials are not permitted in this project: EIFS, composition roofing, glazed tiles (except as accents and on the base of buildings), mirrored glass, and foam trim (unless the material can be shown to be of a quality, appearance, and longevity equivalent to real wood, concrete, or stone). All plaster or stucco materials must have a controlled surface texture that is subject to review and approval by the Director of Community Development, in accordance with the DSP. [COA] [PLANNING]
- PS-2. 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]
- PS-3. PARKING AND CIRCULATION PLAN: Submit a revised parking and circulation plan subject to review and approval by the Director of Community Development prior to submittal of a building permit. The plan shall show proper directional signage for vehicle circulation, turning templates showing vehicle adequate movements, relocated gate on the underground parking level to allow for more shared parking spaces for office use, and safety devices (i.e. mirrors) to ensure safe circulation throughout the parking garage and out onto the Mathilda Avenue. [COA] [PLANNING]
- PS-4. 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 or sell unassigned spaces, except that a nominal fee may be charged for parking management.
 - d) Tenants shall use their assigned parking spaces prior to using unassigned parking spaces.
 - e) Prohibit tenants from parking RV’s, trailers, or boats in assigned spaces.
 - f) Notify potential residents of the number of parking spaces provided for each unit on-site as per the approved plans.
 - g) Provide adequate signage to direct traffic and pedestrians.
[PLANNING] [COA]
- PS-5. PARKING MANAGEMENT PLAN (NON-RESIDENTIAL):
A Parking Management Plan shall be submitted for 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) Employee shall be required to park on the underground parking level prior to using the parking spaces on the ground level.
 - d) Employees shall be required to park on the site.

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- c) Provide adequate signage to direct traffic and pedestrians. [COA] [PLANNING]
- PS-6. SHARED PARKING AGREEMENT: A shared parking agreement between the residential and office uses shall be created to ensure adequate on-site parking supply. The agreement shall include the following:
- a) A total of 14 parking spaces on the underground parking level shall be shared between the hours of 8 a.m. and 6 p.m., Monday through Friday.
 - b) When the parking spaces are not shared, the spaces shall comply with the Residential Parking Management Plan for use by residents and guests.
 - c) Office employees shall be directed to park in the shared spaces first prior to using the parking spaces on the ground level.
 - d) Provide adequate signage that includes parking time limits.
 - e) A copy of the shared parking agreement shall be incorporated into the parking management plans for both uses.
 - f) Future changes to the shared parking agreement shall require review and approval by the Director of Community Development and shall be amended in the parking management plans for the uses. [PLANNING] [COA]
- PS-5. LANDSCAPE PLAN - Landscape and irrigation plans required and shall be subject to review and approval by the Director of Community Development prior to submittal of a Building Permit. The landscape plan shall be subject to current landscaping requirements and reviewed through a Miscellaneous Plan Permit application and the submittal of appropriate fees. The landscape plan shall include the following elements:
- a) All areas not required for parking, driveways or structures shall be landscaped.
 - b) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
 - c) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
 - d) Landscaping shall incorporate California Natives in the courtyard areas and roof garden areas.
 - e) All ornamental landscape shall use pavers, decorative concrete or other equivalent enhanced material, unless otherwise approved by the Director of Community Development.
 - f) Comply with water efficient landscaping requirements.
 - g) Landscaping and tree species in the public right-of-way will require review and approval by the City Arborist.

- h) An 6-foot high masonry wall is required on all three sides. Climbing vine shall be added where feasible to help soften the look of the wall.
- i) Landscaping within the driveway vision triangle is limited to no more than 3.5 feet in height. [COA] [PLANNING]

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

BP-1. CONDITIONS OF APPROVAL:

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. BLUEPRINT FOR A CLEAN BAY:

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

BP-5. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of recycling and solid waste enclosures that are consistent with SMC 19.38.030. The required solid waste and recycling enclosures shall:

- a) Match the design, materials and color of the main building.
- b) Be of masonry construction.
- c) Be screened from view;
- b) All gates, lids and doors shall be closed at all times;
- c) Shall not conflict with delivery/receiving areas;
- d) Shall be consistent with the approved Waste and Recycling Management Plan;
- e) Waste and recycling diversion systems shall be incorporated into the facilities and tenant improvements. [COA] [PUBLIC WORKS/PLANNING]

BP-6. RECYCLING AND SOLID WASTE CONTAINER:

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

BP-7 SOLID WASTE AND RECYCLING MANAGEMENT:

- a) Residential. Waste and recycling services for residential uses shall be maintained under a master account held by the homeowners association (HOA). The HOA will be responsible for ensuring adequate services and that all locations, private sidewalks and streets are kept free of litter and stains. Requirements shall be specified in the appropriate documents and be submitted for approval by the City.
- b) Office. 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] [PUBLIC WORKS]

BP-8. ROOF EQUIPMENT:

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

BP-9. 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, based on the fee in place at the time of payment, prior to issuance of a Building

Permit. The current fee is estimated to be \$32,192.79 (SMC 3.50). [SDR] [PLANNING]

- b) PARK IN-LIEU - Pay Park In-lieu fees based on the 3.5 acres/1,000 population standard and the adopted land value in place at the time of payment, prior to approval of the Final Map or Parcel Map. The current fee is estimated to be \$246,161.92 (SMC 18.10). [SDR] [PLANNING]

BP-10. 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-11. EXHAUST AND OPENINGS:

The building permit plans shall clearly indicate the location of all exhaust equipment, doors and window and shall be subject to review and approval by the Director of Community Development. [COA] [PLANNING]

BP-12. 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-13. 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-14. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development, including trees for protection on adjacent properties that are located within 10 feet of the common property lines. 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-15. STORMWATER MANAGEMENT PLAN:

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

BP-16. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:

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

BP-17. 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 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-18. 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 8 feet in height.
- 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-19. 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-20. GREEN BUILDING (OFFICE):

Final plans shall incorporate a completed LEED green building checklist demonstrating the office portion of project design achieves a LEED Silver level as verified by a qualified LEED consultant. [COA] [PLANNING]

BP-21. GREEN BUILDING (RESIDENTIAL):

The project shall comply with the City's Green Building zoning standards applicable at the time of approval of the vesting tentative map. The residential portion of the development is required to achieve a minimum of 80 Build it Green points as verified by a qualified Green Point Rater. [COA] [PLANNING]

BP-22. PUBLIC WORKS REQUIREMENTS:

- a) Provide hydraulic calculations that indicate water meters (master domestic, irrigation and fire) are correctly sized. It may not be appropriate for a 6" lateral to have a 6" water meter.
- b) Recalculate the sanitary sewer impact analysis to reflect 15 units (not 16 units) and 6,377 SF (not 5,531 SF) of office and gym space. The sewer analysis is needed to justify whether there is or is not an impact on the sewer system downstream of the site. Impacts creating a greater than 75% volume capacity in the existing line require upsizing.
- c) Use a 4-cy bin and 3 96-gallon carts within the trash enclosure and correctly show the size of the bins and carts with the correct clearance space and the 1' interior wheel stop.
- d) Provide an engineer's estimate for all off-site public improvements.
- e) This project is located in the Downtown Specific Plan area and developer shall comply with all specified requirements.
- f) Submit off-site improvement plans separate from the Building on-site improvement plans as the off-site improvement plans are approved through a Public Works Encroachment Permit process.
- g) Submit a traffic control plan with the off-site improvement plans for review and approval.

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- h) The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the park strip area, caused by the development. (SMC 18.20.250)
 - i) The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signs, striping, street lights, etc.) prior to occupancy as required by the Director of Public Works. (SMC 18.08)
 - j) All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works. (SMC 18.12)
 - k) All public improvement plans shall be submitted to and be approved by the Department of Public Works. (SMC 13.08.60)
 - l) All dry utility plans (PG&E, telephone, cable, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any encroachment permits for utility work within public right-of-way or public utility easements.
 - m) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works.
 - n) All utility companies shall be contacted to establish appropriate easements to provide services to each lot.
 - o) 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.
 - p) 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 per City's requirements and to the satisfaction of the City.
 - q) 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. (SMC 12.24.080(c))
 - r) No trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line.
 - s) This project shall not cause any negative impact on the drainage pattern for adjacent properties. (SMC 18.12.110 (e))

- t) Adequate drainage/erosion control shall be provided at all times during each phase of the development. (Storm Water Management Plan (SWMP), BMP's)
- u) Provide a SWMP that including 3rd party (city approved) certification.

BP-23. FIRE PREVENTION REQUIREMENTS:

- a) As applicable, comply with the requirements contained in Sunnyvale Municipal Code, California Fire Code, Title 19 California Code of Regulations, and Sunnyvale Fire Prevention requirements.
- b) The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety.
- c) A fully automatic fire sprinkler system is required. A fire alarm system and standpipes may also be required.
- d) Private/on-site fire hydrant may be required.
- e) Approved Fire Department ladder access is required throughout the project in regards to maneuverability, placement, and use. Landscaping, hardscapes, window design, awnings, etc. shall not impede ladder use. There doesn't appear to be the required space needed for laddering rescue windows on the sides of the project (south and north) and possibly the rear also. Further drawings are required to display a 70-75 degree climbing angle with sufficient area get on/off the ladder at ground level.
- f) Provide required number of approved fire extinguishers, smoke detectors, and carbon monoxide detectors.
- g) Adhere to Sunnyvale Fire Prevention fire department emergency vehicle access requirements. Only the front part of the building is accessible. Additional standpipe connections are required to the rear of the project for fire department use.
- h) Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection.
- i) Knox boxes (key boxes) may be required in accordance with Sunnyvale Fire Prevention guidelines.
- j) Approved emergency responder radio coverage is required throughout the project. Radio retransmission equipment may be required in areas lacking sufficient coverage. Refer to SMC 16.52.230, Emergency Responder radio coverage and CFC Appendix J for further details. Radio testing will be required by an approved third party.
- k) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems.
- l) Provide a written Fire Protection Construction Plan.
- m) Provide electronic version of plans to assist with Fire Department "Pre-Fire Survey" maps.

BP-24. HISTORIC AND CULTURAL RESOURCES (MITIGATION MEASURES):

WHAT: 1) For projects involving substantial ground disturbance, the individual project sponsor shall be required to contact the California Historical Resources Information System (CHRIS) to determine whether the particular project is located in a sensitive area. Future development projects that the CHRIS determines may be located in a sensitive area, on or adjoining an identified archaeological site, shall proceed only after the project sponsor contracts with a qualified archaeologist to provide a determination in regard to cultural values remaining on the site and warranted mitigation measures.

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

WHEN: These mitigation measures shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval.

The conditions will become valid when the SDP is approved. Conditions will be applicable during the construction of the project. The CHRIS letter shall be provided prior to building permit submittal, including demolition and grading.

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 project construction plans.

BP-25. AIR QUALITY **(MITIGATION MEASURES)**:

WHAT: 1) The developer shall implement the following:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose materials off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

WHEN: The mitigation measure shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval. The conditions will become valid when the SDP is approved. Conditions will be applicable during the construction of the project.

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

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

IP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED IN THE IMPROVEMENT PLANS. IMPROVEMENT PLANS SHOULD BE SUBMITTED CONCURRENTLY WITH THE BUILDING PERMIT PLANS.

- IP-1. PUBLIC IMPROVEMENTS: All Public Improvements shall be included in the building permit plan submittal, and shall be completed prior to issuance of certificate of occupancy (either temporary or final occupancies) for any structure. [COA][PUBLIC WORKS]
- a) This project is subject to, and contingent upon, the approval of a tentative map (18.20.050 and 18.20.060) and recordation of a final map prior to building permit issuance (SMC 18.38.030). The submittal, approval and recordation of the final map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. (SMC 18.20)
 - b) This project is subject to dedication of 10' of public right-of-way as required by the Downtown Specific Plan.
 - c) Install city street lights and trees (with tree wells) per the Downtown Specific Plan, details and specifications along the project frontage (typically 30' alternating between street light and tree). Street trees shall be minimum 24" box or 15 gallon size. Tree species to be provided to applicant.
 - d) As a result of multiple utility trenches in the street, the applicant shall slurry seal the roadway up to the median along the project frontage and restripe as appropriate.
 - e) As per Council Policy 3.1.2, provide and show behind the sidewalk a public master water meter entering the complex. If development is condominium units, separate private individual water meters shall be installed for each residence.
 - f) Install and show on private property an approved backflow prevention device on the discharge side of the domestic master water meter.
 - g) Provide and show on the plans a separate fire service tap, lateral and double check detector assembly (DCDA). DCDA shall be installed on private property and per city standard detail 21B.
 - h) Move the irrigation water meter behind the sidewalk and provide and show the irrigation backflow preventor on private property.
 - i) Remove existing driveway approaches and install and call out on the plan (city detail 5C-5) the new driveway approaches to comply with ADA requirements.

- j) Unused driveway approaches shall be replaced with standard curb, gutters and sidewalk.
- k) The developer shall execute a Subdivision Agreement and post surety bonds and/or cash deposits for all proposed public and/or private improvements prior to any permit issuance.
- l) 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 any permit issuance. (SMC 18.16)
- m) This project requires Conditions, Covenants, and Restrictions (CC&R's) to be recorded, with provisions including but not limited to the following items:
 - a. All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.
 - b. The Homeowners Association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site. (SMC 13.08.370 and 13.08.380)
 - c. The developer shall maintain all private utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a Homeowners Association, following sale of at least 75% of the units, whichever comes first.
 - d. Homeowners are prohibited from modifying drainage facilities and/or flow patterns of their lots without first obtaining permission from the City.
 - e. There shall be provisions of post construction Best Management Practices in the CC&R's in regards to the stormwater management. (SMC 12.60.200)
- n) Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to occupancy. (SMC 18.16.010 (c), Subdivision Map Act §66475 and §66499.20-1/2 for public easements. Quitclaim Deed is required for abandonment of private easements). No permanent structures are allowed within any of the easement limits.
- o) Building permits will not be issued prior to map recordation.

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

TM-1. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):

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

- a) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
- b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
- c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to a owners association, following sale of at least 75% of the units, whichever comes first.
- d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #**2012-7461**, 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 (for Stormwater) "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
- f) The CC&Rs shall contain the following language:
 - i) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
 - ii) Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed

diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.

- iii) It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
- iv) It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
- v) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.
- vi) No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
- vii) Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property." [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

TM-2. HOA CREATION:

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

Conditions of Approval shall be attached as an exhibit to the CC&Rs created for this subdivision. [COA] [PLANNING]

TM-3. HOA TRANSFER:

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

TM-5 FINAL MAP COMPLIANCE WITH VESTING TENTATIVE MAP – Final map shall be substantially the same as the vesting tentative map. Any alteration of vesting tentative map after the vesting tentative map is approved maybe subject to additional approval by the City prior to final map approval. Record the final map prior to any building permit issuance. [COA] [PUBLIC WORKS]

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

PF-1. LANDSCAPING AND IRRIGATION:

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

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

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

PF-3. HOA ESTABLISHMENT:

The developer shall submit to the Planning Division the names, addresses and telephone numbers of the officers of the homeowners association, architectural review committee or similar committee, at the time the organization is granted autonomy. Until such information is supplied, the developer shall remain a Responsible Person for purposes of maintaining all common property. The chairperson, secretary or principal officer of any committee or association shall notify the City of any change in officers and provide the names,

addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING]

PF-4. 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-5. MITIGATION MEASURES:

Documentation indicating that the following mitigation measures have been satisfied shall be provided to the Director of Community Development prior to release of occupancy or utilities:

MM 1 – Noise: Documentation that a 65 Ldl has been achieved for the specified areas of the project (Acoustical Engineer).

Refer to the building permit plans for the Mitigation Monitoring Plan or Negative Declaration, attached to the approved building permit plans. [COA] [PLANNING] *Mitigation Measure*

PF-6. 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]

PF-7. TENTATIVE MAP IMPROVEMENTS:

All improvements required as part of the approved Tentative Map shall be completed prior to final inspection or release of utilities. [COA] (PLANNING/ENGINEERING)

AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES.

AT-1. RECYCLING AND SOLID WASTE:

- All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-2. EXTERIOR EQUIPMENT:
All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]
- AT-3. LANDSCAPE MAINTENANCE:
All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]
- AT-4. PARKING MANAGEMENT:
The development shall comply with the approved Parking Management Plans and Shared Parking Agreement at all times. [COA] [PLANNING]
- AT-5. PARKING LOT MAINTENANCE:
The parking lot shall be maintained as follows:
- a) Garage spaces shall be maintained at all times so as to allow for parking of vehicles.
 - b) Clearly mark all assigned, guest, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 - c) Maintain all parking lot striping and marking.
 - d) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and/or patrons. [COA] [PLANNING]
- AT-6. RECREATIONAL VEHICLE STORAGE PROHIBITED:
Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]
- AT-7. HOA REVIEW AND APPROVAL:
In common interest developments, any future applications to the City for physical modifications on commonly owned property shall require consent of the board of directors of the homeowners association, architectural review committee or similar committee; applications for

- physical modifications on privately owned property shall require the individual property owner's signature. Individual property owners submitting an application for physical modifications on private property shall comply with any approval processes outlined as such in the conditions, covenants & restrictions (CC&Rs) of their respective development. [COA] [PLANNING]
- AT-8. HOA RESPONSIBILITIES:
The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the Neighborhood and Community Resources Division of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING DIVISION/NEIGHBORHOOD AND COMMUNITY RESOURCES DIVISION]
- AT-9. STORMWATER 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-10. STORMWATER 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]
- AT-11. FIRST FLOOR WINDOW GLAZING – All windows on the first floor shall maintain clear glass with a low reflectivity, unless an exception is granted by the Director of Community Development. The office windows and residential windows/door on the first floor facing the street shall maintain a minimum of 75% of the storefront visibility. [COA] [PLANNING]



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

File Number: 2013-7461
No. 13-09

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

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

PROJECT TITLE:

Application for a **Special Development Permit & Vesting Tentative Map** filed by **SiliconSage Builders, LLC**.

