



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

February 27, 2013

File Number: 2013-7017 **Permit Type:** Special Development Permit

Location: 300 W Iowa Ave. (near Taaffe St) (APN: 209-28-095)

Applicant/Owner: Marianne Hill / G Fred Hill Trustee & et al

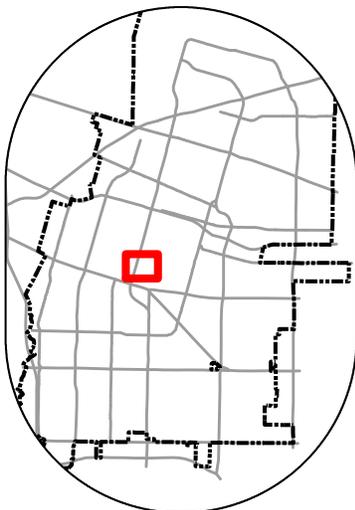
Staff Contact: Elise Lieberman, Assistant Planner, (408) 730-7443

Project Description: A change of use is proposed to allow a single-tenant building within the Downtown Specific Plan Block 13 to convert from an education and training use to office, medical office and medical clinic use.

Reason for Permit: A Special Development Permit is required to allow office, medical office and medical clinic use in an existing 11,646 sq. ft. building that is currently zoned for education and training use.

Issues: Use

Recommendation: Approve with Conditions



N 500 Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Downtown Specific Plan	Same
Zoning District:	DSP 13	Same
Total Sq. Ft. on Site:	11,646	Same
Tenant Sq. Ft.:	11,646	Same
Parking:	59	59

Previous Planning Projects related to Subject Application: See Table 1: Previous Planning Projects below.	Yes
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements	No

Table 1: Previous Planning Projects

File Number	Brief Description	Hearing/Decision	Date
2006-1216	Special Development Permit for a training facility for the visually impaired	Administrative Hearing/ Approved	1/10/07
1993-0456	Special Development Permit for a health spa/fitness center	Administrative Hearing/ Approved	6/29/93
1988-0114	Special Development Permit to convert Bank to Office Use	Administrative Hearing/ Approved	5/11/88
1979-0335	Special Development Permit to develop two-story Financial Building	Planning Commission/ Approved	7/31/79

Use Description: The proposed project is to allow office, medical office and medical clinic use within a vacant commercial building in the Downtown Specific Plan area. The building was formerly utilized as an education and training facility for the visually impaired (Sensory Access Foundation). The applicant seeks to change the use of the building to attract a new tenant. The applicant expects their future tenant to operate during normal business hours on weekdays Monday through Saturday. It should be noted that the building was previously approved to convert to an office use in 1988.

No modifications are proposed to the exterior of the building or site layout. Interior improvements will be completed according to the future tenant’s. Any interior improvements will be subject to a separate Building Permit application.

Office, medical office and medical clinic uses require a Special Development Permit within this block of the Downtown Specific Plan.

Site Layout: The site is located on the southwest corner of Iowa Avenue and Carroll Street. The building is positioned in the center of the lot with a main entrance that faces the street corner with a secondary entrance from the parking lot behind the building. Parking is located on three sides of the building with landscaping and pedestrian walkways facing the street corner. As stated in the description, this application does not include interior improvements.

Architecture: The existing building was constructed in 1980. There are no proposed modifications to the existing building exterior.

Landscaping: A landscape plan and other necessary ADA upgrades will be completed according to Conditions of Approval BP-3, EP-1 and EP-2 and will be reviewed by staff prior to issuance of building permits.

Parking: The site proposes to maintain 59 parking spaces. Amongst these parking spaces there are currently 3 ADA required parking spaces. One of those ADA spaces is a required van parking space. As specified by the applicant, the future tenant's occupants and visitors to the building are anticipated to be consistent with other professional users in the downtown district. The current number of parking spaces is adequate to satisfy the Downtown Specific Plan requirements for office and medical clinic uses. Office and medical office uses require 1/250 sq. ft. (47 parking spaces) and medical clinic uses require 1/200 sq. ft. (59 parking spaces).

Public Contact: 18 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Special Development Permit the following findings must be made:

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

Office and medical clinic uses are allowed with a Special Development Permit in Block 13 of the Downtown Specific Plan. Staff finds that the change of use allows the applicant a greater opportunity to find a tenant for the vacant building. All development standards are met.

