City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, May 22, 2023	**7:00 PM**	**Online and Bay Conference Room (Room 145), City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM

Meeting Online Link: https://sunnyvale-ca-gov.zoom.us/j/91827390357

Public Participation

• In-person participation: You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.

*• Online participation: You may provide audio public comment by connecting to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Meeting Online Link: https://sunnyvale-ca-gov.zoom.us/j/91827390357
Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357
*(*9 to request to speak | *6 to unmute/mute)*

• Watch the Planning Commission meeting at http://youtube.com/SunnyvaleMeetings or on television over Comcast Channel 15, AT&T Channel 99

• Submit written comments to the Planning Commission no later than 4 hours prior to the meeting start to planningcommission@sunnyvale.ca.gov or by mail to: Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707

• Review recordings of this meeting and past meetings at https://sunnyvaleca.legistar.com/calendar.aspx or http://youtube.com/SunnyvaleMeetings

Accessibility/Americans with Disability Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be

reached at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

STUDY SESSION CANCELED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order via teleconference and in the Bay Conference Room.

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the Planning Commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.

1.A 23-0594 Approve Planning Commission Meeting Minutes of May 8, 2023

Recommendation: Approve Planning Commission Meeting Minutes of May 8, 2023 as submitted.

1.B 23-0596

Proposed Project:

DESIGN REVIEW: Construct a first-story addition of 300 square feet to an existing two-story single-family home, resulting in 2,852 square feet (2,447 square feet living area and 407 square feet garage) and 48% floor area ratio (FAR).

Location: 156 Connemara Way (APN: 309-24-003)

File #: 2022-7556

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Ramchandra “Ram” Naik / Naik Ramchandra and Patwardhan Jaee
Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Robby Miller, (408) 730-7429, rmiller@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

PUBLIC HEARINGS/GENERAL BUSINESS

If you wish to speak to a public hearing/general business item, please refer to notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes. For land-use items, applicants are limited to a maximum of 10 minutes for opening comments and 5 minutes for closing comments.

2. 23-0627 **REQUEST FOR CONTINUANCE TO JUNE 12, 2023**

Proposed Project:
Forward a Recommendation to the City Council to take the following Actions:

a. Adopt a Resolution to establish Citywide Objective Design Standards for Multi-Family Residential and Mixed-Use Developments;
b. Repeal the Mixed-Use Development Tool Kit and the High Density Residential Design Guidelines;
c. Rename the Citywide Design Guidelines to Non-Residential Design Guidelines;
d. Direct the Director of Community Development to administratively update other adopted design guidelines to be aligned with the new Objective Design Standards;
e. Introduce an Ordinance to Amend Sunnyvale Municipal Code Section 19.37.020; and,
f. Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3).

Recommendation: Continue the Planning Commission hearing date to June 12, 2023.

3. 23-0580 **Proposed Project:** Appeal of a decision by the Zoning Administrator denying a **VARIANCE** to legalize an existing 189 square foot detached accessory structure in the rear yard of a single-family property with a ten-inch side setback where four feet minimum is required, and a seven-foot rear yard setback where ten feet minimum is required.
Location: 424 Bryan Avenue (APN: 209-11-034)
File #: PLNG-2022-7714

Zoning: R-2 (Low Medium Density Residential)
Applicant / Owner: Wayne Lin (applicant/appellant)/Thomas Moser (owner)
Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.
Project Planner: Drew Taplin, (408) 730-7407, dtaplin@sunnyvale.ca.gov

Recommendation: Alternative 1: Deny the appeal and uphold the decision of the Zoning Administrator to deny the Variance for the accessory structure.