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2013-7461
Location: 538-560 S. Mathilda Ave. (APNs: 209-29-058, 209-29-059)
Proposed Project: **Special Development Permit** to allow a new mixed use project consisting of 15 residential units and 5,531 square feet of ground floor office space, and **Vesting Tentative Map** to create 15 residential condominiums and one common lot.
Applicant / Owner: SiliconSage Builders, LLC
Environmental Review: Mitigated Negative Declaration
Staff Contact: Noren Caliva-Lepe, (408) 730-7637, ncaliva-lepe@sunnyvale.ca.gov

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, May 13, 2013**. 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, May 13, 2013 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 **April 16, 2013**

Signed:

A handwritten signature in black ink, appearing to read "Gerri Caruso".
Gerri Caruso, Principal Planner

Project Title	538-560 S. Mathilda Ave.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Noren Caliva-Lepe, Associate Planner
Phone Number	408-730-7637
Project Location	Sunnyvale, CA
Applicant's Name	SiliconSage Builders, LLC
Project Address	538-560 S. Mathilda Ave. Sunnyvale, CA 94086 APNs 209-29-058, 209-29-059
Zoning	DSP (Downtown Specific Plan) Block 20
General Plan	Downtown Specific Plan
Other Public Agencies whose approval is required	None

Description of the Project:

The proposed project includes site preparation, grading and construction to allow a new mixed use project consisting of 15 residential units and 5,531 square feet of office space. The building will be three-stories in height, with an underground parking garage. Office space and additional parking will be located on the first floor (street-level), with two stories of residential units on top. The project will include site drainage improvements, landscaping, a new sidewalk, and street trees (as needed). The project will also involve the removal of approximately ten trees on-site and one tree in the existing public right-of-way. Requested permits include a Special Development Permit for site layout and architecture and Vesting Tentative Map for 15 residential condominiums and one common lot.

DETAILED PROJECT DESCRIPTION:

On-site Development: The two parcels are currently developed with two single-family homes (one home on each parcel). There are also accessory structures, such as sheds and a garage, in the back yard. Each parcel has driveway access off of Mathilda Avenue.

Construction Activities and Schedule: Construction is anticipated to take less than one year, beginning June 2013 and completion by April 2014. Activities will include demolition of existing structures, site preparation, excavation, grading, construction of the new building, stormwater and site drainage and landscaping. Pile-driving is not anticipated.

Surrounding Uses and Setting: The project site is located at the southern edge of the Downtown Specific Plan area, with a mix of residential (single-family and multi-family) and office uses immediately to the north and south. Also to the north is Town Center (mixed use), with construction currently on hold. To the east are two-story apartment buildings that front Olive Avenue, with the Taaffe-Frances Heritage Neighborhood (single-family homes) further to the east. Sunnyvale City Hall is located just across Mathilda Avenue to the west of the project site.

Off-site Improvements: A 10-foot dedication will be provided along the entire street frontage. The project will be required to remove the existing sidewalk and driveway aprons and install new sidewalks, curb, gutter, driveway aprons, street lights and planter wells with street trees.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

Checklist Preparer: Noren Caliva-Lepe

Date: 4/16/2013

Title: Associate Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 Comprehensive Land Use Plan (CLUP)
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, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://gcode.us/codes/sunnyvale/view.php?topic=19&frames=off Project Noise Study, dated 1/13/13
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<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 Description Project Noise Study, dated 1/13/13
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Noise Study, dated 1/13/13
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 Project Plans

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Project Tree Survey, dated 6/10/12
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com , Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable	<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.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
performance objectives?					
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> 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
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"/>	GHG Analysis January 8, 2013 BAAQMD CEQA Guidelines AB 32
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 Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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:

2. Aesthetics (Less than Significant) – The City's implementation of the Downtown Specific Plan design guidelines and staff's review of the final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will not degrade the visual character or quality of the site and its surroundings. The architectural design, massing/scale, and site layout are in general conformance with the adopted design guidelines. As a result, the impacts will be less than significant.

3. Aesthetics (Less than Significant) – New sources of light will be introduced with the project, both on the ground and also within the new multi-story building. The City's implementation of the Downtown Specific Plan design guidelines for lighting and standard conditions of approval, such as requirements for light-shields, limitations on pole heights, and a photometric plan, will ensure that the project will not create any significant glare or adversely affect the nighttime views.

9. Transportation and Traffic (Less than Significant) – The Sunnyvale Municipal Code (SMC) requires 2 parking spaces per residential unit (1 assigned plus 1 unassigned per unit) and 1 parking space per 250 square feet of office use. A total of 52 parking spaces are required, including 30 spaces for the residential use and 22 spaces for the office use. The applicant proposes 45 parking spaces, which is a deficiency of 7 parking spaces. The applicant proposes to create a parking management plan to utilize a shared parking between the uses, which would include:

- 15 assigned spaces for residents located behind a security gate,
- 7 unassigned spaces for residents/guests located behind a security gate,
- 4 unassigned parking spaces for residents/guests not behind a security gate,
- 13 spaces for office use only
- 6 spaces shared between the residential and office uses

With implementation of a parking management plan, Covenant Conditions and Restrictions (CC&Rs), proper signage, and with varying peak hours between the residential and office uses, staff finds that parking on-site will be adequate.

14. Noise (Less than Significant) – The proposed project will be located along a major roadway. The applicant submitted a noise study prepared by Edward L. Pack Associates, Inc. (dated January 14, 2013) analyzing exterior and interior noise levels at the site, both short term and long term. The noise exposures at the site were evaluated against the standards of the City of Sunnyvale Safety and Noise Chapter of the General Plan, which utilizes the Day-Night Level (DNL) descriptor, and the State of California Code of Regulations. The Sunnyvale General Plan specifies an interior exposure limit of 45 dB DNL and exterior exposure limit of 60 dB DNL. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

The primary source of noise is vehicular traffic along Mathilda Avenue. The study found that the projected interior noise levels at the most impacted units along Mathilda Avenue will be 40 dB DNL under existing traffic conditions and 41 dB DNL under future traffic conditions. This assumes standard ½" dual-pane thermal insulating glass windows that are closed with mechanical ventilation installed, which are standard construction methods and do not require additional mitigation measures. Exterior areas include private balconies for each unit, a common courtyard area on the second floor, and a roof garden. The private balconies do not meet the City's dimensional requirements for useable open space and are small, limited use areas that are exempt from the noise thresholds in the General Plan. The study found that the noise levels within the common courtyard area will be up to 50 dB DNL under existing traffic conditions and up to 51 dB DNL under future traffic conditions. Noise levels at the common roof garden is expected to be up to 50 dB DNL under existing traffic conditions and 51 dB DNL under future noise levels. Based on the noise study, projected interior and exterior noise levels for the proposed project will be within the City adopted thresholds.

16. Noise (Less than Significant) – The project may introduce short-term and temporary additional sources of noise to the project area during construction. Based on the construction schedule provided by the applicant, this is only for a temporary basis (less than one year). 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 (Less than Significant) – A Tree Inventory and Evaluation was prepared by Nature First (dated June 12, 2012). The study found a total of 19 trees on-site, all of which are proposed for removal. Most of the trees are in good or fair condition but will be removed as they conflict with the planned building location. Two of the trees are considered to be "protected" under the SMC (greater than 38 inches in circumference as measured 4 ½ feet from the ground), including a Fern pine tree located along the street frontage and an olive tree along the right side property line. The proposed project will provide the required amount of landscaped area and replacement trees per the Zoning Code. Therefore, this is a less than significant impact.

22. Historic and Cultural Resources (Less than Significant with Mitigation) – Although the existing buildings are more than 50 years old, neither the site nor the buildings are on the City of Sunnyvale list of Heritage Resources. Although there are no known recorded archeological sites in the immediate area of the proposed building locations, there still remains the possibility of discovery of Native American remains during excavation and grading since there are archeological sites in the greater vicinity. In the event of a discovery, project excavation and grading could result in potential disturbance of subsurface cultural resources which would result in a significant impact unless mitigated. There are no surface historic resources currently known to be on the project sites. Although the discovery of cultural resources on these sites is not anticipated, the following mitigation measure has been included in the project to reduce the potential impact to a less than significant level:

WHAT:

1) For projects involving substantial ground disturbance, the individual project sponsor shall be required to contact the California Historical Resources Information System (CHRIS) to determine whether the particular project is located in a sensitive area. Future development projects that the CHRIS determines may be located in a sensitive area, on or adjoining an identified archaeological site, shall proceed only after the project sponsor contracts with a qualified archaeologist to provide a determination in regard to cultural values remaining on the site and warranted mitigation measures.

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

WHEN:

These mitigation measures shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval. The conditions will become valid when the SDP is approved. Conditions will be applicable during the construction of the project. The CHRIS letter shall be provided prior to building permit submittal, including demolition and grading.

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 project construction plans.

30. Air Quality (Less than Significant with Mitigation) – The proposed project will result in construction related dust and debris as a result of demolition, grading and construction. Based on the construction schedule provided by the applicant, this is only for a temporary basis (less than one year). The site is surrounded by existing residential development. Typically, the following reasonable controls can be implemented to ensure construction related impacts are less than significant:

WHAT:

1) The developer shall implement the following:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, or other loose materials off-site shall be covered.
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points.

- g) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h) Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

WHEN:

The mitigation measure shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval. The conditions will become valid when the SDP is approved. Conditions will be applicable during the construction of the project.

WHO:

The property owner will be solely responsible for implementation and maintenance of the mitigation measure.

HOW:

The conditions of approval will require the mitigation measure to be incorporated into the project construction plans.

33. Seismic Safety (Less than Significant) – The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. The proposed project will be evaluated by an engineer to ensure structural integrity and compliance with the Uniform Building Code requirements. The proposed project will be designed according the engineers recommendations and the project will be reviewed by the City for conformance with the Uniform Building Code. This will ensure that the seismic safety issues will be reduced to a less than significant level.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 4/16/13

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

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Transit Operations Performance Report, VTA Short Range Transit Plan, and Valley Transportation Plan for 2035.

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

35. Traffic (Less than Significant): The proposed project is consistent with the density permitted by the Downtown Specific Plan and General Plan. The proposed 15 dwelling units and office space will not generate more than 100 peak hour trips to the site. Therefore additional traffic analysis is not required. The project approval is conditioned to install sidewalk improvements per the Downtown Specific Plan. In addition, the project applicant will be required to pay traffic impact fees resulting from the net new trips. Therefore, the project will not result in any significant traffic impacts.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 4/16/2013

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

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

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

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
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

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Environmental Management Chapter of the Sunnyvale General Plan
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 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"/>	Environmental Management Chapter of the Sunnyvale General Plan

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

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 4/16/2013

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

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

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 4/16/2013

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	Phase I Study, dated May 2012
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:

67. Hazards and Hazardous Materials (Less than Significant) – A Phase I Study was completed by PIERS Environmental Services, Inc., dated May 2012. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

The two properties were historically occupied by orchards before the homes were constructed. The prior use of the properties as agriculture could be of potential environmental concerns as it implies the use of agricultural chemicals such as pesticides and fertilizers. However, the study notes that most chemicals attenuate by natural processes over time. As the agricultural uses ceased on the properties in the 1920s and 1940s, the study did not require further investigation. The consultant also observed hazardous materials and other chemicals at 560 S. Mathilda Avenue, which consisted of paint, cleaning supplies, and a battery. There was no evidence of improper storage, usage or disposal of the materials and chemicals. No other recognized environmental conditions were observed; therefore, impacts are less than significant.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 4/16/2013

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
69. Public Services Parks? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Noren Caliva-Lepe Date: 4/16/2013

ENVIRONMENTAL SOURCES

Initial Study
538-560 S. Mathilda Ave.
File #2012-7461
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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
- Comprehensive Land Use Plan (CLUP)
- 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

ENVIRONMENTAL SOURCES

Initial Study
538-560 S. Mathilda Ave.
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- 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

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 2010
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines

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

ENVIRONMENTAL SOURCES

File#: 17997

4/16/2013

Initial Study
538-560 S. Mathilda Ave.
File #2012-7461
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OTHER :

Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 3/20/13
- Project construction schedule
- Project Draft Storm Water Management Plan
- Project Tree Inventory by Nature First, dated 6/10/12
- Noise Study by Edward L. Pack Associates, Inc., dated 1/15/13
- Phase I Environmental Site Assessment Report by PIERS Environmental Services, Inc., dated 5/12

Mathilda Villas

538 S Mathilda Avenue
Sunnyvale, CA 94086

APPLICABLE CODES

- PART 1 CALIFORNIA ADMINISTRATIVE CODE
- PART 2 2010 CALIFORNIA BUILDING CODE (CBC)
- PART 2.5 2010 CALIFORNIA RESIDENTIAL CODE (CRC)
- PART 3 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- PART 4 2010 CALIFORNIA MECHANICAL CODE (CMC)
- PART 5 2010 CALIFORNIA PLUMBING CODE (CPC)
- PART 6 2010 CALIFORNIA ENERGY CODE
- PART 9 2010 CALIFORNIA FIRE CODES
- PART 11 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF SUNNYVALE

SHEET INDEX

- A0.1 COVER SHEET
- A0.2 LANDSCAPE CALCULATIONS
- A1.1 SITE PLAN / FIRST FLOOR PLAN
- A1.2 SITE PLAN - WITH TOPO OVERLAY
- A2.1 BASEMENT FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 ROOF PLAN
- A3.1 PROPOSED EXTERIOR ELEVATIONS
- A3.2 PROPOSED EXTERIOR ELEVATIONS
- A3.3 STREETSCAPE SECTIONS
- A3.4 SECTIONS
- C-1 COVER SHEET / NOTES / DETAILS
- C-2 GRADING AND DRAINAGE PLAN
- C-3 UTILITY PLAN
- C-4 STORMWATER MANAGEMENT PLAN / MEASURES
- C-1 COVER SHEET OFF-SITE IMPROVEMENT
- C-2 OFF-SITE IMPROVEMENT PLAN
- TM-1 TENTATIVE MAP
- L-1.0 LANDSCAPE PLANTING PLAN SITE PLAN
- L-1.1 LANDSCAPE PLANTING PLAN SECOND FLOOR
- L-1.2 LANDSCAPE PLANTING PLAN ROOF GARDEN



PROJECT DATA	
APN	209-29-059
SITE AREA	19186 SF
ZONING	RA/C
PROPOSED ZONING	PD
TYPE OF CONSTRUCTION	III-A / IA
USE	RESIDENTIAL CONDOMINIUMS, OFFICES
OCCUPANCY	PARKING - R2 RESIDENTIAL - R2 OFFICES - B
NO. OF 3 BR. CONDOMINIUMS	15
NO. OF STORIES	BASEMENT+3
GROUND COVERAGE	6,457 S.F. (33%)
OPEN LANDSCAPE AREA	4,673 S.F. (24%)
TOTAL OPEN USABLE AREA	1,005 S.F.
TOTAL OFFICE AREA	5,517 S.F.
TOTAL GYM & COMMUNITY ROOM AREA	860 S.F.
TOTAL BASEMENT AREA	15,917 S.F.
TOTAL FIRST FLOOR AREA	6,829 S.F.
TOTAL SECOND FLOOR AREA	9,712 S.F.
TOTAL THIRD FLOOR AREA	1,032 S.F.
TOTAL BUILDING AREA	27,773 S.F. (NOT INCLUDING BASEMENT)
FLOOR AREA RATIO	1.4
AUTOMATIC FIRE SPRINKLER	YES

SCOPE OF WORK:

PROPOSING A NEW 3 STORY BUILDING WITH UNDERGROUND AND ON SURFACE PARKING FOR OFFICE AND 15 UNITS ABOVE.

THE PARKING FOR THE RESIDENTS IS BEING PROPOSED IN THE BASEMENT AND OFFICE AND GUEST IS ON THE REAR OF THE LOT, SO THE VISION OF THE BUILDING IS ENHANCED.

THE OFFICE PARKING IS SHARED WITH THE RESIDENTIAL AND GUEST PARKING SPACES AS OFFICE HOURS WILL BE FROM 9:00 AM TO 6:00 PM, AFTER THAT THE PARKING WILL BE AVAILABLE FOR RESIDENTS AND GUESTS AS WELL AS ON WEEKENDS.