- 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 the orderly development of, or the existing uses being made of, adjacent properties.**

The site is already developed. The proposed use should not cause any significant impacts to the site or surrounding area. The proposed change of use would be to occupy an existing commercial building that is currently vacant. Additional recommended Conditions of Approval require upgrades to the on-site driveways in order to meet current codes.

ALTERNATIVES:

1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:

Gerri Caruso
Principal Planner

Prepared By: Elise Lieberman, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
February 27, 2013**

Planning Application 2013-7017

300 W. Iowa Avenue

Special Development Permit

A change of use is required to allow a single-tenant building within the Downtown Specific Plan Block 13 to convert from education and training use to office, medical office and medical clinic use.

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 OF APPROVAL 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. USE EXPIRATION:

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

GC-3. PERMIT EXPIRATION:

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

BP: THE FOLLOWING 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. LANDSCAPE PLAN:

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

- a) All areas not required for parking, driveways or structures shall be landscaped.
- b) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- h) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

BP-4. 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) 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.
- b) Covered trash, food waste, and compactor enclosures. [SDR] [PLANNING]

BP-5. PARKING LOT DRIVEWAYS AND RAMPS

The existing driveway on Iowa Avenue and the existing curb ramp at the Iowa/Taaffe intersections must be upgraded to current ADA standards.

BP-6. ENCROACHMENT PERMIT

Obtain an encroachment permit (EP) for any work within the public right-of-way from Public Works Department. The EP shall also include the review and approval of a traffic control plan in compliance with the latest CA MUTCD standards.

AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 6:00 a.m. to midnight for standard hours of operation, excluding short duration sales events which may have extended hours. Modified hours based on the future tenant will require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]

AT-2. RECYCLING AND SOLID WASTE:

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

AT-3. LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-4. 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-5. 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]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION AND BE COMPLETED PRIOR TO BUILDING OCCUPANCY.

EP-1. DRIVEWAY APPROACH:

Modify the existing driveway on Iowa Avenue to current ADA standards per City standard detail 6C-1 to incorporate a transition area on each side of the existing driveway. [COA] [PUBLIC WORKS]

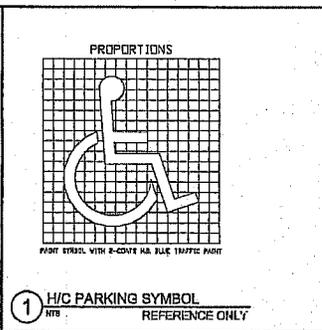
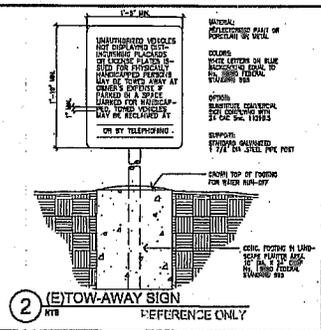
EP-2. EXISTING CURB RAMP:

Remove, replace, and/or upgrade the existing curb ramp at the Iowa/Taaffe intersection to current ADA standards per City standard detail 13C-2. [COA] [PUBLIC WORKS]

EP-3. ENCROACHMENT PERMIT:

Obtain an Encroachment Permit (EP) for any work within the public right-of-way from Public Works Department. EP shall also include the review and approval of a traffic control plan in compliance with the latest CA MUTCD standards. [COA] [PUBLIC WORKS]

1. Show the location of the sanitary sewer service lateral tying into the public main on the site plan, sheet A-1. Contact Eric Gonzales at (408)730-7616 for further details.



PROJECT ANALYSIS

LAND AREA: 1.15 ACRES
4,835.80 SQ. FT.

No. OF STORIES: 2

(E) BUILDING AREA: 15,500 SQ. FT.
FRONT FLOOR: 15,500 SQ. FT.
SECOND FLOOR: 1,000 SQ. FT.