4. 23-0590

Proposed Project: Related applications on a 0.85-acre site:
SPECIAL DEVELOPMENT PERMIT: to allow construction of 18 three-story condominium units and the retention of one single-family house (156 Crescent Avenue); and,
TENTATIVE MAP: to create one lot and 19 condominium units.
Location: 148 and 156 Crescent Avenue (APNs: 211-35-008 and 211-35-009)
File #: 2021-7826
Zoning: R3/PD - Medium Density Residential / Planned Development
Applicant / Owner: Samir Sharma (applicant) / Crescent Avenue LLC (owner)
Environmental Review: A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4

5. 23-0564

Review Planning Program Budget and Fees for FY 2023-2024

Recommendation: Provide comments to the City Council or make a formal recommendation to the City Council on the Recommended FY 2023-2024 budget for the Planning Program.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov. Agendas and associated reports are also available 72 hours before the meeting on the City's website at sunnyvale.ca.gov and during normal business hours at the NOVA Workforce Services reception desk located on the first floor of City Hall at 456 W. Olive Avenue.

Planning a presentation for a Planning Commission meeting?
To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

City of Sunnyvale

Agenda Item 1.A

23-0594 **Agenda Date:** 5/22/2023

SUBJECT
Approve Planning Commission Meeting Minutes of May 8, 2023

RECOMMENDATION
Approve Planning Commission Meeting Minutes of May 8, 2023 as submitted.

City of Sunnyvale

Meeting Minutes - Draft
Planning Commission

Monday, May 8, 2023 | **7:00 PM** | **Online and Bay Conference Room (Room 145), City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM

STUDY SESSION CANCELED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Pyne called the meeting to order at 7:10 PM.

SALUTE TO THE FLAG

Chair Pyne led the salute to the flag.

ROLL CALL

Present: 7 - Chair Martin Pyne
Vice Chair Nathan Iglesias
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Michael Serrone
Commissioner Neela Shukla
Commissioner Carol Weiss

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Weiss moved and Vice Chair Iglesias seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 6 - Chair Pyne
Vice Chair Iglesias
Commissioner Howard
Commissioner Serrone
Commissioner Shukla
Commissioner Weiss

No: 0

Abstained: 1 - Commissioner Howe

1. 23-0560 Approve Planning Commission Meeting Minutes of April 24, 2023

Approve Planning Commission Meeting Minutes of April 24, 2023 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. 23-0577 **REQUEST FOR CONTINUANCE TO JUNE 12, 2023**

Proposed Project:
Forward recommendation to the City Council related to the Moffett Park Specific Plan (MPSP) to:

A. Adopt a Resolution to:
   1. Certify the Environmental Impact Report (EIR);
   2. Make the findings required by California Environmental Quality Act (CEQA);
   3. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
   4. Adopt the Water Supply Assessment;
   5. Adopt the Amended Moffett Park Specific Plan (with Staff recommended modifications to the draft MPSP);
   6. Amend the General Plan text and update the General Plan Map; and
   7. Update the Green Building Program Table.

B. Adopt a Resolution to:
   1. Amend the Fiscal Year 2022/23 Master Fee Schedule to adjust the MPSP Planning Application Fees, including the addition of the MPSP Maintenance Fee, the MPSP Infrastructure Fee and the MPSP Transportation Impact Fee (TIF).

C. Introduce An Ordinance to:
   1. Repeal and Re-Adopt Sunnyvale Municipal Code (SMC) Chapter 19.29 (Moffett Park Specific Plan) and make other amendments to Title 19 (Zoning) to implement the MPSP.
   2. Add SMC Chapter: 3.56 (MPSP Transportation Impact Fee) to Title 3 (Revenue and Finance); and

3. Amend the Zoning Plan District Map and re-zone parcels currently within the new MPSP district.

Location: Moffett Park Specific Plan Area
Existing Plan: Moffett Park Specific Plan
File number: 2018-7715 (Moffett Park Specific Plan)
General Plan Designation:

Existing: Moffett Park Specific Plan
Proposed: Moffett Park Specific Plan

Zoning:

Existing Zoning:
MP-I: Industrial
MP- TOD: Transit Oriented Development
MP-C: Commercial

Proposed MPSP Zoning Districts:
MP-AC: Activity Center
MP-R: Residential
MP-MU: Mixed Use
MP-O1: Office 1
MP-O2: Office 2
MP-E1: Mixed Employment 1
MP-E2: Mixed Employment 2
MP-E3: Mixed Employment 3
MP-H: Hospitality
MP-PF: Public Facilities

Proposed Combining District
ECD: Ecological Combining District

Applicant: City of Sunnyvale
Environmental Review: Environmental Impact Report (SCH # 20210880338)
Project Planner: Michelle King, 408-730-7463, mking@sunnyvale.ca.gov

Planning Officer Shaunn Mendrin stated that staff requests the continuation of this agenda item to the June 12, 2023 Planning Commission meeting and explained why. He added that this item will also be reviewed at the City Council meeting of July 11, 2023.

