
**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JANUARY 14, 2026**

Planning Application **PLNG-2025-0610**
331 W Washington Avenue

Special Development Permit to allow a recreational and enrichment facility (KidStrong) within a 2,975 square foot tenant space at the Solstice mixed-use development.

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. ENTITLEMENTS—EXERCISE AND EXPIRATION:

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

GC-3. ENTITLEMENTS—DISCONTINUANCE AND EXPIRATION:

The entitlements shall expire if discontinued for a period of one year or more. [SDR] (PLANNING)

GC-4. INDEMNITY:

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-5. NOTICE OF FEES PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING / OCA]

GC-6. CONFORMANCE WITH PREVIOUS PLANNING PERMIT:

The subject site shall comply with all conditions of approval and requirements of planning application 2010-7493, including the following requirements:

- a) The initial tenant improvement must meet LEED Silver and comply with CALGreen Mandatory Measures.
- b) At least 75% of the storefront must maintain visibility into the tenant space. The storefront cannot be obscured by opaque

materials, product displays (i.e. back side of display cases or shelving), or signage (temporary or permanent).

- c) Comply with the approved Parking Management Plan. [PLANNING] [COA]

GC-7. PLACES OF ASSEMBLY:

The approved use is for a Place of Assembly and shall be subject to the following restrictions:

- a) The maximum number of occupants are limited to **40**.
- b) Class starting times shall be staggered by a minimum of **15** minutes to reduce potential overlap of students on-site.
- c) The minimum age of clients shall be **12 months**.
- d) Mass assemblies of non-enrolled students are prohibited on-site.

The restrictions noted above are general and apply to the approved use or any similar use as deemed by the Director of Community Development. [COA] [PLANNING]

GC-8. SIGNS:

All new signs shall comply with the Master Sign Program for the development and shall be in conformance with Title 19 of the Sunnyvale Municipal Code. [PLANNING] [COA]

GC-9. DOWNTOWN PARKING MAINTENANCE DISTRICT:

The tenant space and use is subject to the Downtown Parking Management District requirements, with an annual fee based on parking demand. [PLANNING] [COA]

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. GREEN BUILDING:

The plans submitted for building permits shall demonstrate the interior tenant improvements for the new buildings shall incorporate a completed LEED green building checklist demonstrating the project design achieves a minimum LEED Silver level for Commercial Interiors or as appropriate to the building use, with efforts to achieve Platinum level, as verified by a qualified LEED consultant and shall be submitted for USGBC for formal certification [COA] [PLANNING] [BUILDING]

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

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 weekdays from 9:00 a.m. to 8:00 p.m. and weekends from 9:00 a.m. to 3:00 p.m. for standard hours of operation. Hours extending beyond those proposed shall 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. PARKING MANAGEMENT PLAN:

Comply with the approved Parking Management Plan for the Solstice development. [COA] [PLANNING]

AT-5. NOISE:

The use shall comply with Sunnyvale Municipal Code noise standards at all times. [COA] [PLANNING]

AT-6. PARKING AND DROP-OFF:

Patrons of the approved use shall park only in designated parking areas within the Downtown Specific Plan Area, including public parking structures and on-site designated parking spaces where permitted. Parents and guardians shall be required to walk their children between the business entrance and their parked vehicles. Double-parking, passenger loading, unloading, standing, or stopping within vehicular travel lanes on Washington Avenue or Taaffe Street is strictly prohibited at all times. The applicant shall be responsible for informing patrons of these requirements and ensuring ongoing compliance. [COA] [PLANNING]