BUILDING COVERAGE: 21.5%

PARKING PROVIDED: (E) COMPACT: 61
STANDARD: 02
H/C (VAN): 15
(H) TOTAL PARKING: 80 CARS

FLOOR AREA RATIO (FAR): 2.08

PAVED AREA: TOTAL: 15,500 SQ. FT.
COVERAGE: 21.5%

LANDSCAPE AREA: TOTAL: 11,500 SQ. FT.
COVERAGE: 16.5%

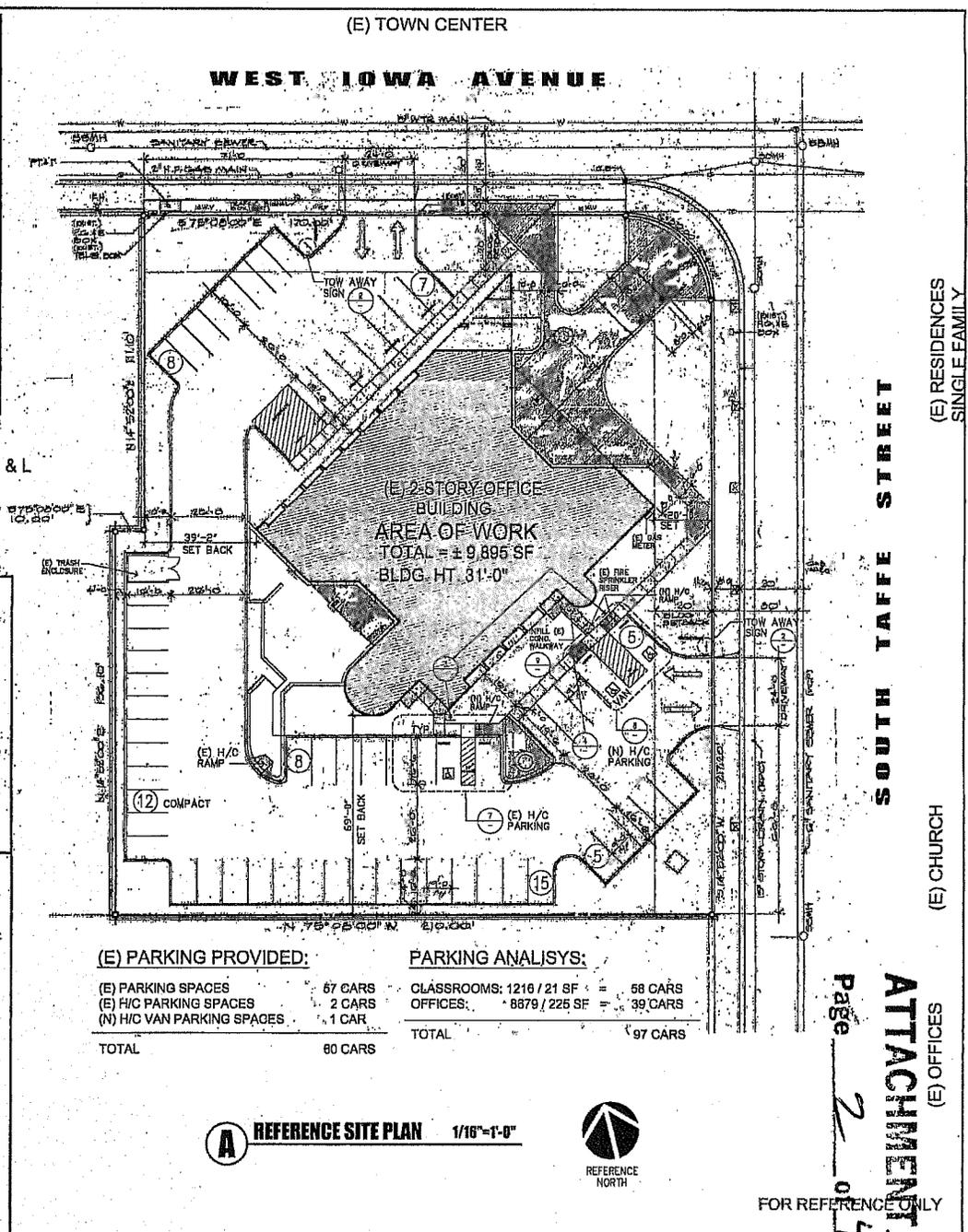
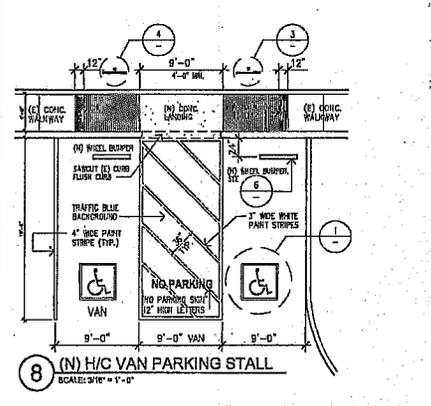
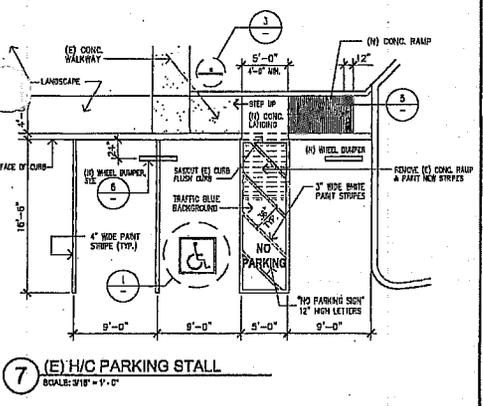
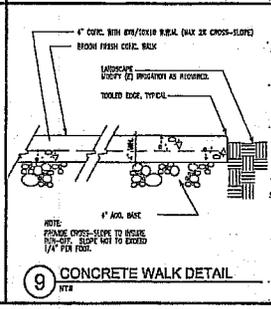
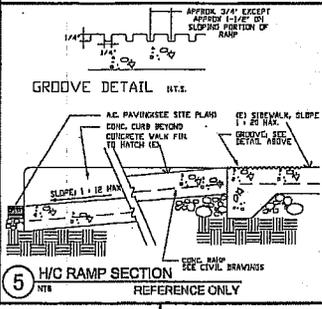
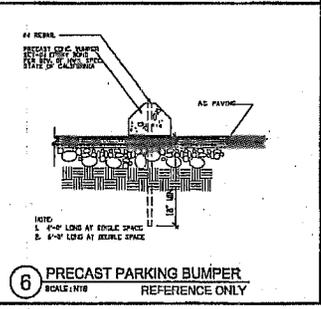
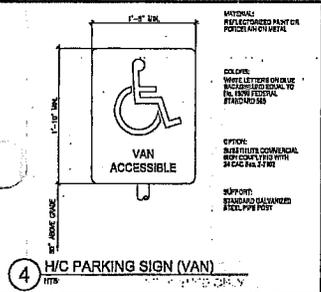
TYPE OF CONSTRUCTION: VAN