There were no public speakers for this agenda item.

MOTION: Vice Chair Iglesias moved and Commissioner Weiss seconded the motion to continue the discussion on Public Hearing Agenda Item 2 to Monday, June 12,

2023.

Commissioner Weiss voiced her agreement with staff's recommendation to continue this agenda item to a date certain.

The motion carried by the following vote:

Yes: 7 - Chair Pyne
Vice Chair Iglesias
Commissioner Howard
Commissioner Howe
Commissioner Serrone
Commissioner Shukla
Commissioner Weiss

No: 0

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Howard commended individuals who are interviewing for vacant positions on the City's various Boards and Commissions.

-Staff Comments

None.

ADJOURNMENT

Chair Pyne adjourned the meeting at 7:18 PM.

City of Sunnyvale

Agenda Item 1.B

23-0596 **Agenda Date:** 5/22/2023

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW: Construct a first-story addition of 300 square feet to an existing two-story single-family home, resulting in 2,852 square feet (2,447 square feet living area and 407 square feet garage) and 48% floor area ratio (FAR).

Location: 156 Connemara Way (APN: 309-24-003)
File #: 2022-7556
Zoning: R-0 (Low Density Residential)
Applicant / Owner: Ramchandra “Ram” Naik / Naik Ramchandra and Patwardhan Jaee
Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Robby Miller, (408) 730-7429, rmiller@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential
Existing Site Conditions: Two-story single-family home
Surrounding Land Uses

North: One-story single-family home
South: Two-story single-family home
East: One-story single-family home
West: One-story single-family home

Issues: Floor Area Ratio (FAR)
Staff Recommendation: Approve the Design Review based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project: The proposed project is located on a 5,900-square foot residential lot with an existing two-story single-family home. The applicant proposes to construct a one-story addition of 300 square feet to the front of the existing home, resulting in 2,852 square feet. No modifications are proposed to the existing second floor.

A Design Review application is required for an addition to an existing home to evaluate compliance with development standards and with the Single-Family Home Design Techniques. Planning Commission review is required for homes with a gross floor area exceeding 3,600 square feet or floor area ratios greater than 45%. The project results in a floor area of FAR of 48%, which requires Planning Commission review and approval.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data

Table of the proposed project.

Previous Actions on the Site: There are no previous Planning approvals for the site.

Applicable Design Guidelines: The City's Design Guidelines provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below.

ENVIRONMENTAL REVIEW

A Class 1 Exemption relieves this proposed project from the California Environmental Quality Act (CEQA) provisions.

DISCUSSION

Present Site Conditions: The proposed project site is located within a residential neighborhood east of Sunnyvale Saratoga Road. The proposed project site is within a block loosely bounded by Carlow Court to the north, Cromart Court to the south, Connemara Way to the west, and Bittern Drive to the east. The proposed project is surrounded by one-story single-family homes with two two-story single-family homes within immediate neighborhood. Sunset Park is west of the proposed project and contains 174 two-story townhouses. The single-family home properties within the immediate neighborhood are generally comprised of ranch style homes with hipped and gable roof forms, attached garages, and recessed front porches.

Architecture and Site Layout: The existing two-story single-family home includes common areas and 5 bedrooms. The first-floor addition is in the front, filling in a portion of the recessed front entry area and porch with a new study and enlarging the living room. Other work includes enlarging the first-floor bedroom by reducing the size of the garage. The existing 448 square foot garage will be reduced to 405 square feet and complies with the minimum 400 square feet requirement for two covered parking spaces.