PARKING ANALYSIS	
REQUIRED PARKING	
RESIDENTIAL PARKING	15 UNITS PARKING REQUIRED 3 BEDROOM 2 SPACES / UNIT 15x2 = 30 SPACES (10% COMPACT - 3)
TOTAL = 30 SPACES REQUIRED	
GUEST PARKING 10% GUEST = 3 SPACES	
PARKING REQUIRED FOR UNITS	= 30 SPACES
ASSIGNED ACCESSIBLE PARKING - 2%	
2 ACCESSIBLE SPACES PROVIDED	
COMPACT PARKINGS FOR RESIDENTIAL	3 PROVIDED
ASSIGNED PARKING FOR RESIDENTIAL UNITS	15 ASSIGNED PROVIDED
UNASSIGNED PARKING FOR RESIDENTIAL UNITS	15 UNASSIGNED PROVIDED
OFFICE PARKING	1 PER 250 SF 5,531 / 250 = 22 SPACES 22 SPACES REQUIRED
TOTAL PARKING REQUIRED	55 SPACES
TOTAL SHARED PARKING ALLOWED BY CODE - 5%	3
TOTAL SHARED PARKING REQUESTED	ADDITIONAL 7 - 11.5%
TOTAL PARKING PROVIDED	45 SPACES
PARKING FOR OFFICE SHARED WITH GUESTS	15 PROVIDED
ELECTRIC VEHICLE PARKING	2 PROVIDED
ACCESSIBLE PARKING FOR OFFICE & RESIDENTIAL	2 PROVIDED
TOTAL PARKING PROVIDED FOR UNITS	30 SPACES
TOTAL PARKING PROVIDED FOR OFFICE AND GUEST - 5 SPACES SHARED BETWEEN GUEST, AND OFFICES	15 SPACES

RESIDENTIAL UNIT MIX		
3 BEDROOM/2 BATH	AREA IN SF	NUMBER OF UNITS
TYPE A	1130	8
TYPE A1	1090	1
TYPE B	1375	2
TYPE C	1460	2
TYPE D	1500	2
TOTAL		15

ATTACHMENT F
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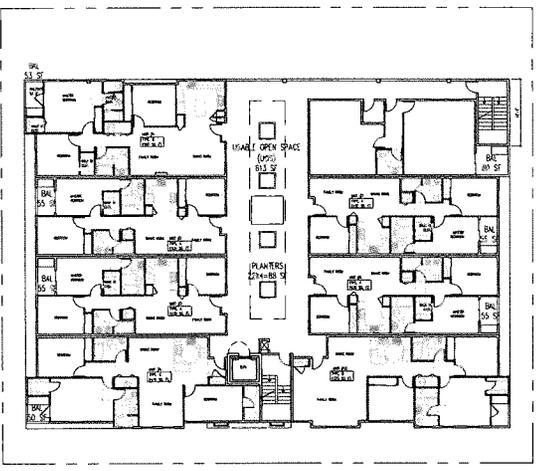
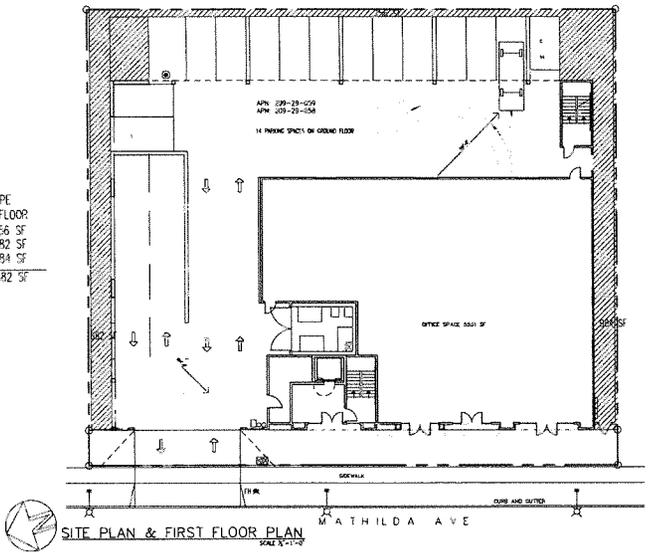
A0.1

Mathilda Villas
538 S Mathilda Ave
Sunnyvale, CA 94086

MAY 2, 2013
SiliconSage Builders
3333 BROWERS AVE, SUITE 100, SANTA CLARA, CA 95051
TEL: (408) 528-7300

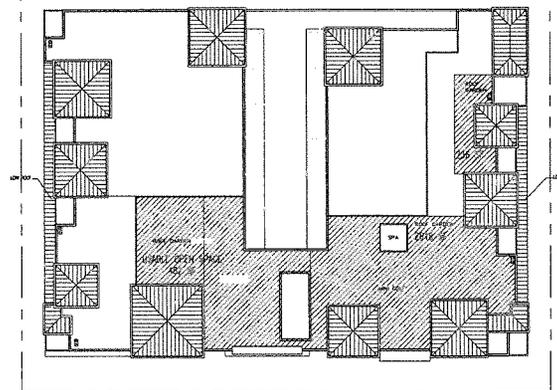
TOTAL LANDSCAPE
AREA ON GROUND FLOOR
156 SF
682 SF
594 SF

TOTAL 1382 SF



SECOND FLOOR PLAN
SCALE 1/4\"/>

TOTAL LANDSCAPE AREA ON FIRST FLOOR = 88 SF
TOTAL USABLE OPEN SPACE ON FIRST FLOOR = 613 SF



ROOF GARDEN FLOOR PLAN
SCALE 1/4\"/>

LANDSCAPE AREA REQUIRED - 20% OF LOT AREA	
	20% of 15186
LANDSCAPE AREA REQUIRED =	3037 SF
LANDSCAPE AREA PROVIDED = 1882 SF (FIRST FLOOR)	
	2791 SF (ROOF)

TOTAL =	4673 SF
TOTAL USABLE OPEN SPACE REQUIRED = 50 SF PER UNIT	
	= 750 SF
TOTAL AREA PROVIDED = 613 SF (FIRST FLOOR PODIUM)	
	= 482 SF (ROOF)

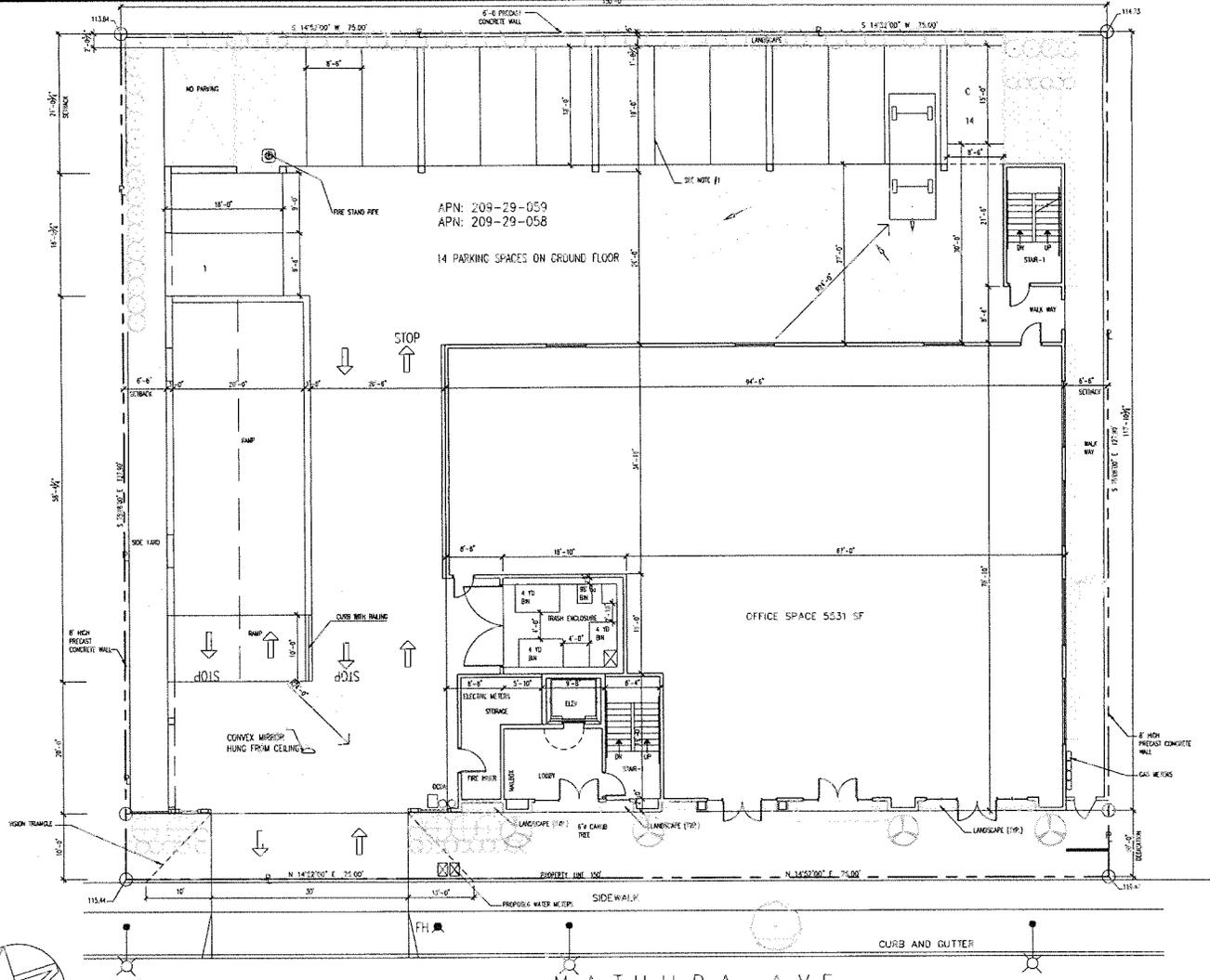
TOTAL PROVIDED = 1095 SF (BALCONIES NOT USED)	

Mathilda Villas

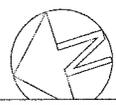
538 S Mathilda Ave
Sunnyvale, CA 94086

SiliconSage Builders
3332 BOWTIE AVE, NORTH SAN JOSE, CA 95134
TEL: (408) 576-7595

MAY 2, 2013



NOTE:
 1. PARKING SPACES MUST MARK WITH DOUBLE LINES IN WHITE COLOR, ONE FOOT APART (AS MEASURED FROM THE CENTER) AND FOUR INCHES WIDE TO MARK THE SIDES OF EACH SPACES.

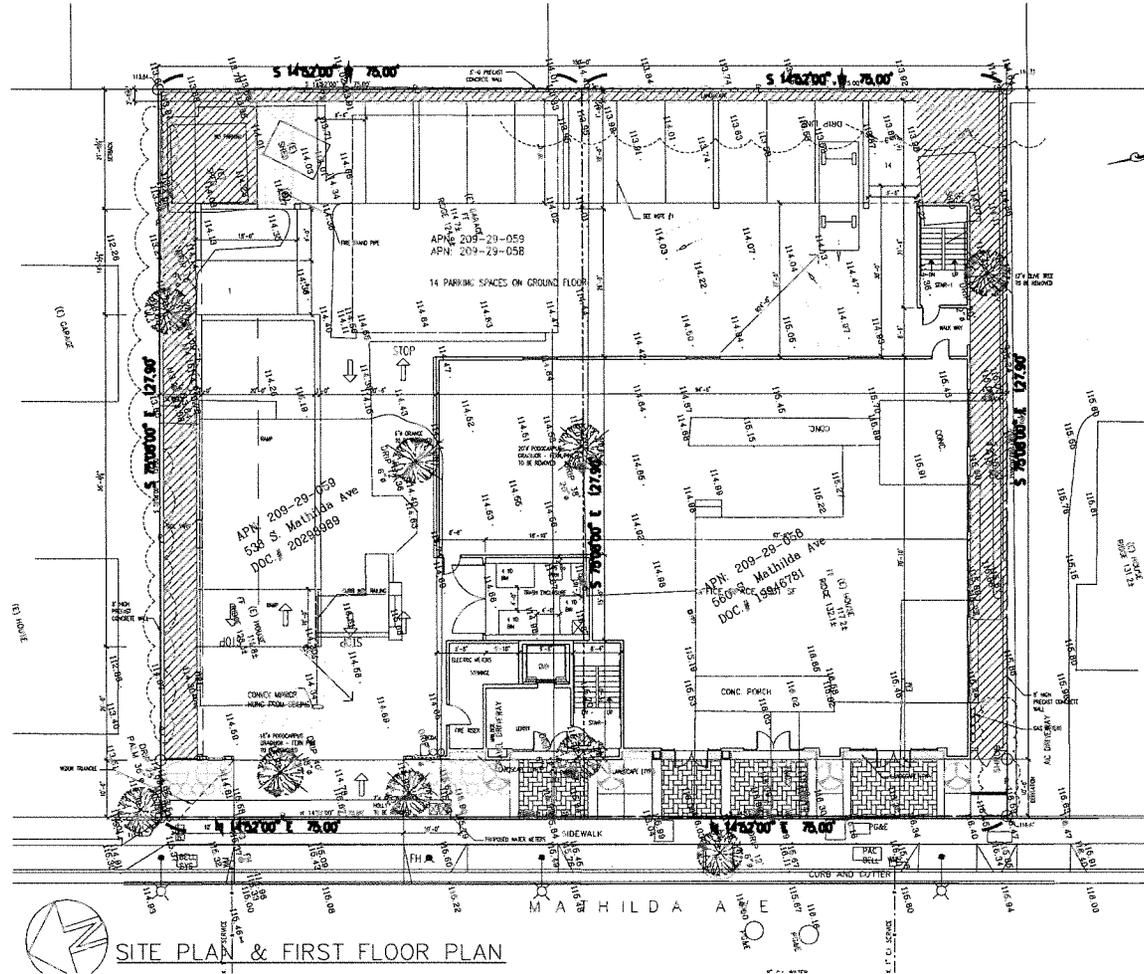


SITE PLAN & FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Mathilda Villas
 538 S Mathilda Ave
 Sunnyvale, CA 94086

MAY 2, 2013
SiliconSage Builders
 3333 BOWERS LANE, SUITE 100, SANTA CLARA, CA 95051
 TEL: No. (408) 528-3355

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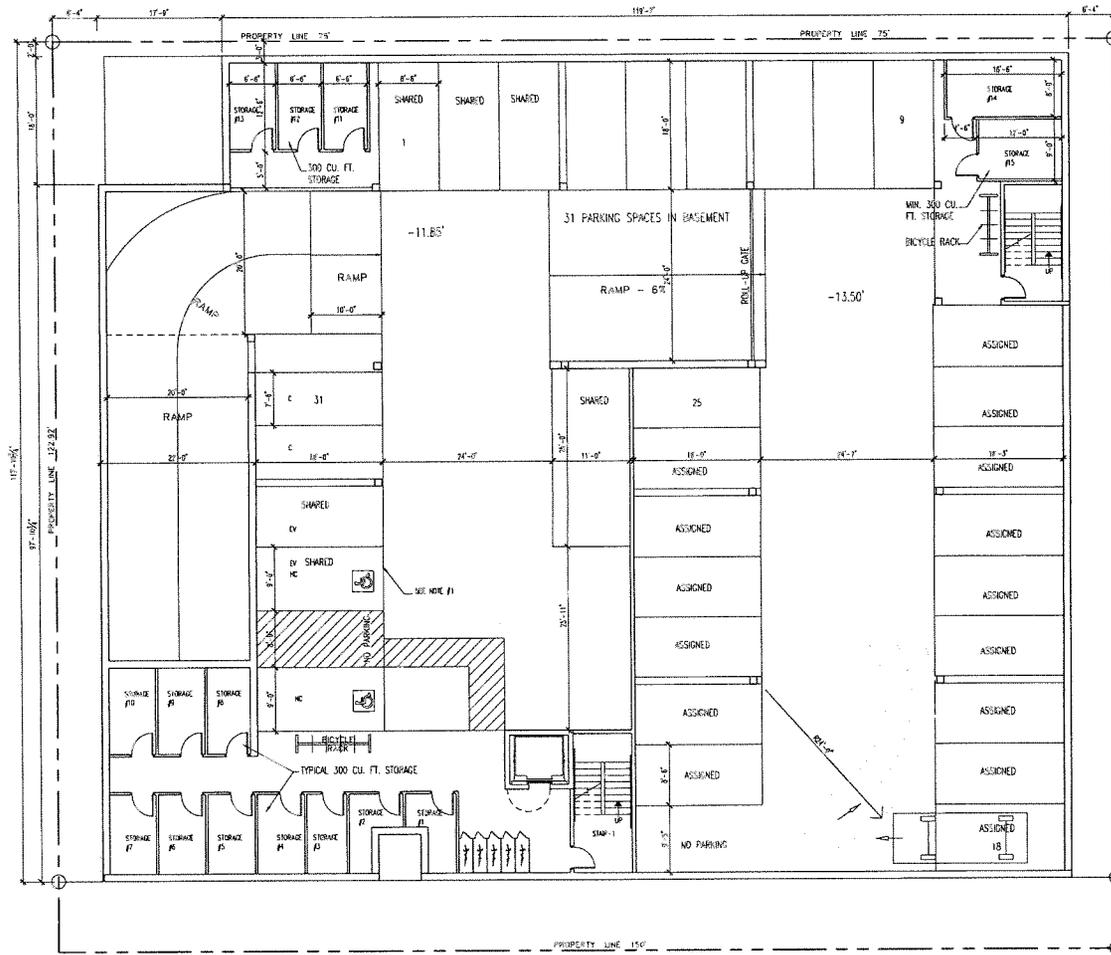
SITE PLAN & FIRST FLOOR PLAN

ATTACHMENT F
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A1.2

Mathilda Villas
 538 S Mathilda Ave
 Sunnyvale, CA 94086

MAY 2, 2013
 SiliconSage Builders
 333 BOWERS AVE, SUITE 101, SANTA CLARA, CA 95054
 TEL. No 408-224-7851



BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTE:

1. PARKING SPACES MUST MARK WITH DOUBLE LINES IN WHITE COLOR, ONE FOOT APART (AS MEASURED FROM THE CENTER) AND FOUR INCHES WIDE TO MARK THE SIDES OF EACH SPACES.
2. THE GARAGES SHALL BE PAINTED THE WALLS WHITE (NOT UNFINISHED CONCRETE) AND PROVIDING ADEQUATE LIGHTING.