OCCUPANCY: B

ZONING: CDP18

FIRE SPRINKLER SYSTEM: YES

APPLICABLE CODES	2001 / IBC 1047
C.B.C. REFERENCE	2001 / IBC 1047
C.F.C. REFERENCE	2001 / LPO 2002
C.P.C. REFERENCE	2001 / LPO 2002
C.M.C. REFERENCE	2001 / IBC 809
C.E.C. REFERENCE	2004 / IBC 202



All items, materials, workmanship and plans prepared as represented by the drawings are subject to the provisions of the contract documents. The drawings are prepared for the use of the contractor and are not to be used for any other purpose. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes and regulations.

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CASH

TENANT IMPROVEMENTS FOR:
SENSORY ACCESS FOUNDATION
300 W. IOWA
SUNNYVALE, CA

REF. SITE PLAN / SITE DETAILS

Page 2 of 7

ATTACHMENT B

FOR REFERENCE ONLY

1-1

EXITING ELEVATOR IS FULLY ACCESSIBLE OR MEANS TO ESCAPE PER CBC 11B7.5.1.1 (A) & (B).

- A. A MINIMUM OF 36" CLEAR WIDE GATE & HOIST WAY DOOR.
- B. GATE DOORS THAT AUTOMATICALLY REOPEN.
- C. A DOOR WITH CLOSING DELAY 4 MIN. & SEC. FULLY OPEN POSITION.
- D. A INTERIOR GIB DOOR OF A MIN. 48" X 84" INTERIOR DIA. FOR CENTER OPENING DOORS OR 48" X 64" INTERIOR DIA. (FOR SIDE OPENING DOORS).
- E. ELEVATOR ENTRANCES THAT ARE 64" OF THE FLOOR FOR SIDE APPROACH OR WITHIN 48" FOR FRONT APPROACH AND EMERGENCY CONTROLS WITHIN 36" OF THE FLOOR.
- F. AN ILLUMINATED CONTROL BUTTONS.
- G. AN AUDIBLE STOPPING AND FLOOR ANNOUNCEMENT.
- H. GIB HANDRAIL AT A MIN. HT. OF 32" AFF. W/ 1" CLEARANCE TO WALL ON ONE SIDE.
- I. A VISUAL AND AUDIBLE SIGNAL FOR GIB ARRIVAL AND DIRECTION OF TRAVEL CALLS.
- J. RAISED LETTERS/GRAFFLE FLOOR NUMBERS ON THE LANDING JAMES AT ALL FLOORS LOCATED 60" ABOVE THE FLOOR ON BOTH SIDES OF THE DOOR.