The existing front façade has a front gable on top of the garage and side gable over the existing living areas. The proposed project changes the first-floor front façade with front gable roofs over the additions and no increase in plate height. The existing 4:12 slope will be maintained with the changed gable roofs in the front. The garage roof will remain a front gable. There is no work proposed for the second floor.

The existing ranch style character will be maintained. The proposed project includes window and door trim to match existing and maintains a recessed entryway.

Floor Area and Floor Area Ratio (FAR): A single-family home proposing a gross floor area greater than 3,600 square feet and a FAR greater than 45% requires Planning Commission review and approval. The proposed project has a gross floor area of 2,852 square feet on a 5,900-square foot lot, which results in 48% FAR.

Homes in the neighborhood range in size from 1,996 square feet to 3,880 square feet with an average of 2,528 square feet. The existing FARs in the vicinity range from 28.9% to 54.3%, with an average of 38.3%. While the proposed addition results in a home that is larger than many other homes found in the neighborhood, the size of the home and FAR are within the range of other homes found in the neighborhood. The detailed information of neighboring homes in the immediate

neighborhood can be found in Attachment 6.

Staff finds that the additional floor area is appropriate for the neighborhood. The proposed addition is limited to the first floor and will be set back more than 28 feet when a minimum of 20 feet is required. The additions 8-foot plate height matches the existing main living plate height which helps reduce mass and bulk impacts. Additionally, the project will not result in negative visual or privacy impacts to neighbors.

Landscaping and Trees: The existing landscaping will be modified slightly in the front yard to accommodate the addition. No tree removal is proposed as part of this proposed project.

Development Standards: The proposed project complies with the applicable development standards as set forth in the SMC. The Project Data Table for the proposed project can be found in Attachment 2. No deviations are proposed.

FISCAL IMPACT
No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT
As of the date of staff report preparation, staff has received no comments from the neighbors.

Notice of Public Hearing
- Published in the *Sunnyvale Sun* newspaper
- Posted on the site
- 348 notices mailed to property owners and residents within 300 feet of the project site

Staff Report
- Posted on the City's website

Agenda
- Posted on the City's official notice bulletin board
- Posted on the City's website