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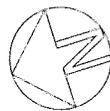
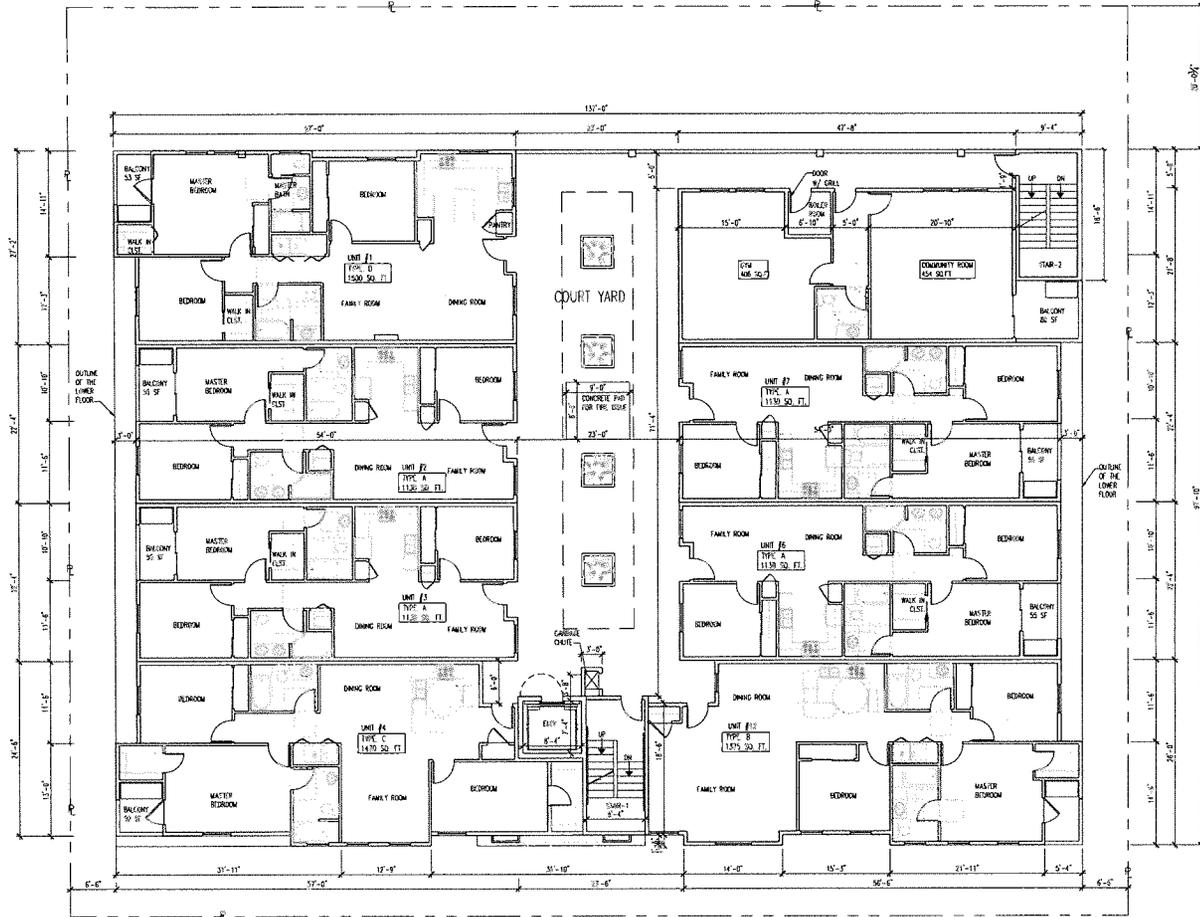
A2.1

Mathilda Villas
 538 S Mathilda Ave
 Sunnyvale, CA 94086



SiliconSage Builders
 333 BOWERS AVE, SUITE 130, SANTA CLARA, CA 95054
 TEL. No. (408) 226-7603

MAY 2, 2013



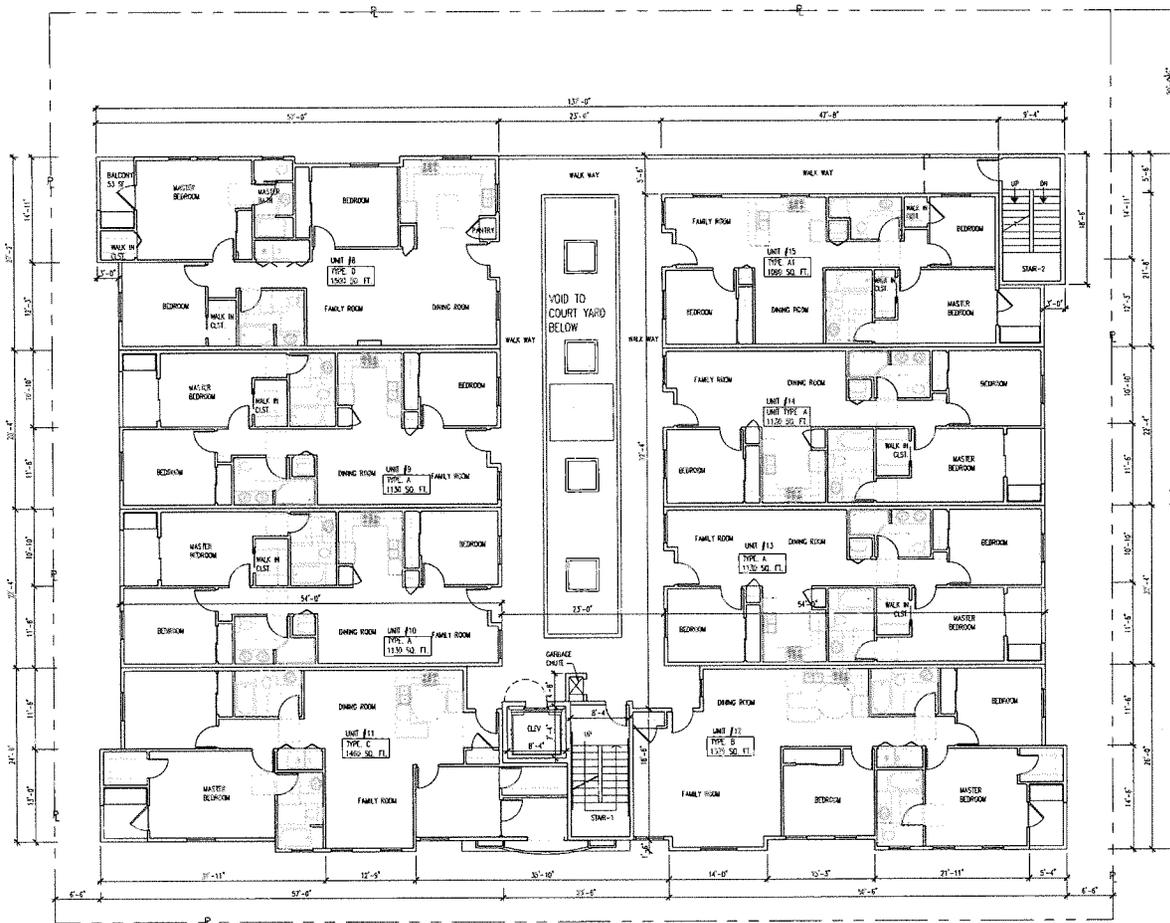
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

ATTACHMENT F
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A2.2

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538 S Mathilda Ave
Sunnyvale, CA 94086

MAY 2, 2013
SiliconSage Builders
330 BOWLING GREEN, SUITE 100, SANTA CLARA, CA 95051
TEL: (415) 350-7895



THIRD FLOOR PLAN
SCALE 1/8"=1'-0"

ATTACHMENT F
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A2.3

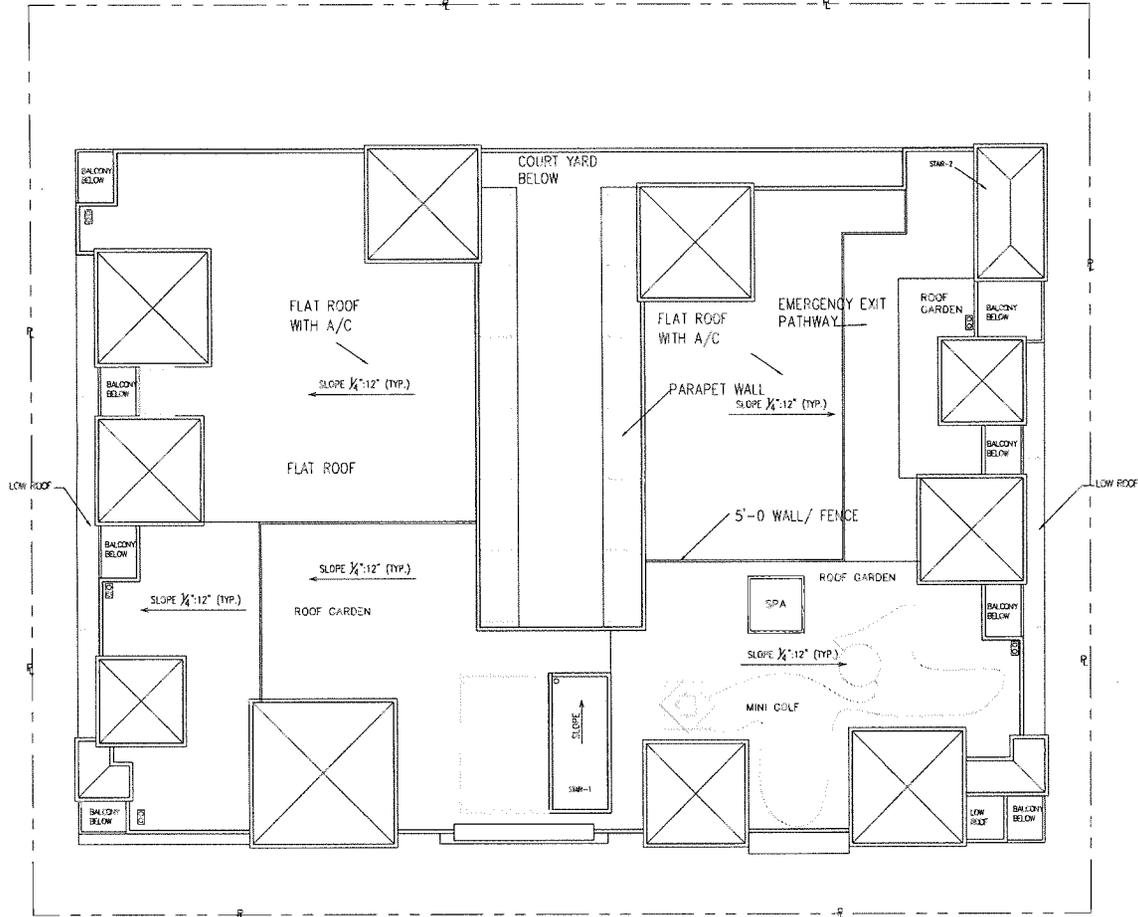
Mathilda Villas
538 S Mathilda Ave
Sunnyvale, CA 94086



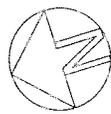
SiliconSage Builders

131 BOWERS AVE. SUITE 100, SANTA CLARA, CA 95054
TEL. No. (408) 330-7895

MAY 2, 2013



ATTACHMENT
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 F



ROOF GARDEN FLOOR PLAN
 1/8"=1'-0"

A2.4

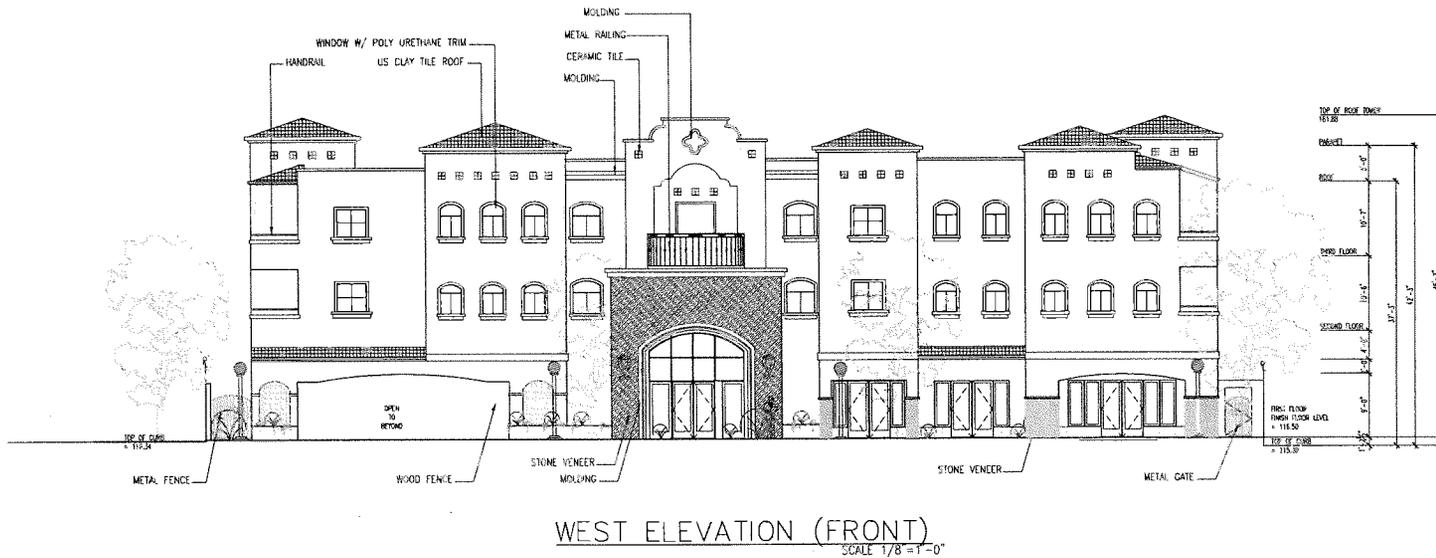
Mathilda Villas
 538 S Mathilda Ave
 Sunnyvale, CA 94086



SiliconSage Builders

3333 BOWERS AVE, SUITE 100 SANTA CLAZA, CA 95051
 TEL: No (408) 220-7055

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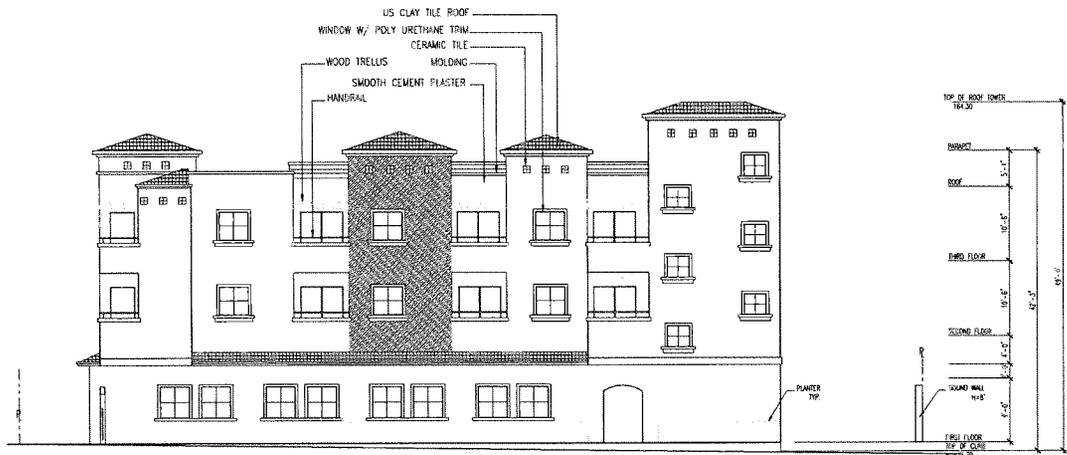


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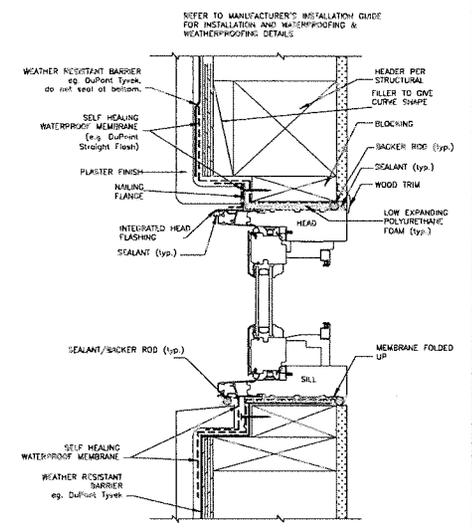
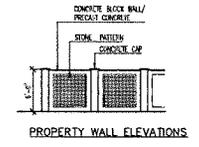
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Mathilda Villas
538 S Mathilda Ave
Sunnyvale, CA 94086

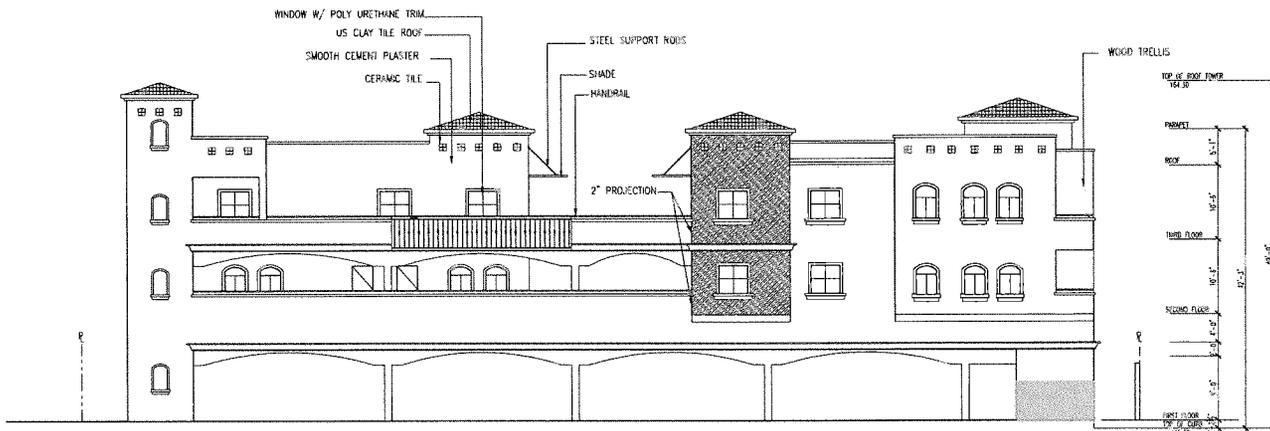
SiliconSage Builders
3322 BUNKER AVE, SUITE 130, SANTA CLARA, CA 95054
TEL. No. (408) 228-7695
MAY 2, 2013



NORTH ELEVATION (SIDE)
SCALE 3/8"=1'-0"



WINDOW HEAD AND SILL DETAIL
SCALE 3/16"=1'-0"



EAST ELEVATION (REAR)
SCALE 3/8"=1'-0"

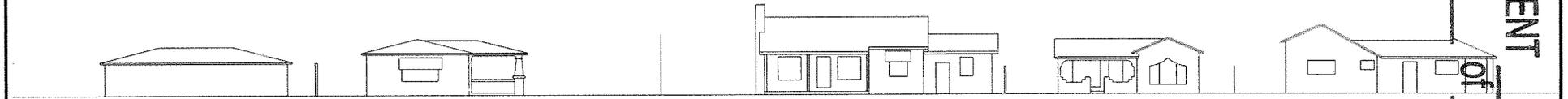
Mathilda Villas
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Sunnyvale, CA 94086

SiliconSage Builders
3535 BOWEN AVE, SUITE 100, SANTA CLARA, CA 95051
TEL No. (408) 590-7095

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MAY 2, 2011
ATTACHMENT
of 28
E



WEST ELEVATION (FRONT)
SCALE 1/8" = 1'-0"



STREETSCAPE BEFORE

ATTACHMENT
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A3.3

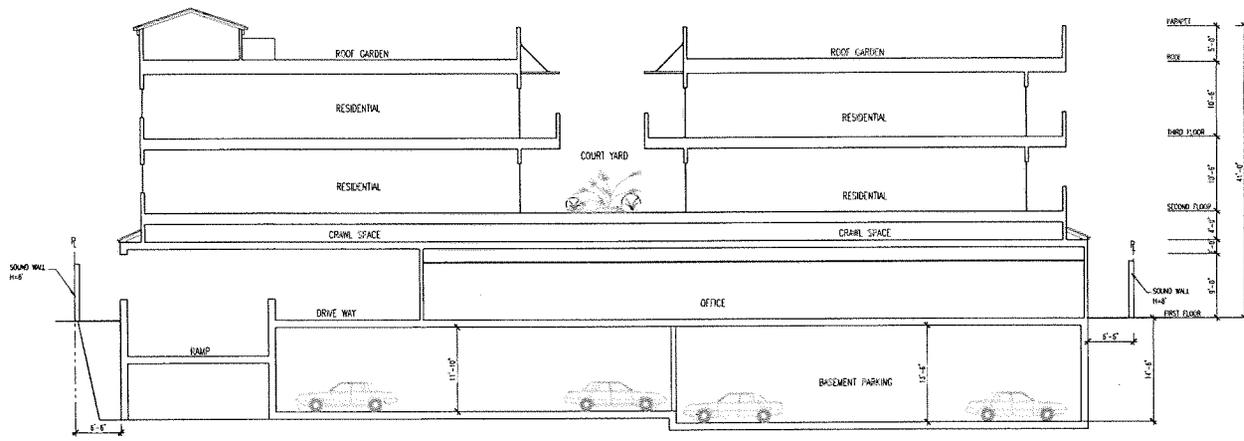
Mathilda Villas
538 S Mathilda Ave
Sunnyvale, CA 94086