SEE ADA-1 FOR DIMENSIONS AND DIAGRAM 7 DETAILS

EXISTING CONTROL & MECHANISM ON COMMON-TYPE MICHENS/ OR SLICK STAIRS. CBC 1117B.5.1.2 (typical in both building).

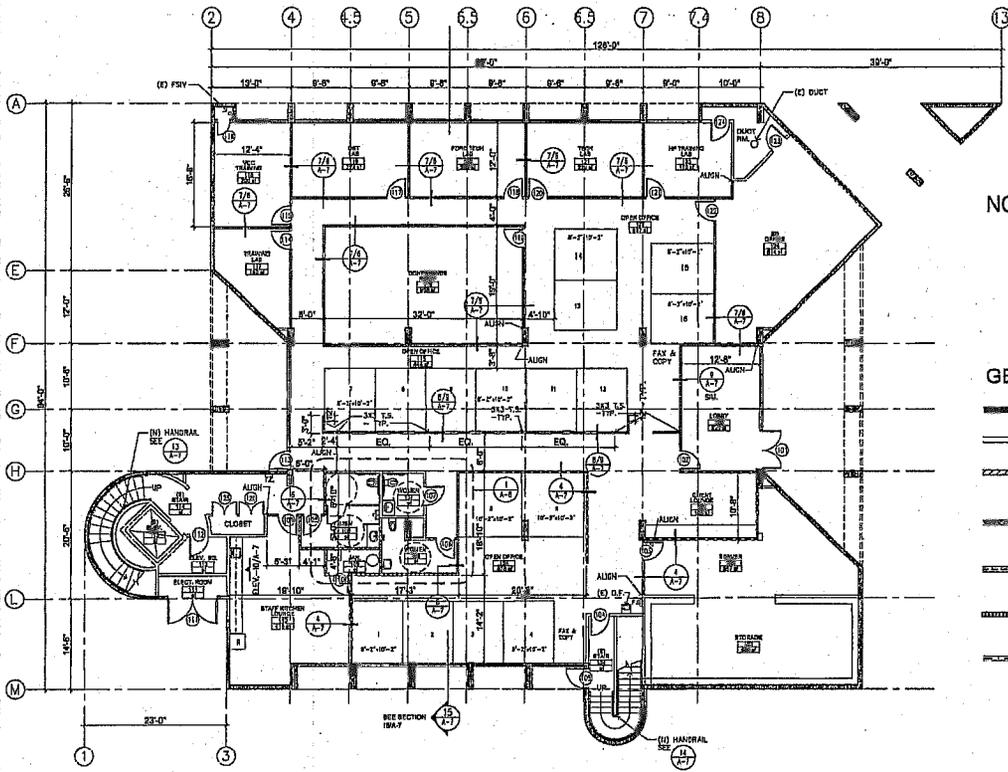
- A. Be operable with one hand and shall not require grasping, pinching, or twisting of the wrist.
 - B. Require no more than 5-lbs. force to activate.
 - C. Be low operated, push-type, electronically-controlled, or similar.
- Stairways Notes: TI
- A. Handrails on each side of the stairways per CBCD1533b.4.1.1.
 - B. Ends of handrails are rounded or beveled in concave pool or safety terminals. CBCD 1533b.4.2.1.
 - C. Handrails to be 1 1/4" - 1 1/2" Ø that is "gripable and unobstructed (i.e. by newel post or stairrail). The handrails should not rotate within their grip area, be mounted at 24" above the top edge of handrail, extending at least 12" beyond the top riser 12" plus tread beyond the bottom nosing. CBCD 1533b.4.2.
 - D. The installation of all handrails handrail extension (at the bottom and/or top landing) shall be in the direction of the run of the stair, perpendicular to the direction of the stair nosing and shall not reduce the minimum required width of the stairs. CBCD 1533b.4.2.2.2.
 - E. Provide tactile stair level identification signs per CBCD 1117B.5.1.2, located at each floor level landing in all enclosed stairways in building 2 or more stories in height to identify the floor level. At each change level the sign shall include a raised five-pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same height as raised characters. CBCD 1533b.4.3.
 - F. Provide 2" wide clearly color-contrasting striping for the visually impaired at the nosing of the upper approach and lower tread. CBCD 1533b.4.4.