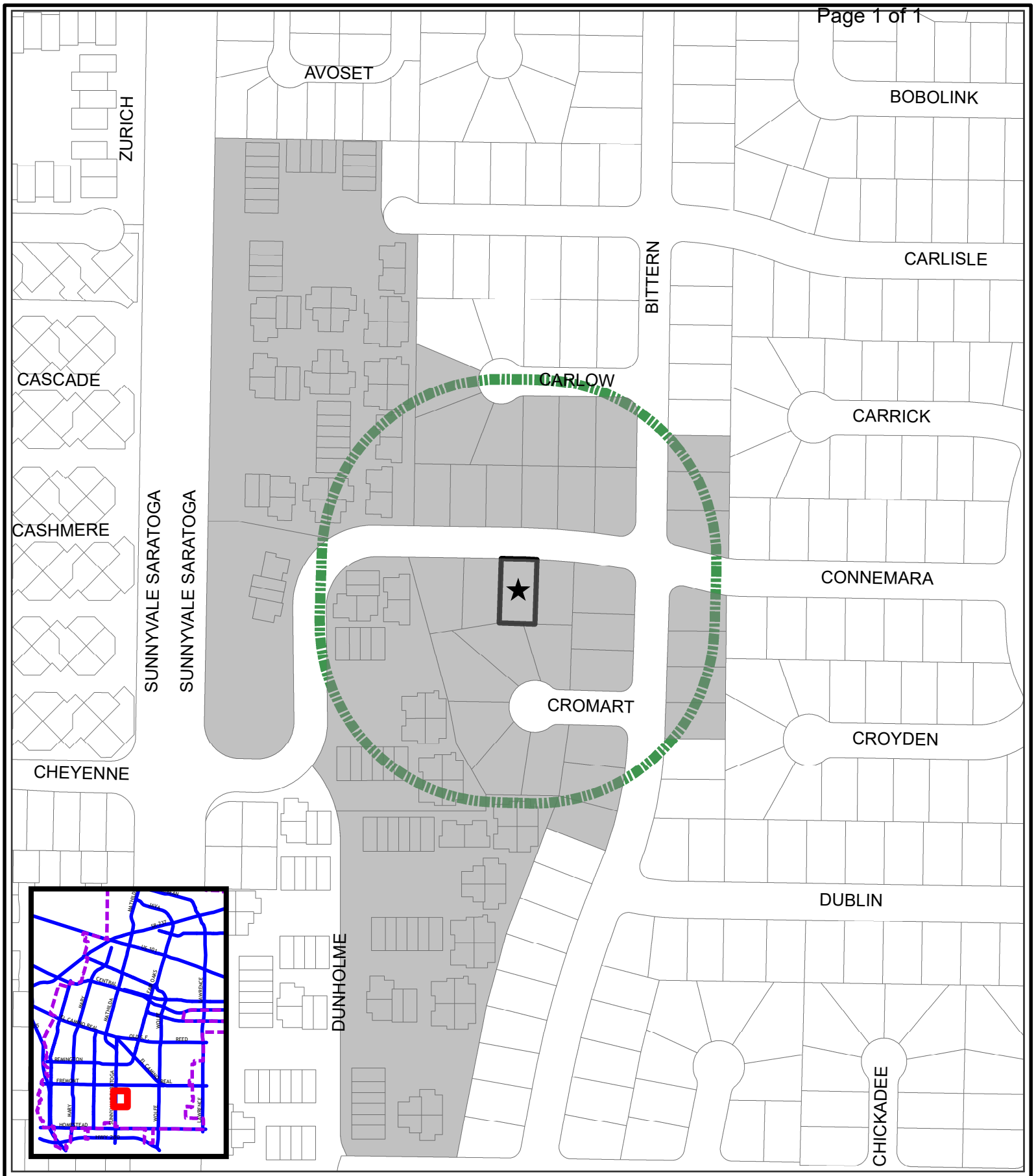
ALTERNATIVES
1. Approve the Design Review with the Conditions of Approval in Attachment 4.
2. Approve the Design Review with modified conditions
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION
Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

Prepared by: Robby Miller, Associate Planner
Approved by: Noren Caliva-Lepe, Principal Planner

ATTACHMENTS
1. Vicinity and Noticing Map

2. Project Data
3. Recommended Findings
4. Draft Conditions of Approval
5. Site and Architectural Plans
6. Neighborhood Analysis



2022-7556
156 Connemara Way (APN: 309-24-003)
DESIGN REVIEW
300-ft Area

0 65 130 260 Feet

N
W E
S

PROJECT DATA TABLE

2022-7556
156 Connemara Wy

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-0	Same	-
Lot Size	5,900 s.f.	Same	-
Gross Floor Area	2,552 s.f.	2,852 s.f.	45% (2,655 s.f.)[1]
Lot Coverage	30%	33%	40% max.
Floor Area Ratio (FAR)	43%	48%	45%[1]
Building Height	21'-7"	21'-7"	30' max.
No. of Stories	Two	Two	Two max.
Setbacks			
Front			
1st Floor	23'-5"	Same	20' min.
2nd Floor	52'-0"	Same	25' min.
Left Side			
1st Floor	5'-10"	Same	4' min.
2nd Floor	5'-10"	Same	7' min.
Right Side			
1st Floor	7'-0"	Same	4' min.
2nd Floor	15'-1"	Same	7' min.
Combined Side			
1st Floor	12'-10"	Same	12' min.
2nd Floor	20'-11"	Same	18' min.
Rear			
1st Floor	27'-5"	Same	20' min.[2]
2nd Floor	25'-2"	Same	20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

[1] Threshold for Planning Commission Review
[2] Per SMC 19.48.050, any one-story structure in residential zoning districts may extend 10 feet into the required yard providing the area of the extension does not exceed 25% of the required rear yard.