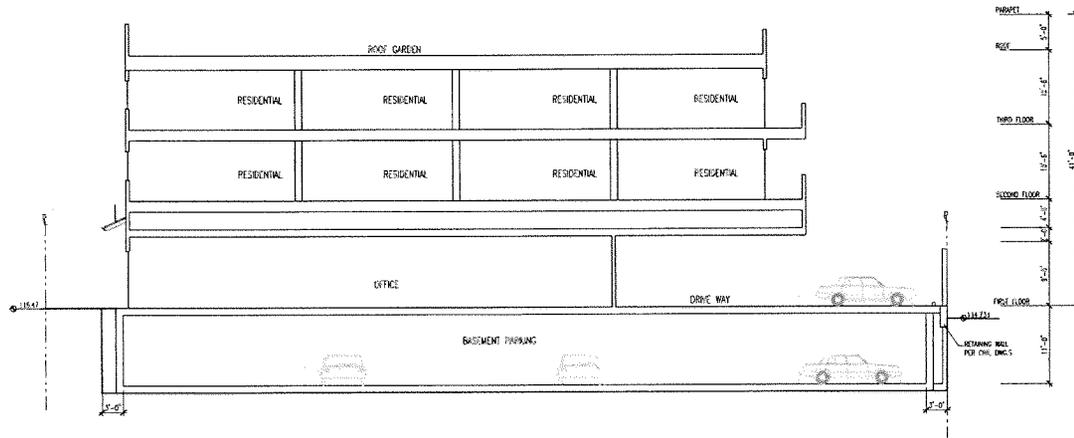
MAY 2, 2013

SiliconSage Builders

133 BOWERS AVE, SUITE 100, SANTA CLARA, CA 95054
TEL: No (408) 270-7885



LONGITUDINAL SECTION THROUGH BUILDING
SCALE 1/8" = 1'-0"



CROSS SECTION THROUGH BUILDING
SCALE 1/8" = 1'-0"

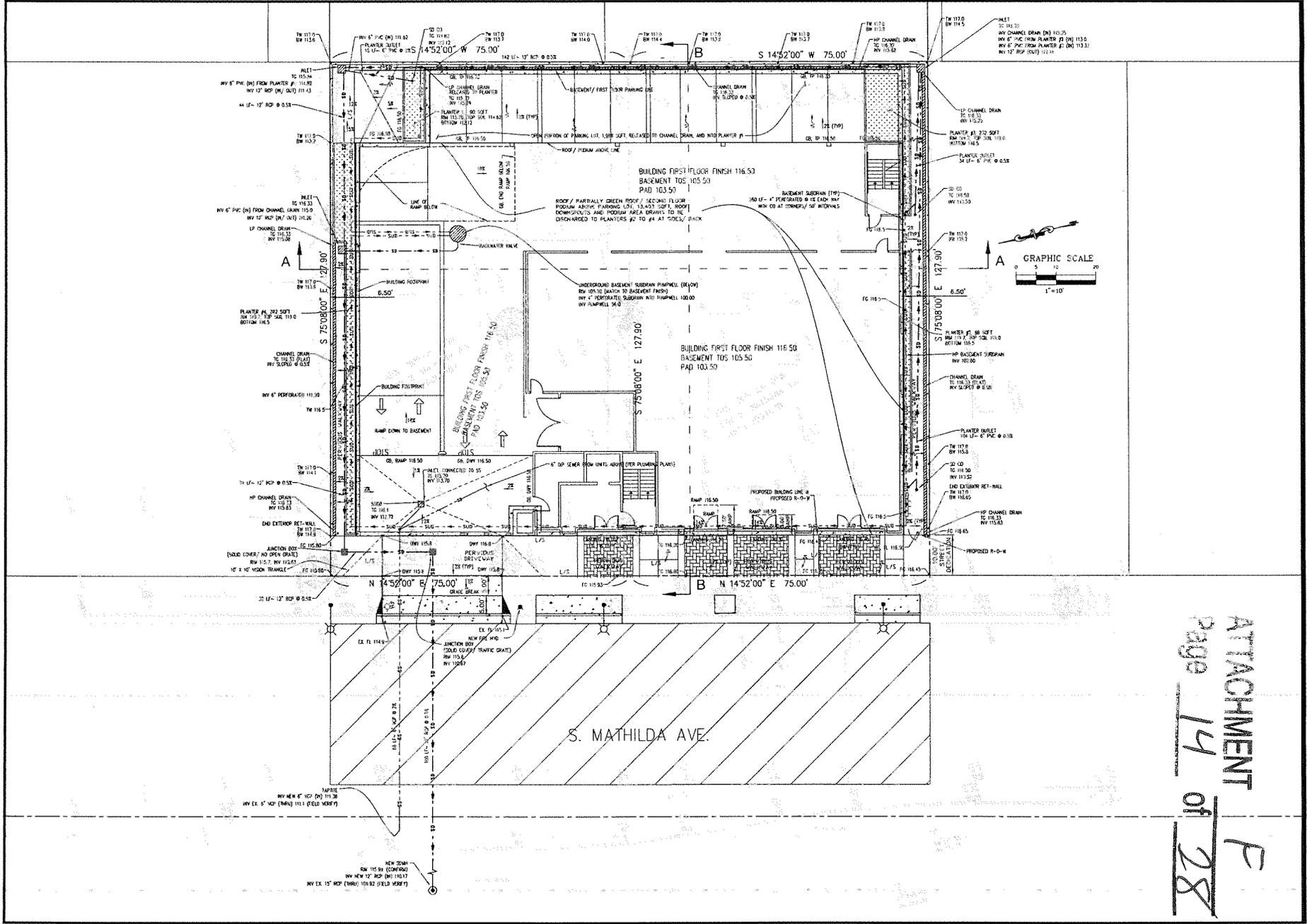
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A3.4

Mathilda Villas
538 S Mathilda Ave
Sunnyvale, CA 94086

SiliconSage Builders
3333 BOWERS AVE, SUITE 100, SANTA CLARA, CA 95054
TEL. No (408) 538-7895

MAY 2, 2012



ATTACHMENT
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 F



**ENGINEERS
CIVIL ENGINEERS**

1534 CORNELL LANE
LOS ALTO, CA 94024
TEL: (650) 944-8000
FAX: (650) 241-8755

OWNER/APPLICANT:

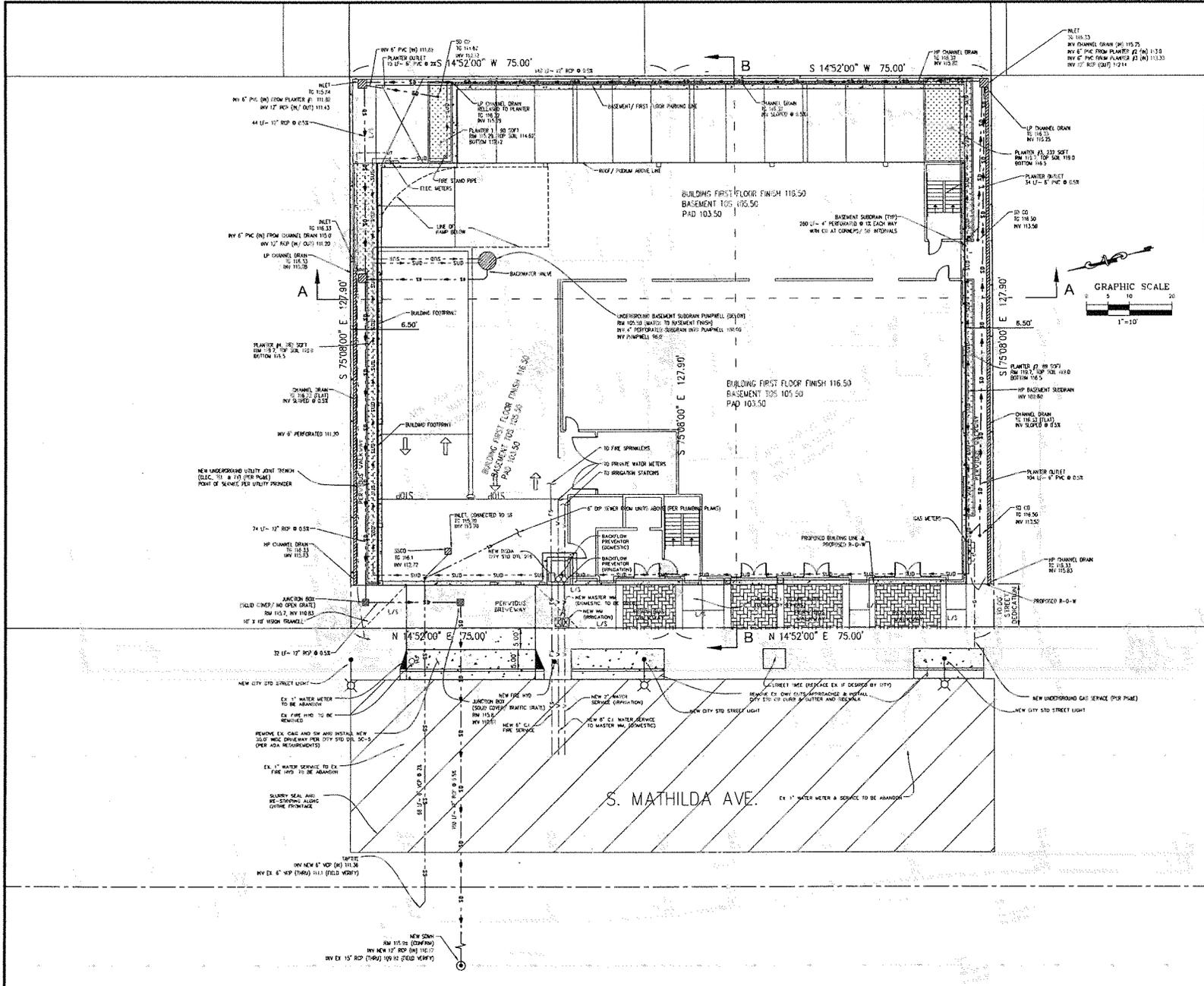
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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
 MIXED USE BUILDING
 APN: 209-29-058 AND 059
 538 AND 560 S. MATHILDA AVE., SUNNYVALE, CA 94086
GRADING AND DRAINAGE PLAN



Date: 3/20/2013
 Scale: 1"=10'
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 212006

Sheet: 2 OF 4
 C-2



ATTACHMENT F
 Page 15 of 28



1534 CHERRY LANE
 LOS ALTOS, CA 94024
 TEL: (650) 941-8005
 FAX: (650) 941-8055

OWNER/APPLICANT:
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GRADING AND DRAINAGE PLANS
 MIXED USE BUILDING
 APN: 209-29-058 AND 059
 538 AND 560 S. MATHILDA AVE., SUNNYVALE, CA 94086
 UTILITY PLAN



Date: 3/20/2013
 Scale: 1"=10'
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 212006

Sheet: 3 OF 4
 C-3

Compliance with NPDES Permit Provision C.3.

The San Francisco Bay Regional Water Quality Control Board (SF RWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are preliminary in the category of new development discharge controls. The Permit requires that permit, post-construction stormwater quality control measures be implemented as part of development projects.

- Updated stormwater quality control measures include:
- Source Control Measures
 - Site Design Measures
 - Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq ft or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be designed and installed according to numerous sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

FLOW-THROUGH PLANTER MAINTENANCE:

Planter boxes capture runoff from downspouts or sheet flow from pipes and paved areas. The runoff briefly flows the surface of the box and then percolates through an active soil layer to drain racks below. Typically maintenance consists of the following:

- Examine **DOWNSPOUTS** from the rooftops or sheet flow from paving to insure that flow to the planter is unimpeded. Remove any debris and repair any damaged pipes. Check splash blocks or racks and repair, replace, or replenish as necessary.
- Examine the **OVERFLOW** pipe to make sure that it can safely convey excess flow to a storm drain. Repair or replace any damaged or disconnected piping.
- Check the **UNDERDRAIN** piping to make sure it is intact and unobstructed.
- Observe the **STRUCTURE** of the box and fix any holes, cracks, rotting, or failure.
- Check that the **SOIL** is at the appropriate depth to allow a 8" reservoir above the soil surface and is sufficient to effectively filter stormwater. Remove any accumulations of sediment, litter, and debris. Confirm that soil is not slugging and that the planter will drain within 3-4 hours after a storm event.
- Determine whether the **VEGETATION** is dense and healthy. Replace dead plants. Prune or remove any overgrown plants or shrubs that may interfere with planter operation. Clean up fallen leaves or debris and replenish mulch. Remove any nuisance or invasive vegetation.

PERVIOUS WALKWAYS AND DRIVEWAY MAINTENANCE:

The maintenance activities schedule presented below is based on recommendations provided in the California Stormwater BMP Handbook-New and Redevelopment, and the Interlocking Concrete Formwork Institute Manual (Second Edition).

- The following maintenance activities should be performed on an ongoing basis:
 - Keep landscaped areas well maintained;
 - Prevent soil being washed onto pavement;
 - Vacuum clean surface using commercially available sweeping machines at the following times:
 - End of Winter (April)
 - Mid-Summer (July/August)
 - After Autumn-rain (November)

The following maintenance activities should be performed 2-3 times per year:

- End of Winter (April)
 - Mid-Summer (July/August)
 - After Autumn-rain (November)
- The following maintenance activities should be performed as-needed (infrequent) basis, maximum 15-23 years:
- If routine cleaning does not restore infiltration rates, then reconstruction of part of the whole of a pervious surface may be required;
 - The surface area affected by any observed hydraulic failure should be lifted for inspection of the internal materials to identify the location and extent of the blockage;
 - Surface materials should be lifted and replaced after brush cleaning. Geotextiles may need complete replacement;
 - Subsurface layers may need cleaning and replacing;
 - Removed silt may need to be disposed of as controlled waste;
 - Repair ruts or deformations in pavement exceeding 1/8-inch or 13 mm;
 - Replace broken paver units that impair the structural integrity of the surface;
 - Replenish aggregate surface joint materials.

Source Control Measures

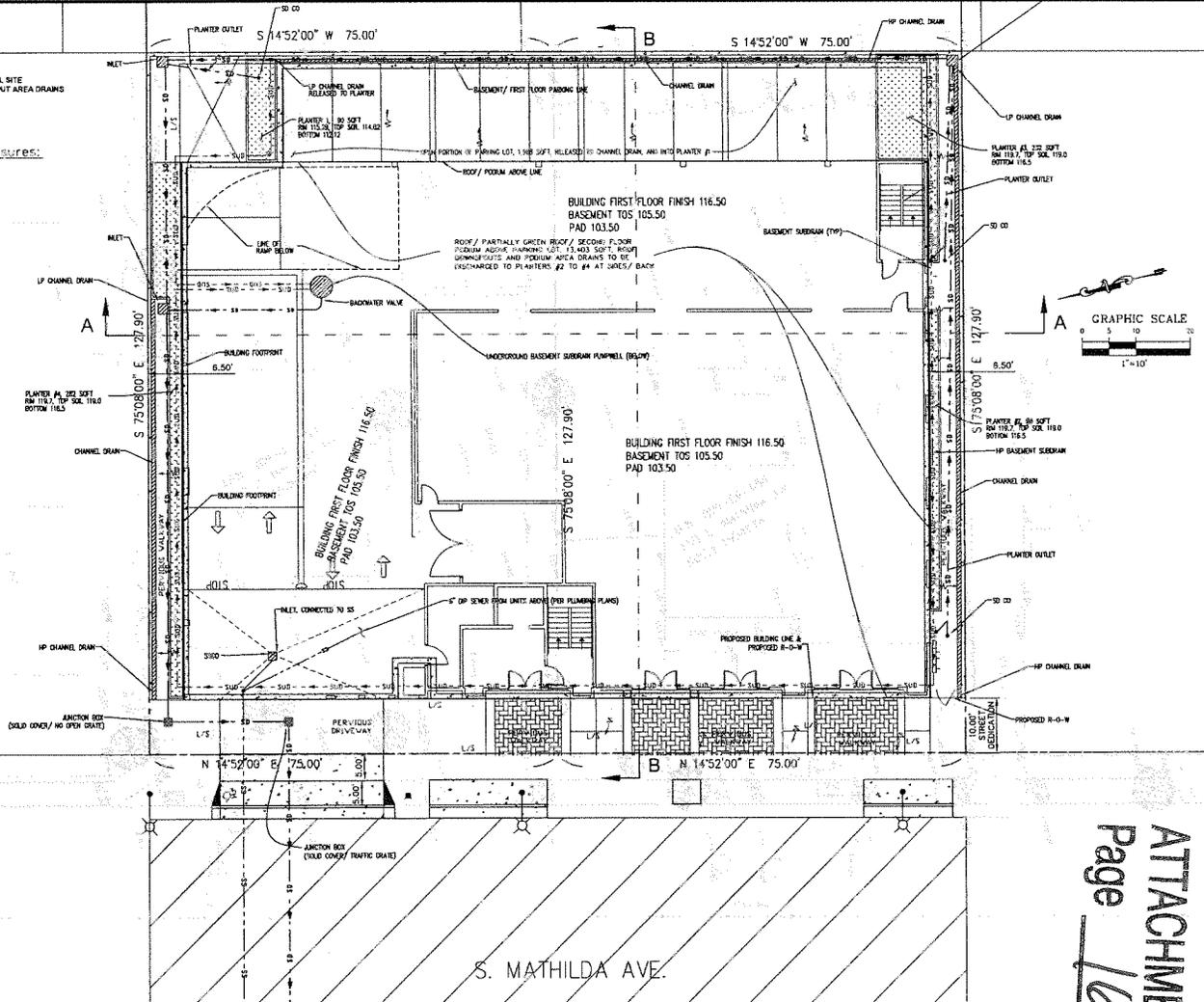
BENEFICIAL GREEN ROOF, LANDSCAPING, BENEFICIAL SITE LANDSCAPING, COVERED PARKINGLOT WITH WASHOUT AREA DRAINS CONNECTED TO SANITARY SEWER SYSTEM.