1003.2.8.8 [For DRAINAGE & RFI] Tactile Exit Signage: For the purposes of Section 1003.2.8.8, the term "tactile exit sign" shall mean those required signs that comply with Section 1117B.5.1.2.

1003.2.8.8.1 [For DRAINAGE & RFI] Where required, Tactile exit signs shall be required at the following locations:

1. Each grade-level exterior exit door shall be identified by a tactile exit with the word "EXIT".
2. Each exit door that leads directly to a grade-level exterior exit by means of a shelter or recess shall be identified by tactile exit sign with the following words as appropriate:
 - A. "EXIT STAIR DOWN"
 - B. "EXIT RAMP DOWN"
 - C. "EXIT STAIR UP"
 - D. "EXIT RAMP UP"
3. Each exit door that leads directly to a grade-level exterior exit means of an exit enclosure or recess shall be identified by tactile exit with the sign with the word "EXIT ROUTE".
4. Each exit access door from an interior room to area to a corridor or hallway shall be required to have a tactile exit sign, shall be identified by a tactile exit sign with the words "EXIT ROUTE".
5. Each exit door through a horizontal exit shall be identified by a sign with the words "TO EXIT".

2 TACTILE SIGNAGE SCALE: NONE PER CBC 1117B.5.1.2



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

NOTE: NO EXTERIOR CHANGES TO THE BUILDING STRUCTURE

GENERAL WALL LEGEND

- (E) PERIMETER WALL TO REMAIN.
- (E) INTERIOR WALL TO REMAIN.
- NEW FULL-HT. METAL STUD PARTITION TO UNDERSIDE OF STRUCTURE ABOVE 3'-5/8" x 25 GA. MTL STUDS @ 24" O.C. WITH 5/8" GYP. BD. BOTH SIDES, U.O.N. INSULATED (B/7 A-7)
- NEW METAL STUD PARTITION TO 6" ABOVE CEILING, CONSTRUCT FROM MIN. 3 5/8" x 25 GA. MTL STUDS @ 24" O.C. WITH 5/8" GYP. BD. BOTH SIDES, INSULATED (5 A-7)
- NEW 3'-5/8" x 20 MTL STUD WITH 5/8" THK. GYPSUM BOARD ON BOTH SIDES TO UNDERSIDE OF CEILING. (4 A-7)
- NEW 8'-0" HT. WALL (9 A-7) SW.
- NEW 8'-0" HT. WALL (8/9 A-7)

ATTACHMENT B
Page 3 of 4

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C-481

REVISION 1
REVISION 2
REVISION 3

REVISION 4
REVISION 5

SEAL OF THE ARCHITECTS BOARD OF CALIFORNIA
C 4395
DATE: 08/22/06
DRAWN BY: AFM/HSB

TENANT IMPROVEMENTS FOR:
SENSORY ACCESS FOUNDATION
300 W. JOWA
SUNNYVALE, CA

SHEET FILE: **FIRST FLOOR PLAN**

JOB NO: 087228
DATE: 08/22/06
DRAWN BY: AFM/HSB

SHEET NO: **A-2**

EXISTING ELEVATOR IS FULLY ACCESSIBLE OR MEANS TO UPGRADE PER CBC 117B.5.1.2:

- A MINIMUM OF 3' CLEAR WIDE CAR & HOIST WAY DOOR.
- CAR DOORS THAT AUTOMATICALLY REVERSE.
- A DOOR WITH CLOSING DELAY & MIN. 5 SEC. FULLY OPEN POSITION.
- A REVERSE CATCHING OF MIN. 8" BY 8" INTERIOR DIA. FOR CENTER OPENING DOORS) OR 10" X 12" INTERIOR DIA. (FOR SIDE SLOPE OPENING DOORS)
- ELEVATOR BUTTONS THAT ARE 4" ON THE FLOOR FOR SIDE APPROACH OR WITHIN 1" FOR FRONT APPROACH, AND EMERGENCY CONTROLS WITHIN 50" OF THE FLOOR.
- AN ILLUMINATED CONTROL BUTTONS.
- AN AUDIBLE STOPPING AND FLOOR ANNOUNCEMENT.
- CAR HANDRAIL AT A MIN. HT. OF 32" A.F.F. W/ 1" CLEARANCE TO WALL ON ONE SIDE.
- A VISUAL AND AUDIBLE SIGNAL FOR CAR ANSWERING AND DIRECTION OF TRAVEL CALLS.
- ARREST LETTERS/SCALE FLOOR NUMBERS ON THE LANDING JARIS AT ALL FLOORS LOCATED BETWEEN THE FLOORS ON BOTH SIDES OF THE DOOR.