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The proposed project maintains the existing orientation of the home's front entry and garage. The prominent front entry pattern of the immediate neighborhood is recessed front entry. The new front entry for the proposed project will face the street and is recessed under a covered porch. An additional window is being added to the front to help with "eyes on the street". The new front entry is consistent with the architectural style of other homes in the immediate neighborhood. **Finding met.**
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed project will become the fifth largest home in the immediate neighborhood in terms of floor area when it is built. The additional floor area is appropriate for the neighborhood. The first-floor addition is filling some of the recessed space in the front yard and is set back more than 28 feet from the front property line, where 20 feet minimum is required. To help minimize scale and bulk the addition utilizes 8-foot plate heights which matches the existing first-floor, and the two front gabled roof heights do not extend above the existing first floor roof pitches. There is no work being done on the second floor. **Finding met.**
2.2.3 Design homes to respect their immediate neighbors	The proposed project complies with the Code requirements related to height and setback and is respectful of surrounding neighborhood. There are no privacy impacts from windows: one additional window is being added to the first-story façade; a horizontal narrow window is being added to the right side on the first floor above eye level, and; no windows are being added to the second story. **Finding met.**
2.2.4 Minimize the visual impacts of parking.	The proposed project does not propose changes to the existing layout of the two-car garage and driveway. **Finding met.**
2.2.5 Respect the predominant materials and character of front yard landscaping.	The proposed project proposes to maintain the majority of the existing front yard landscaping, and is not removing any trees. **Finding met.**

Basic Design Principle	Comments
2.2.6 Use high quality materials and craftsmanship	The applicant proposes to utilize high-quality materials for the addition that are consistent with the existing home to maintain the consistent appearance between the existing and proposed portions of the two-story single-family home. **Finding met.**
2.2.7 Preserve mature landscaping	The proposed project proposes removal of some plant material in the front yard due to the proposed front addition, but no trees are being removed. **Finding met.**

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MAY 22, 2023

Planning Application **2022-7566**
156 Connemara Way

DESIGN REVIEW: Construct a first-story addition of 300 square feet to an existing two-story single-family home, resulting in 2,852 square feet (2,447 square feet living area and 407 square feet garage) and 48% floor area ratio (FAR).

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]

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. [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. 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]

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

DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:
All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

DC-3. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

OR 2.1: Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.

b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.

d) Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-4. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]

END OF CONDITIONS

GENERAL NOTES

GOVERNING CODES: All work shall comply with the 2019 California Building Code, 2019 California Residential Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, CCR Title 24, the 2019 California Existing Building Code, 2019 California Green Standards Code, 2019 California Referenced Standards Code, 2019 California Fire Code, 2019 California Energy Code, 2019 California building standards commission, chapter 12, local amendments and all applicable local ordinances.

FIRE NOTES

Fire blocking and draft stopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between top story and a roof or attic space.

Fire Block all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

Fire Block at openings around vents, pipes, ducts, and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.

Smoke Detectors shall be installed in each sleeping rooms and at a point centrally located in the hallway or area giving access to each sleeping room, and are to be audible in all sleeping areas. Smoke Detectors are to be supplied by a 110v circuit, and to have battery backup.

All Smoke Detectors to be interconnected in such a manner that the actuation of one alarm will actuate all of the alarms in the dwelling.

Provide minimum of one smoke detector per floor.

Fire Sprinklers and Fire Flow: Fire flow rate required is 1000 gallons per minute for 120 minutes. Sprinklers not Provided. Nearest fire hydrant located on Connemara approximately 230 ft from house.

Roof to be no less than Class "B" rated roof.

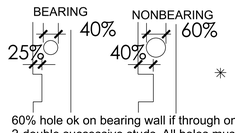
EMERGENCY ESCAPE WINDOWS

Every sleeping room to be provided with at least one operable window or exterior door approved for emergency escape or rescue, which opens directly to street, public alley, yard, or exit corridor.