Site Design Measures

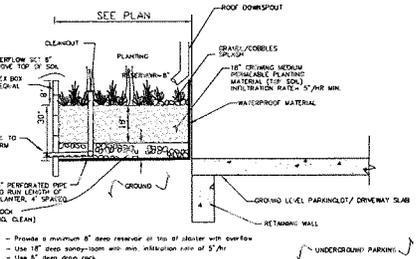
PERVIOUS WALKWAYS AND DRIVEWAY

Storm water Treatment Measures:

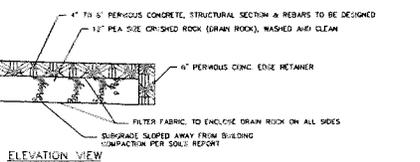
FLOW-THRU, PLANTERS, SIZED FOR C3 TREATMENT.



ATTACHMENT
 Page 16 of 28
 F



FLOW-TROUGH PLANTER BOX
N.T.S.



PERVIOUS CONCRETE WALKWAY/ DRIVEWAY DETAIL
N.T.S.

POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION

DESCRIPTION	AREA (SQFT)	AREA (ACRES)	%	MATERIAL
BUILDING, ROOF / PODIUM OVER PARKINGLOT	11,403	0.266	89.5%	ROOF/ CONC
OPEN TO SKY PARKING LOT OVER BASEMENT	1,862	0.043	10.4%	CONC
TOTAL PROJECT IMPERVIOUS AREA	13,265	0.310	89.9%	IMPERVIOUS
LANDSCAPED PLANTERS/ PERVIOUS WALKWAYS	3,794	0.087	19.8%	PERVIOUS
TOTAL PROJECT PERVIOUS AREA	3,794	0.087	19.8%	PERVIOUS
TOTAL SITE AREA	13,265	0.310		

AREA #	DESCRIPTION/ LOCATION	AREA (SQFT)	AREA (ACRES)	INTEGRITY (INTENSITY FACTOR)	MATERIAL	C (COEFFICIENT FACTOR)	Q (CFPS) x/CXCA	TREATMENT AREA AND DESIGN FLOW CALCULATION		REQUIRED PLANTERS AREA CALCULATION			AVAILABLE PLANTERS				
								PLANTER INFILTRATION RATE (IN/HR)	I _{PLANTER} INFILTRATION RATE (FT/SEC)	Q (GPI) REQUIRED PLANTER AREA (SQFT)	PLANTER LABEL	PLANTER AREA (SQFT)	PLANTER LABEL	PLANTER AREA (SQFT)	PLANTER LABEL	TOTAL PLANTER AREA (SQFT)	TOTAL PLANTER AREA (SQFT)
1	BUILDING, ROOF / PODIUM OVER PARKINGLOT	11,403	0.266	0.21	ROOF/ CONC	0.05	0.00116	5	0.000116	530	#2	88	#1	28	#4	282	692
2	OPEN TO SKY PARKING LOT OVER BASEMENT	1,862	0.043	0.21	CONC	0.05	0.00091	5	0.000116	79	#1	25					30
TOTAL		13,265	0.310														692

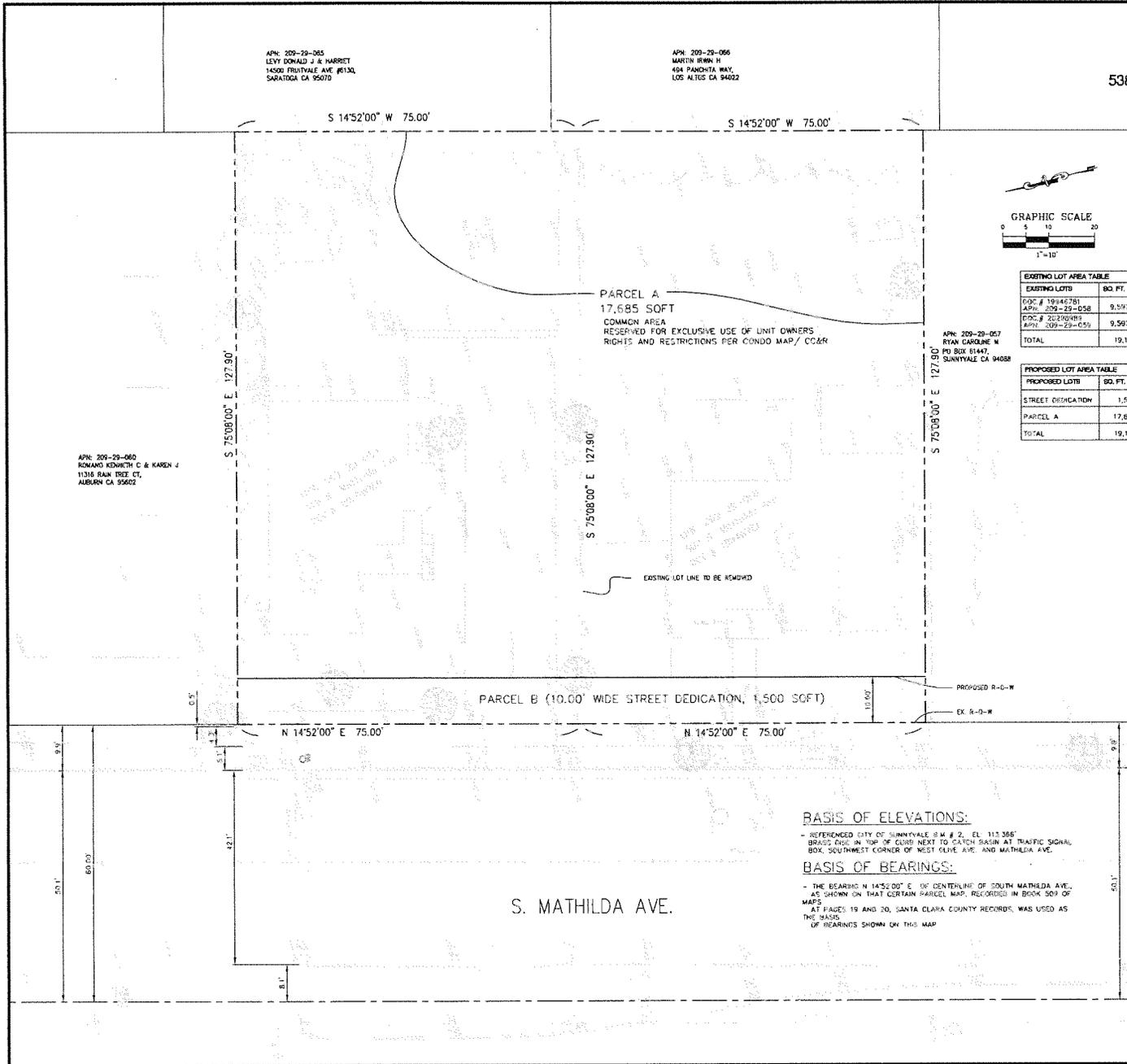


OWNER/APPLICANT:
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 SNIP ENGINEERS
 CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
 MIXED USE BUILDING
 APN: 209-29-058 AND 059
 538 AND 560 S. MATHILDA AVE., SUNNYVALE, CA 94086
 STORMWATER MANAGEMENT PLAN/ MEASURES



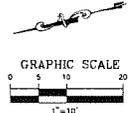
Date: 3/20/2013
 Scale: 1"=10'
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 212006
 Sheet: 4 OF 4
 C-4



TENTATIVE MAP
 ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
 MIXED USE UNITS ON A COMMON LOT
 AND A SECOND LOT (PARCEL B) TO BE DEDICATED TO CITY
 APN: 209-29-058 AND 059
538 AND 560 S. MATHILDA AVE., SUNNYVALE, CA 94086

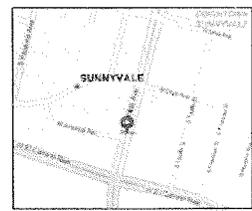
BEING A PART OF LOTS 16 AND 19 IN BLOCK 15, MAPS OF THE TOWN OF ENCINAL, AS SAID MAP IS SHOWN IN BOOK "C" OF MAPS, PAGE 68 AND 69, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, CALIFORNIA, LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

FEBRUARY 2013
SMP ENGINEERS
 1534 CAROL LANE
 LOS ALTOS, CA 94024



EXISTING LOT AREA TABLE		
EXISTING LOTS	SQ. FT.	ACRES
DOC # 191442781		
APN: 209-29-058	9,592.5	0.22
DOC # 222204815		
APN: 209-29-059	9,592.5	0.22
TOTAL	19,185	0.44

PROPOSED LOT AREA TABLE		
PROPOSED LOTS	SQ. FT.	ACRES
STREET DEDICATION	1,500	0.02
PARCEL A	17,685	0.42
TOTAL	19,185	0.44



LOCATION MAP
N.T.S.

SHEET INDEX:
 TM-1 TENTATIVE MAP

GENERAL NOTES & STATEMENTS

- OWNERS:
 538 S. MATHILDA AVE, SUNNYVALE, CA 94086
 MARI FARUKI, AN UNMARRIED MAN
 MAILING ADDRESS: 538 S. MATHILDA AVE, SUNNYVALE, CA 94086
- APPLICANT: SAME AS ABOVE.
- EXISTING ZONING: R4/C PD
- EXISTING: APN 209-29-059 AND 209-29-058
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL / MIXED USE
- EXISTING WELLS: UNKNOWN
- FLOOD ZONE: X
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: CITY OF SUNNYVALE
- FIRE PROTECTION: CITY OF SUNNYVALE
- STORM/SANITARY SEWER: SUNNYVALE SANITARY DISTRICT
- PURER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE/CABLE: AT&T/COMCAST
- STREET TREES: STREET TREES TO BE PLANTED PER CITY OF SUNNYVALE DIRECTION
- ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO RECORD OF SUBDIVISION MAP.

BASIS OF ELEVATIONS:
 - REFERENCED CITY OF SUNNYVALE S.W. # 2, EL. 113.566'
 BRASS CURB ON TOP OF CURB NEXT TO CATCH BASIN AT TRAFFIC SIGNAL BOX, SOUTHWEST CORNER OF WEST OLIVE AVE. AND MATHILDA AVE.

BASIS OF BEARINGS:
 - THE BEARING N 14°52'00" E OF CENTERLINE OF SOUTH MATHILDA AVE., AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 509 OF MAPS AT PAGES 19 AND 20, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

LEGEND AND ABBREVIATIONS

	STREET CENTER LINE
	EXISTING BOUNDARY LINE
	NEW LOT LINE
	EXISTING LOT LINE TO BE REMOVED
	EXISTING LOT LINES

ATTACHMENT
 Page 17 of 28



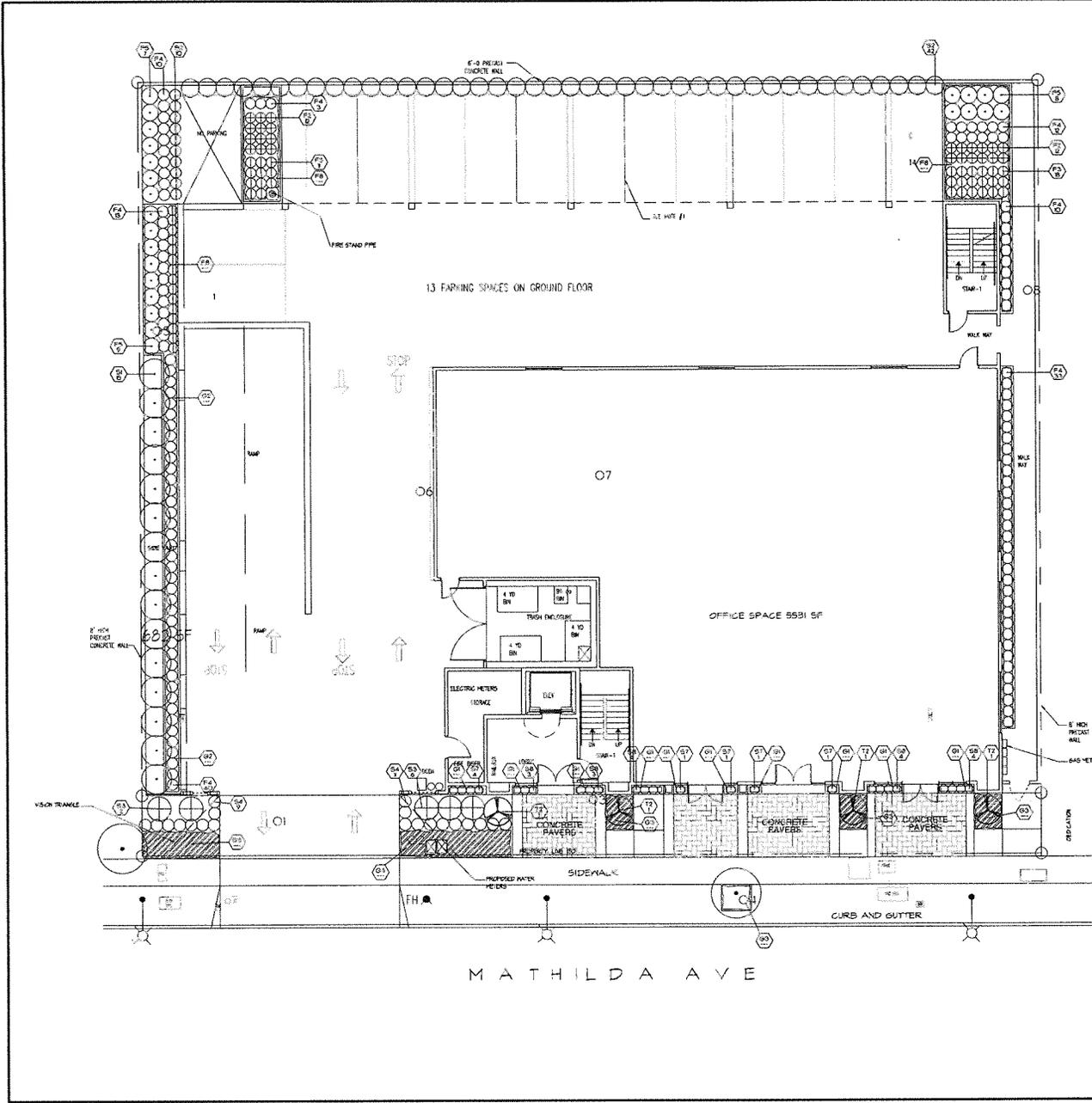
1534 CAROL LANE
 LOS ALTOS, CA 94024
 TEL: (650) 941-8025
 FAX: (650) 941-8755

OWNER/APPLICANT:
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 SMP ENGINEERS
 CIVIL ENGINEERS

TENTATIVE MAP
 ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
 MIXED USE UNITS ON A COMMON LOT
 APN: 209-29-058 AND 059
 538 AND 560 S. MATHILDA AVE., SUNNYVALE, CA 94086
TENTATIVE MAP



Date: 3/20/2013
 Scale: 1"=10'
 Prepared by: V/C
 Checked by: S/R
 Job #: 212006
 Sheet: 1 OF 1
TM-1



PLANT NOTES

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN QUANTITIES SHOWN IN THE LEGEND AND FUR CONFORMANCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHADE AREAS AS NOTED. USE TRIANGULAR SHADING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3% SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2% SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OR W/.
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTER SITE IS TO BE BENCH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8" OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
13. 500 LAWN SHALL BE DWARF PESCUE BLEND.
14. PRIOR TO ANY DIGGING OR TRENCHING CALL UNDERGROUND SERVICE ALERT: 1.800.277.6600

PLANT LIST:

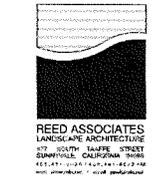
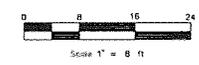
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	BIOW/SP/NO/US/CLS
TREES						
T7	PRODIGIUM THORNTILLIA	YEW TREE	1	24" BOX	COULDFEAR	FREIGHT
T1	ABUTILON UNDOLO	STRATHEM TREE	1	24" BOX	STANDARD	LOW
SHRUBS						
S1	PHYTOLLOBA VARIOSA	VARIATED TORONTO	1	5 GAL		LOW
S2	FRAXINUS L. 'DWARF'	DWARF WEDGE HAMBURG	1	5 GAL		LOW
S3	LOXICORYMBIS GARDNERI	PRINCE FLOUNDER	1	5 GAL		FREIGHT
S4	DIABOLIS LARICINA VARIOSA	WHITE PINE	1	5 GAL		FREIGHT
S5	FRAXINUS L. 'LACINIA'	SHADE PLANT	1	5 GAL		FREIGHT
S6	FRAXINUS L. 'DWARF'	SHRUBBLY BLUEBIRD	1	5 GAL		LOW
S7	AMORPHACEAE 'HYPER'	HYPER ASPARAGUS	1	5 GAL		LOW
S8	LANTANA	LANTANA	1	5 GAL		LOW
GROUND COVERS						
G1	PHLEPSIS	NY ASPEN	1	1 GAL	24" GAL	LOW
G2	PHLEPSIS	CHERRY BLOSSOM	1	1 GAL	24" GAL	LOW
G3	PHLEPSIS	ELIASH BLUE	1	1 GAL	24" GAL	LOW

FLO-THROUGH PLANTER LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	BIOW/SP/NO/US/CLS
SHRUBS						
P1	FRAXINUS L. 'DWARF'	SPRINKLE LAVENDER	1	5 GAL	30" GAL	LOW
P2	FRAXINUS L. 'DWARF'	SCARLET ROSE	1	5 GAL	30" GAL	LOW
P3	FRAXINUS L. 'DWARF'	INDIGO BLUE PESCUE	1	5 GAL	30" GAL	LOW
P4	FRAXINUS L. 'DWARF'	CALIFORNIA GRAY BUSH	1	5 GAL	30" GAL	LOW
P5	FRAXINUS L. 'DWARF'	CHERRY BLOSSOM	1	5 GAL	30" GAL	LOW
P6	FRAXINUS L. 'DWARF'	STRIPED FORTNIGHT LILY	1	5 GAL	30" GAL	LOW
P7	FRAXINUS L. 'DWARF'	FRAXINUS	1	5 GAL	30" GAL	LOW
P8	FRAXINUS L. 'DWARF'	SHADE	1	5 GAL	30" GAL	LOW