SEE ADA-1 FOR DIMENSIONS AND DIAGRAMS / DETAILS

Special control & mechanism @ controls - use Nibban or nek armco. CBC 1117B.5.1.2 (typical to both building).

- Be operable with one hand and shall not require grasping, pinching, or holding of the wand.
- Require no more than 5-lb. force to activate.
- Be lever operated, push-type, electronically controlled, or similar.

Stairways Notes: T1

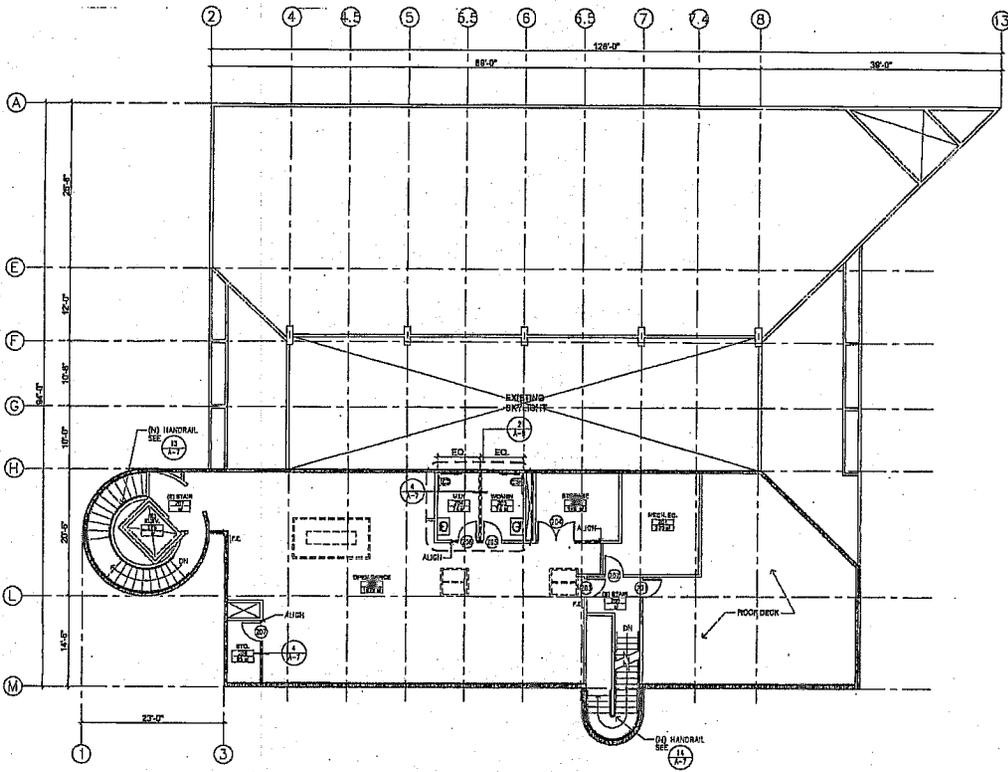
- Handrails on each side of the stairways per CBC 112B.4.1.1
- Ends of handrails are returned or terminate in novel post or safety terminal. CBC 112B.4.1.2
- Handrails to be 1 1/4" - 1 1/2" Ø that is graspable and unobstructed (i.e. by novel post or similar). The handrails should not rotate within their fittings, be mounted at 34" - 38" above the nosing of treads, extending at least 12" beyond the top riser 12" plus tread beyond the bottom nosing. CBC 112B.4.2
- The orientation of at least one handrail extension (at the bottom and/or top landing) shall be in the direction of the run of the stairs, perpendicular to the direction of the stair nosing and shall not reduce the minimum required width of the stairs. CBC 112B.4.2.2
- Provide tactile stair level identification signs per CBC 1117B.5.1.2, located at each floor level landing in all enclosed stairways in building 2 or more stories in height to identify the floor level. A well designed level the sign shall include a raised five-pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same height as raised characters. CBC 112B.5.6
- Provide 2" wide clearly color-contrasting striping for the visually impaired at the nosing of the upper approach and lower tread. CBC 112B.4.4.