The units shall be operable from the inside to provide a full clear opening without the use of separate tools. All escape/rescue windows from sleeping rooms shall have a minimum net clear openable area of 5.7 sq. ft. the minimum clear openable height dimension shall be24 inches. The minimum net clear openable width dimension hall be 20 inches. Escape/rescue windows shall have a finished sill height not more than 44 inches above the floor.

SOUND INSULATION

NOTCHING AND BORING STUDS:



60% hole ok on bearing wall if through only 2-double successive studs. All holes must be * minimum 5/8 inch from edge.
Where sole plates are cut for pipes, a metal tie minimum 0.058 inch thick and 1-1/2 inches wide shall minimum each side, per c.b.c. section 2320.11.7.

MECHANICAL

Service Disconnects to be located in a location readily accessible by the occupants. CEC 230.70

Duct Insulation: R-6 minimum insulation for ducts. See the energy compliance documents.

Wall mount gas furnaces to be ≥ 92 AFUE

Combustion air vents (with screen and back damper) to be provided for any appliance with open flame provide individual shut-off valve for at maximum 3 feet from every gas appliance

Appliances generating a glow, spark, or flame must be at least 18 in. above the floor in a garage.

Combustion air openings to be provided within 12 in. of floor and ceiling for gas burning equipment.

Dryer exhaust vent to be min. 4"" dia. smooth sheet metal, vented thru wall or pipe extending up the wall and transitioning to a 5"" dia. smooth sheet metal pipe in attic, and extending to the outside. All dryer vents to must have a backdraft damper.

ENERGY

HERS Certification Required per CA Administrative Code 10-103(b)3 and as specified on Title 24 report. Items that require QII are specified per provided reporting and energy calculations on EN sheets.

Solar Panels - Deferred permit

Insulation: Specify the insulation R-values per the energy calculations [SPECIFY] R21 at the 2x6 exterior walls / R-38 at the attic.

Radiant Barrier at the roof to be in accordance with energy calculations.

SOILS NOTE

Om Design build has not studied or expressed any opinion concerning stability of soils, or the risk of slides, flooding or earth movement, under or earth movement, under or in the vicinity of the building site. such studies and opinions can be given only by a qualified, licensed soils engineer.

PLUMBING FIXTURE SCHEDULE

SYMBOL	COUNT	FIXTURE	NOTES
	1	FAUCET	CA 403.6: Residential KitchenFaucets, 1.8 gpm @60psi, temporary max 2.2gpm @60psi w/auto return.
	4	LAVATORY	CA 403.7: Residential Lavatory Faucets, 1.2 gpm @60 psi, min .08 gpm@20 psi
	3	SHOWER HEAD	CA 408.2: Shower Heads, Max 1.8 gpm @80psi
	3	WATER CLOSET	CA 403.2: Water Closets, Maximum flush 1.28 gallons

SPECIAL NOTES:

4.406.1 Rodent Proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.

4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner
4.503.3 Moisture content of building materials.
Moisture content of building materials used in wall and floor framing is checked before enclosure.

4.504.1 Covering of duct openings and protection of mechanical equipment during construction.
Duct openings and other related air distribution component openings shall be covered during construction.

4.504.2 Finish material pollutant control.
Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
Paints and coatings. Paints, stains and other coatings shall be compliant with voelimits.
Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
Verification. Documentation shall be provided to verify that compliant voe limit finish materials have been used.

4.504.3 Carpet systems.
All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program.
2.California Department of Public Health, ""Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"" Version 1.1, February 2010 (also known as Specification 01350.)
3. NSFI ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.
Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 Resilient flooring systems. Where resilient flooring is in stalled, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:
1.Products compliant with the California Department of Public Health, ""Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"" Version 1.1, February 2010 (alsoknown as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2.Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3.Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4.Meet the California Department of Public Health, ""Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"" Version 1.1, February 201 0 (also known as Specification 01350)."

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified
in those section s, as shown in Table 4.504.5."

4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations.

4.507.2 Heating andair-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss andheat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent."