PLANT SYMBOLS

- INDICATED PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



Mathilda Villas

560 S Mathilda Ave
Sunnyvale, CA 94086

DATE	ISSUE



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 This plan is to be used only with respect to the project and not to be used for any other project.
 Reproduction or distribution to other third parties is prohibited without the written consent of the architect.
 All materials and methods shall conform to the requirements of the applicable codes.
 Approved: P.L.B.
 Drawn: J.H. Reviewed: P.L.B.
 Project No.: 15-00
 Scale: 1/8" = 1'-0" Date: 03.22.15

ATTACHMENT
 Page 18
 LANDSCAPE PLANNING PLAN SITE PLAN
 15-00-1



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAHOE STREET
SUNNYVALE, CALIFORNIA 94086
415.444.1212 FAX 415.444.1213
www.reedassoc.com

Mathilda Villas

560 S Mathilda Ave
Sunnyvale, CA 94086

DATE	REVISION



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Approved: PJR Date: 01/11/11
Drawn: JH Date: 01/11/11
Project No. 12-11-11
Scale: 1/8" = 1'-0" Issue Date: 01/11/11

TREE REMOVAL PLAN

L1.3

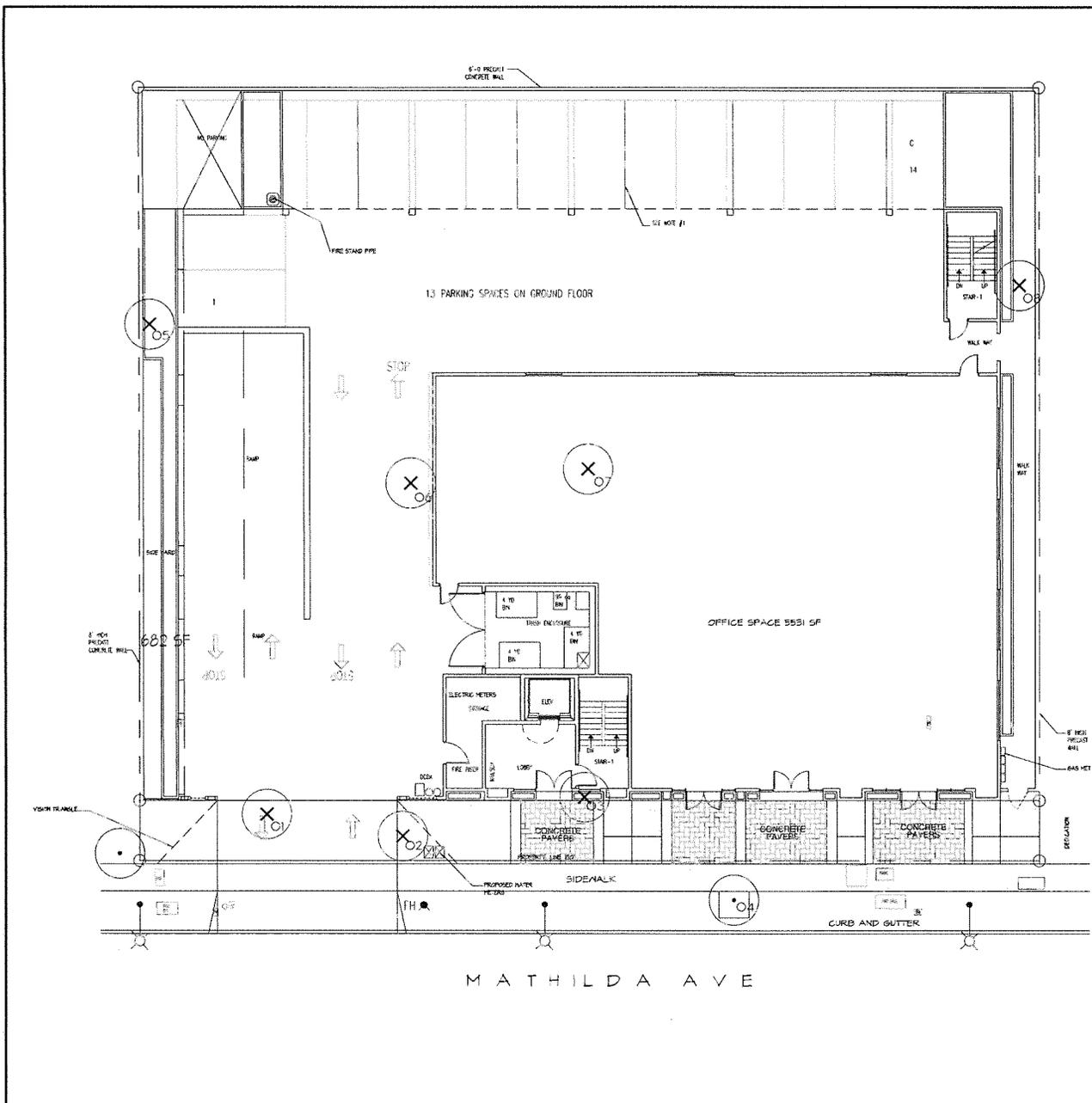
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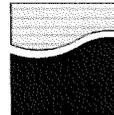
EXISTING TREE LIST:			
TREE #	BOTANICAL NAME	COMMON NAME	NOTES
01	EUCALYPTUS GRAECOLOR	FERN PINE	8" IN TO BE REMOVED
02	LEUCOXYLON	HOLLY	7" IN TO BE REMOVED
03	CESTRUM ALBUM	CANARY TREE	6" IN TO BE REMOVED
04	---	---	8" IN TO REMAIN
05	---	---	8" IN TO BE REMOVED
06	ORANGE TREE	PLUM	8" IN TO BE REMOVED
07	PODOCARPUS GRAEGLERII	FERN PINE	7" IN TO BE REMOVED
08	OLEA EUROPAEA	OLIVE TREE	8" IN TO BE REMOVED

PLANT SYMBOLS

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

ATTACHMENT F
 Page 20 of 28





REED ASSOCIATES
LANDSCAPE ARCHITECTURE
575 SOUTH TAMPE STREET
SUNNYVALE, CALIFORNIA 94086
TEL: 415.353.1414 FAX: 415.353.1415
WWW.REEDASSOCIATES.COM

Mathilda Villas

560 S Mathilda Ave
Sunnyvale, CA 94086

WORK _____ DATE _____
BY _____



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Approved: P.M.R.
Drawn: J.H.
Project No.: 12-
Scale: 1" = 8'-0"
Issue Date: 03.22.13

LANDSCAPE
PLANTING PLAN
ROOF GARDEN

L1.2

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	BIOSOL
16	TRIFOLIUM ALBUM	LEAFY GIFT	2	2" STOCK	STANDARD	TRDF11
17	PRODRACAPUS MACRODENTILLUS	YEST PINE	2	2" STOCK	LOOK UP	TRDF11
18	LABURNUM VIREO	THORNLESS BEECH	2	2" STOCK	STANDARD	LOW
SHRUBS						
19	HYDRANGEA VARIOLATA	VARIANDED HYDRANGEA	1	1.5 GAL		LOW
20	ROMANOFFS D. TITAN	ORANGE TIGER'S QUARTZ	1	1.5 GAL		LOW
21	LEUCOPHYLLA GURNEI	FRINGE GLOBE	1	1.5 GAL		TRDF11
22	DIANELLA YAPUNGA VARIOLATA	SAVIE TRIPED TARDAN PLAK LULY	1	1.5 GAL		TRDF11
23	MANEHEART L. LAMBERT	TRINE PLUM	1	1.5 GAL		TRDF11
24	HELANDERBULLA T. THOMPSONIA	BARBICUTIA DUFFORD	20	1.5 GAL		TRDF11
25	ANDROMEDA D. TITAN	TRINE ASPARAGUS	1	1.5 GAL		LOW
26	LAZARUS B. B. B. B.	LAZARUS	1	1.5 GAL		LOW
SPRING COVER						
27	PERLA SP. SP. SP.	SP. SP. SP.	1	1 GAL	24" DIA.	LOW
28	PERLA SP. SP. SP.	SP. SP. SP.	1	1 GAL	24" DIA.	LOW

PLANT NOTES

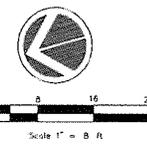
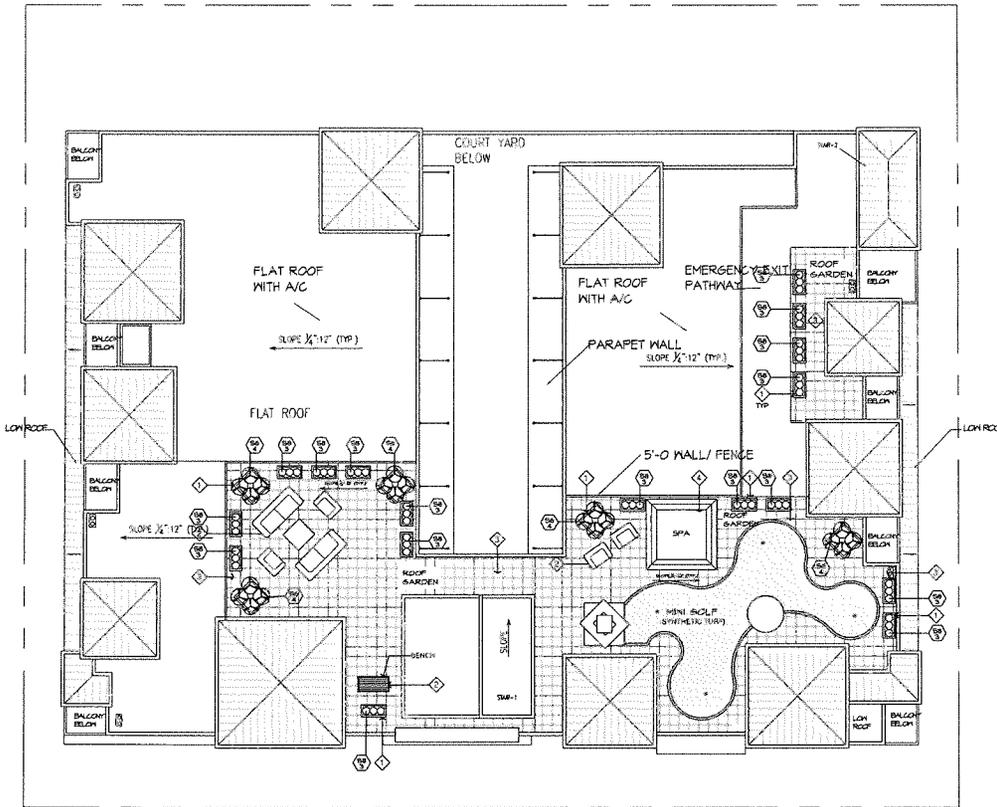
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN (QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY).
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUNDCOVER IN SHUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3% SLOPE. ALL SLOPES PLANTED WITH GRASS COVER NOT TO EXCEED A 2% SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OR HWY.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 6" FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
- 500 LAWN SHALL BE DWARF PEGGUE BLEND.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - (800) 477-9900.

PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY

KEY LEGEND

- 48"x48" AND 24"x48" LANDSCAPE PLANTERS WITH AUTOMATIC WATERING SYSTEM
- GARDENOE TEAK FURNITURE "PARKSIDE SERIES" 8' BENCH, 5' BENCH, 4' ARM CHAIR, COFFEE TABLE
- DAL-TILE 18"x18" PORCELAIN TILE ALTA-VISTA "DRIFT WOOD" COLOR, AV53.
- PORTABLE SPA: COLEMAN 6 PERSON COLOR ONNABAR