1003.2.8.8 [For DDAAG & BFM] Tactile Path Signage. For the purpose of Section 1003.2.8.8, the term "tactile exit sign" shall mean those required signs that comply with Section 1117B.5.1-9.

1003.2.8.1 [For DDAAG & BFM] Where required, Tactile exit signs shall be required at the following locations:

- Each grade-level exterior exit door shall be identified by a tactile exit with the word "EXIT".
- Each exit door that leads directly to a grade-level exterior exit by means of a staircase or ramp shall be identified by tactile exit sign with the following words as appropriate:
 - "EXIT STAIR DOWN"
 - "EXIT RAMP DOWN"
 - "EXIT STAIR UP"
 - "EXIT RAMP UP"
- Each exit door that leads directly to a grade-level exterior exit means of an walk enclosure or an exit passageway shall be identified by tactile exit with the sign with the word "EXIT ROUTE".
- Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words "EXIT ROUTE".
- Each exit door through a horizontal exit shall be identified by a sign with the words "TO EXIT".

2 TACTILE SIGNAGE
SCALE: NONE PER CBC 1117B.5.1.2



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

GENERAL WALL LEGEND

- (E) PERIMETER WALL TO REMAIN.
- (E) INTERIOR WALL TO REMAIN.
- NEW 3-5/8" X 20 MTL. STUD WITH 5/8" THK. GYPSUM BOARD ON BOTH SIDES TO UNDERSIDE OF CEILING.

4
A-7

ATTACHMENT B
Page 4 of 4

All drawings, specifications and other documents prepared by the architect are subject to the provisions of the contract documents. The architect shall not be responsible for the accuracy of any information or data that is not provided by the client or other sources. The architect shall not be responsible for the accuracy of any information or data that is not provided by the client or other sources.

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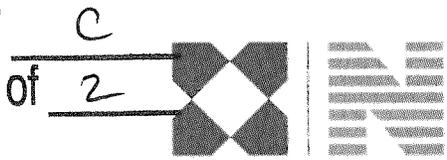
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REVISION 1	REVISION 4
REVISION 2	REVISION 5
REVISION 3	REVISION 6

TENANT IMPROVEMENTS FOR:
SENSORY ACCESS FOUNDATION
300 W. IOWA SUNNYVALE, CA
SHEET TITLE: **SECOND FLOOR PLAN**

JOB NO. 067228	SHEET NO. A-3
DATE 08.JUL.08	DRAWN BY ARAH/BB



February 4, 2013

Ms. Elise Lieberman
City of Sunnyvale Planning
456 W. Olive
Sunnyvale, CA 94086

Re: Project Description Letter – 300 W. Iowa, Sunnyvale, CA

Dear Ms. Lieberman,

300 W. Iowa Street is an 11,464 square foot, free standing building located in highly desirable downtown Sunnyvale. The building was previously used for a bank, health club, and non-profit groups.

As Silicon Valley has continued to evolve, the user profiles have certainly changed. Today, there is a strong emphasis on office, Technology, R&D and Medical type user that seek central business district buildings as their preferred location for business to thrive.

We are seeking to change the use to professional office and medical use. Our goal is to attract a long term, financially stable user for this building. We have recently removed from the interior many large private offices, a training room, and obsolete design elements to create an open, collaborative interior design promoting creativity and efficiency meeting current user demands. In addition, these office and medical users will benefit from our site having 5/1,000 parking.

The current plan is to attract an office or medical user to the building. At that time, we would propose to the City a plan for approval of interior improvements based on the proposed user needs. Once a Tenant takes occupancy and we understand the schedule/plan by Public Works to renovate the sidewalks we will implement a landscape plan that would complement these alterations.

Our expectation is that a business that would occupy this building would operate during normal business hours Monday through Saturday. The number of occupants and visitors to the building we anticipate to be consistent with other professional users in the downtown district.

We hope this use change will be permitted so we can complete our goal of obtaining a strong long term Tenant to occupy and thrive in our building.



Ms. Elise Lieberman
February 4, 2013
Page 2 of 2

If you have any further questions or need any additional information please feel free to call.

Yours sincerely,

Todd Shaffer
Senior Vice President, Managing Director
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