ATTACHMENT F
Page 21 of 28

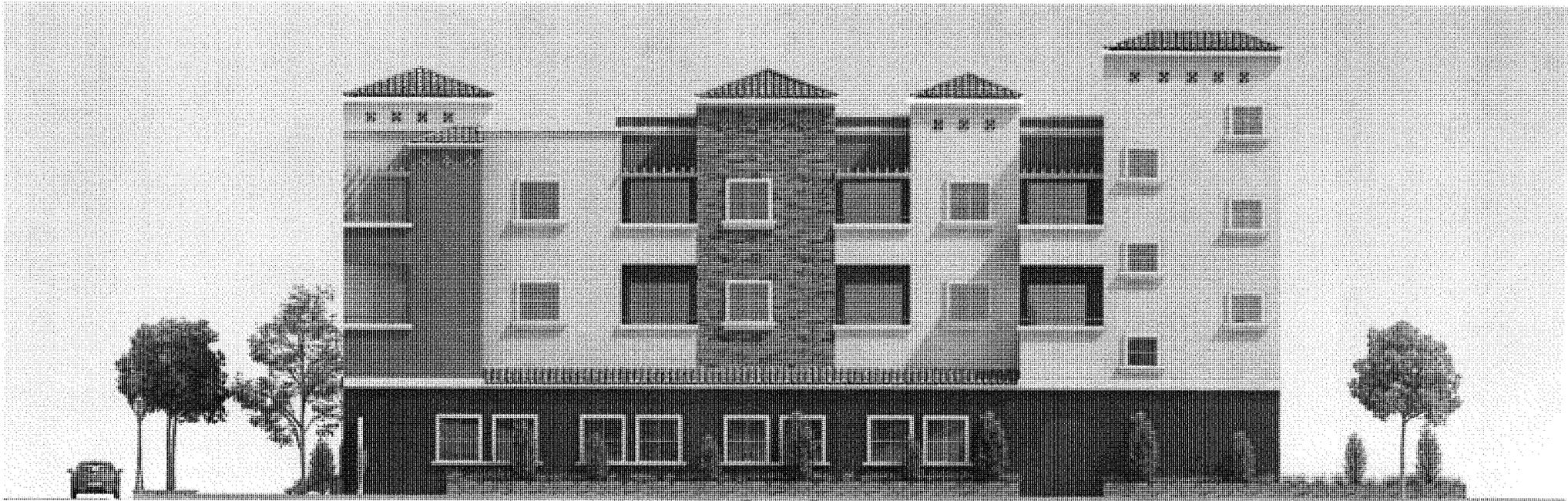


Mathilda Villas

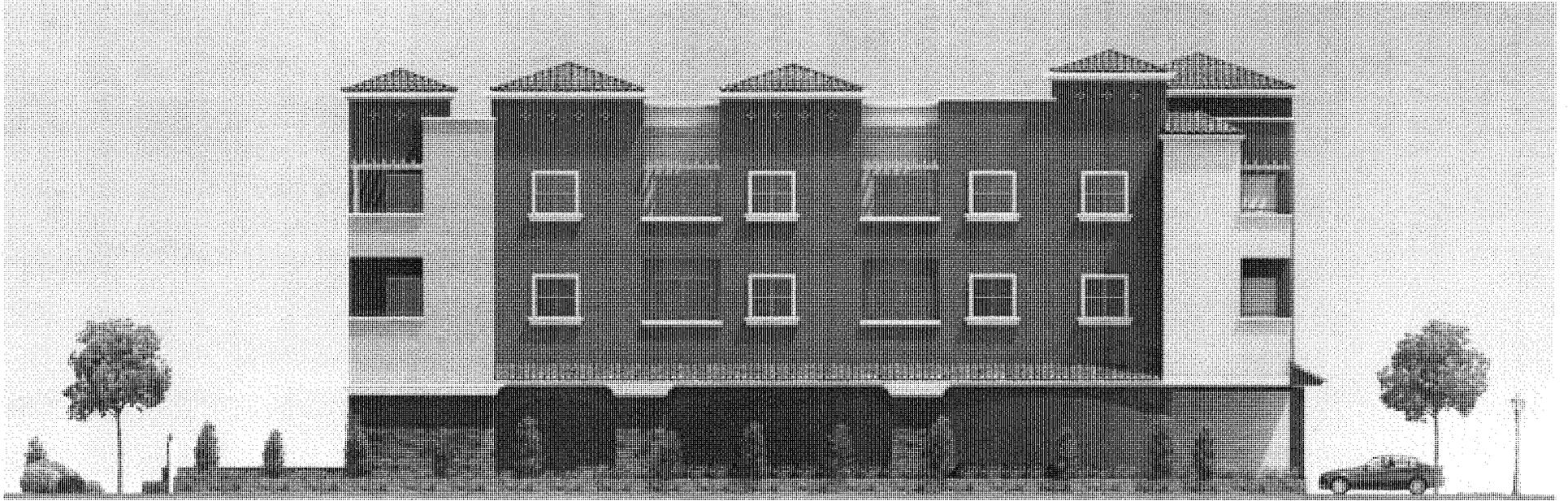
538 S Mathilda Ave, Sunnyvale, CA 94086

 SiliconSage™ Builders

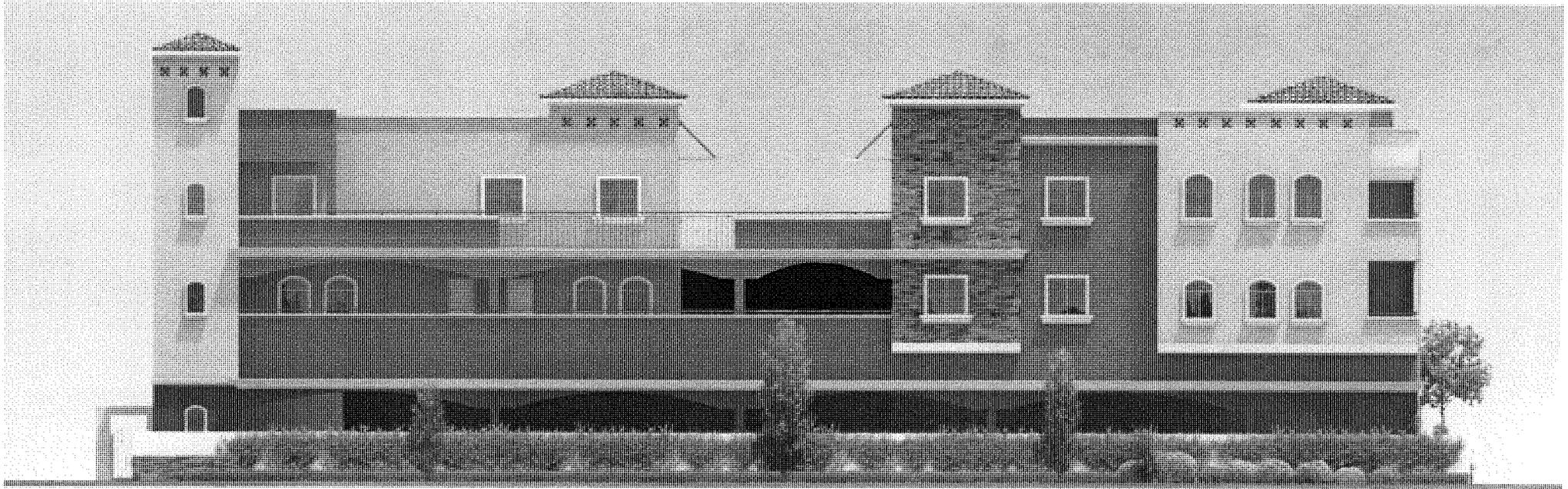
ATTACHMENT F
Page 22 of 28



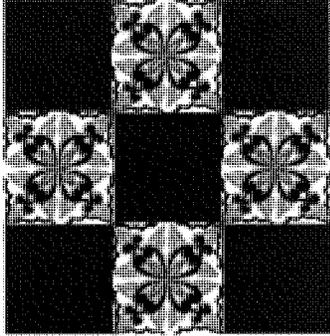
Side Elevation



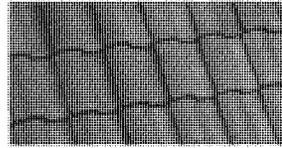
Mathilda Villas
Side Elevation



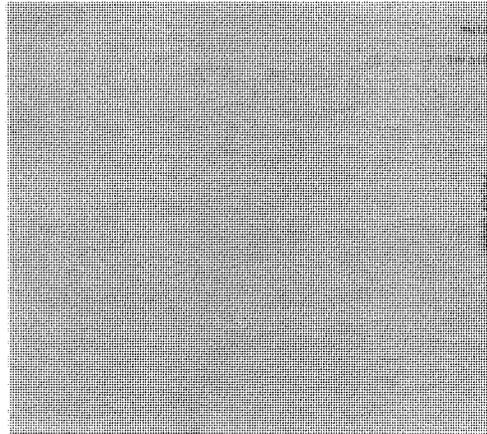
Rear Elevation



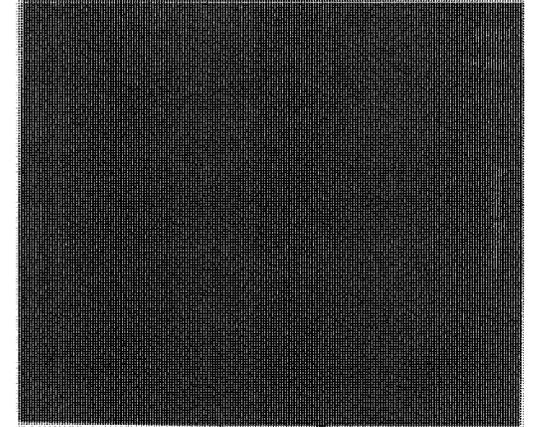
Accent Glazed Tile



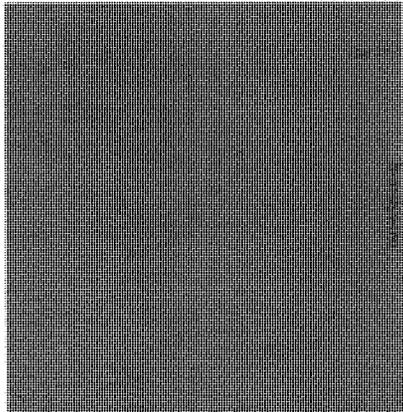
Roof Tile



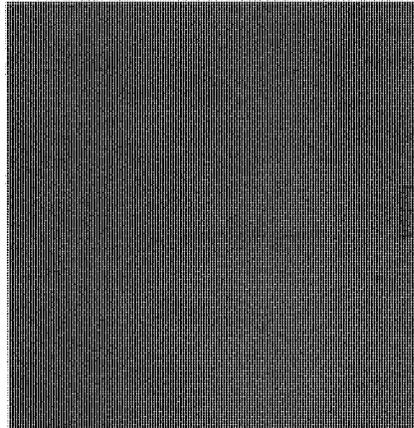
Wool Skein - Trims
Sherwin Williams - SW 6148



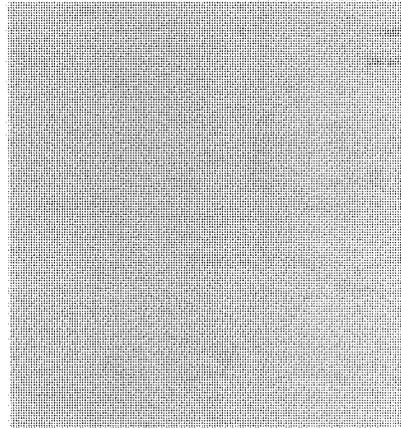
Aurora Brown
Sherwin Williams SW2837



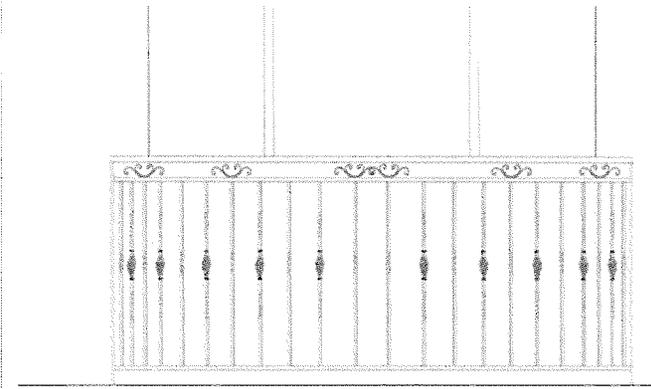
Brandywine
Sherwin Williams SW 7710



Tanbark
Sherwin Williams SW 6061



Whole Wheat
Sherwin Williams - sw 6121



Wrought Iron Railing

Mathilda Villas

538 S Mathilda Ave, Sunnyvale, CA



Mathilda Villas
Courtyard



Mathilda Villas
Roof Garden

Mathilda Villas

Justification letter for 538 and 560 S Mathilda Ave, Sunnyvale

Our project located at 538 and 560 S Mathilda avenue establishes an entry into the newly developed downtown of Sunnyvale. Our project encourages an organic development with the use of materials and colors to anchor the building within the neighborhood. It creates a pedestrian friendly environment by the use of the stone cladding, the small clay tile roofs to reflect the mission style architecture. Our project is located within walking distances to various transportation means like bus service as well as Caltrain. Our project complies with the density, and height requirements of the zoning ordinance.

Our project is cohesive with the surrounding uses and the projected goals and policies of the downtown Specific Plan as listed below.

1. Develop land uses in the General Plan adopted by the City Council in an attractive and cohesive physical form that clearly identifies Sunnyvale's downtown.

The uses are compatible to the general plan guidelines of offices and high density residential uses for this lot with a proposal of a roughly 5500 sf office and 15 residential units.

2. Establish the downtown as the cultural, retail, financial and entertainment center of the community, complemented by employment, housing and transit opportunities.

Our project creates employment opportunities with the office uses as well as fulfills the housing needs of the urban development.

3. Promote a balanced street system that serves all users well regardless of their mode of travel.

The office use is pedestrian friendly as well as our plan encourages bicycle friendly opportunities also by providing adequate bicycle parking facilities.

4. Protect and enhance existing neighborhoods.

Our project is within the development guidelines of the general plan. It is a gateway to the downtown, and is in a transition zone.

5. Improve the street character.

Our project which is located in the vicinity of the City Hall enhances the street character with the mission style architecture and with the quality of materials and detailing with the stone clad detailing, the small planters which anchor the landscape and the building and the traditional storefronts with small roof overhangs on the front.

6. Encourage mixed uses throughout the downtown when consistent with the district character.

This is a mixed use project with office uses on the first floor and above 2 floors for residential uses.

7. Encourage below-market-rate housing in all residential neighborhoods.

We are providing the BMR units as per the housing department to meet the City's requirement for Below Market Rate housing.

8. Continue to encourage landscape, streetscape and façade improvements for all streets throughout the downtown.

We are proposing street trees to enhance the landscape as well as anchor the building well within the neighborhood.

9. Encourage shared parking in the downtown to minimize the amount of land devoted for parking areas and manage parking so it does not dominate mode choice decisions or the built environment.

We are encouraging shared parking between the residential and office uses. The office use which is more of a daytime weekday use, which can be shared with the residential uses when the residents are out for work at the similar times. This way the need for parking is reduced and thus the compatibility of the office and residential uses can share the parking.

We have done the ULI (Urban Land Institute) analysis which shows during weekday peak hours we need 44 parking spaces and weekend peak hours we need 28 parking spaces. We have provided 45 parking spaces, out of which 15 spaces are assigned- designated parking spaces, 14 office parking spaces. 7 spaces are being shared between guests, offices and residents between office hours on weekdays – 8.00 am to 6.00 pm.

We have good public transportation system with 3 bus routes within ¼ to ½ a mile and the Caltrian station within a mile.

10. Buffer single family neighborhoods from higher density residential or commercial uses through the use of lower building heights and privacy measures such as increased landscaping and reduction in windows along elevations that directly face single family properties.

Our project does provide adequate screening on the adjacent sides of the single family residences to provide privacy to both properties.

We would like to get the support of the community and the City for the development of this project which will be an entry to the downtown.

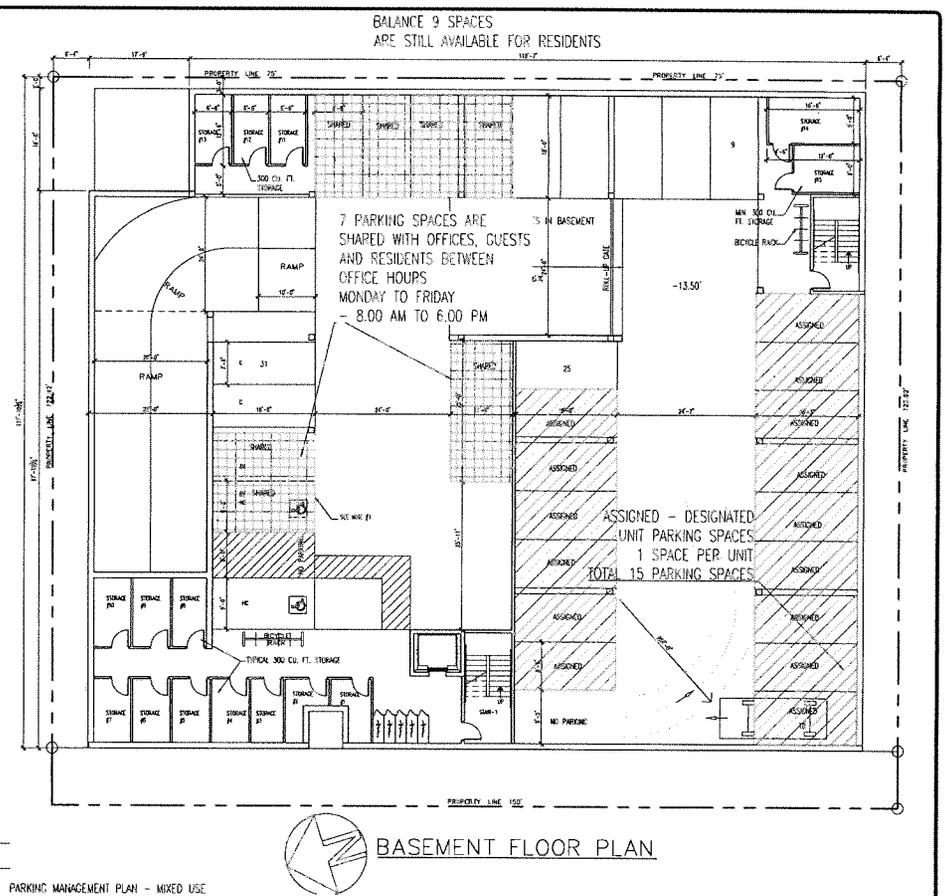
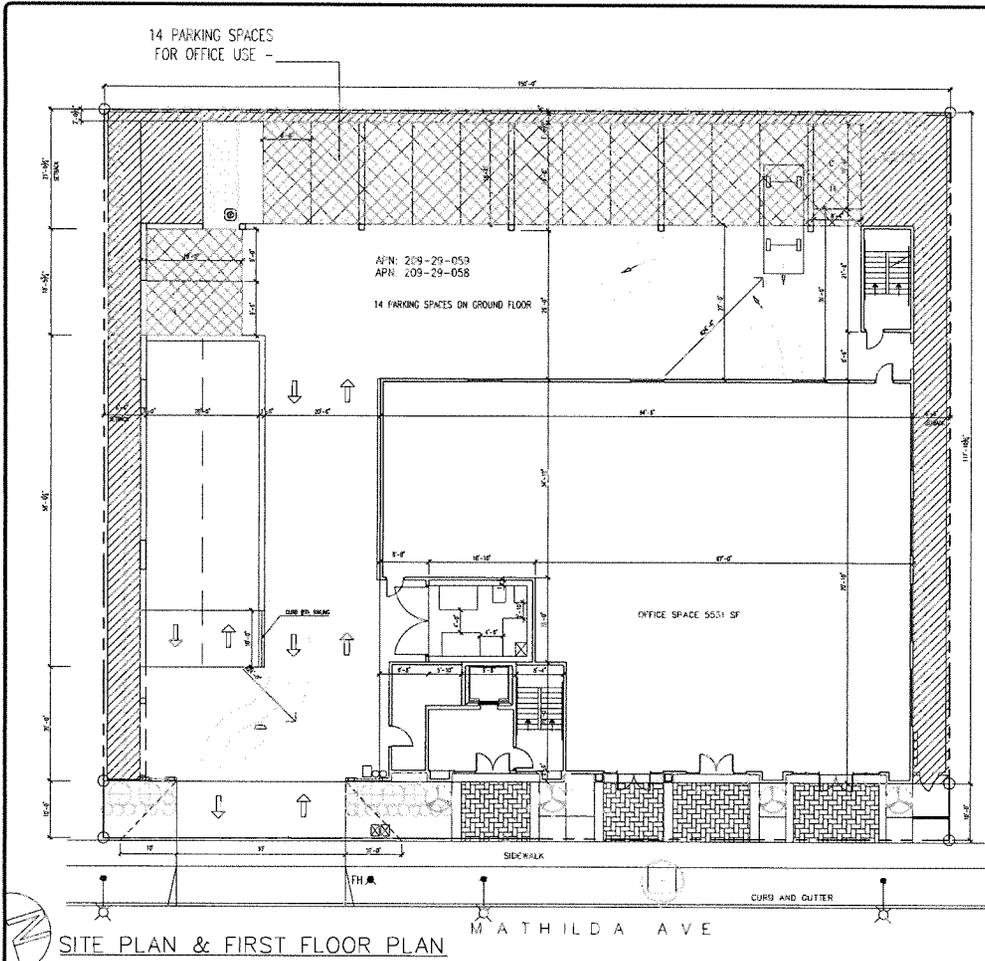
April 19, 2013

To Whom it May Concern

This is regarding the project located at 538 & 560 S Mathilda Ave, Sunnyvale, for offices space and 15 condos being built by SiliconSage Builders. We are in full support of the project and feel that this project is a good fit in the neighborhood and will help enhance the gateway into the downtown.

Thank you,

Signature	Name	Address	Phone
① 	JOHN ERMAN	510 S MATHILDA AVE SUNNYVALE CA 94086	(408) [REDACTED]
② 	KENNY COX	947 GLEN VALLEY TER SUNNYVALE CA 94085	[REDACTED]
③ 	John Tang	2341 Peppermint Tree Terrace #2 Sunnyvale CA 94086	408 [REDACTED]
④ 	SUREN PATEZ	538 S. MATHILDA SUNNYVALE 94086	408 [REDACTED]
⑤ 	Frank Hampton	562 S. MATHILDA SUNNYVALE, CA 94086	[REDACTED]
⑥			
⑦			
⑧			
⑨			
⑩			



PARKING MANAGEMENT PLAN - MIXED USE

GUEST - A GUEST IS A PERSON OTHER THAN AN OWNER OR TENANT WHO IS INVITED BY AN OWNER OR A TENANT TO ENTER AND OCCUPY OR BE PRESENT ON THE PREMISES FOR NON-BUSINESS PURPOSES, FOR A PERIOD OF TIME DETERMINED BY THE OWNER OR TENANT (THE HOST), WITHOUT ANY CHARGE BY THE OWNER OR TENANT, AND FOR A TIME THE LENGTH OF WHICH IS DETERMINED BY THE HOST.

THE PROPERTY MANAGER / HOMEOWNER'S ASSOCIATION MAY SPECIFY THAT 25% TO 75% OF UNASSIGNED SPACES BE RESERVED FOR GUEST USE.

PROPERTY MANAGER / HOMEOWNER'S ASSOCIATION SHALL NOT RENT UNASSIGNED SPACES, EXCEPT THAT A NOMINAL FEE MAY BE CHARGED FOR PARKING MANAGEMENT.

TENANTS / OWNER'S SHALL USE THEIR ASSIGNED PARKING SPACES PRIOR TO USING UNASSIGNED PARKING SPACES.

PROHIBIT TENANTS / OWNER'S FROM PARKING PVS, TRAILERS, OR BOATS IN ALL PARKING SPACES (THIS IS RESTRICTED IN COB'S FOR ALL SPACES)

NOTIFY POTENTIAL RESIDENTS THAT NUMBER OF PARKING SPACES PROVIDED FOR EACH UNIT ON-SITE AS PER THE APPROVED PLANS.

SITE PLAN & FIRST FLOOR PLAN

PARKING MANAGEMENT PLAN

BASEMENT FLOOR PLAN

Mathilda Villas
 538 S Mathilda Ave
 Sunnyvale, CA 94086

SiliconSage Builders
 3333 BOWTERS AVE, SUITE 130, SANTA CLARA, CA 95054
 TEL: No (408) 530-9993

ATTACHMENT
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