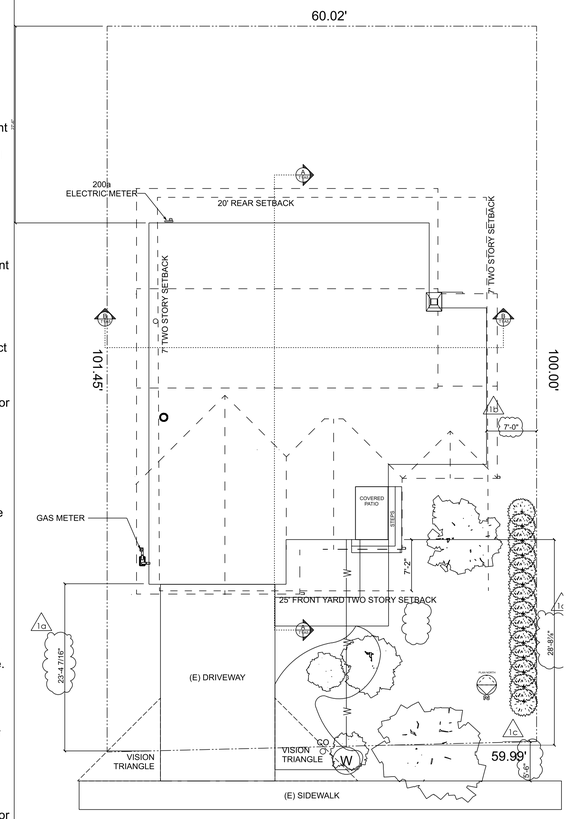
702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems.

702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they areinspecting.

703.1 Documentation. Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing
agency which show substantial conformance."

Naik Residence

156 Connemara Way, Sunnyvale, CA



156 CONNEMARA WAY

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

PROJECT DATA:

	Standard	Existing	Proposed
Lot Size		5,900	5,900
Height	30'-0"	21'-7"	21'-7"
Garage		448 sf	405 sf
1st Floor		1,183 sf	1,526 sf
2nd Floor		921 sf	921 sf
Porch		155 sf	35 sf
Lot Coverage	40%	1,786 / 30%	1,966 / 33%
Floor Area Ratio	45%	2,552 / 43%	2,852 / 48%
Remodel Area			164 sf
Addition Area			300 sf

APN: 30924003
ZONE: R0
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: V

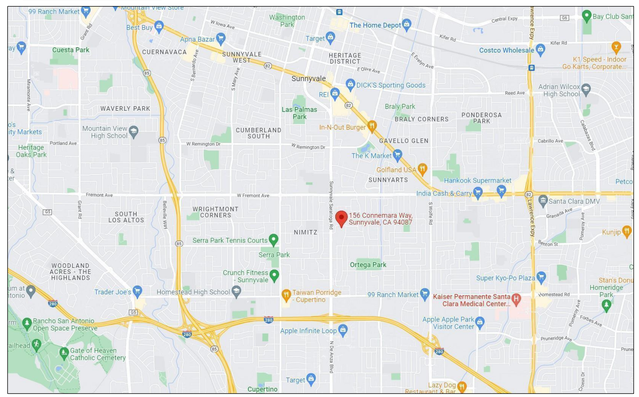
SPECIAL NOTES:

1. Use is R-3 and total SF is less than 3,600 with an addition of less than 500sf therefore no sprinklers provided.

OWNER:

Ram Naik
156 Connemara Way
Sunnyvale, CA

VICINITY MAP



SCOPE OF WORK

The scope includes the renovation of the first story of an existing single family home and a 300 sf office and entry addition on the first story as well as enlargment of a bedroom by reducing the size of the garage.

ARCHITECTURAL

The scope is the renovation and addition to a single family residence, including the installation of a raised foundation, exterior walls, interior partitions, framing, drywall, flooring, cabinets, openings, roofing, plumbing and paint.

ELECTRICAL

The scope is the installation of new electrical fixtures and wiring.

PLUMBING & MECHANICAL

The scope is the installation of new plumbing fixtures, water lines and waste lines as need to accomodate new fixtures.

DRAWING SCHEDULE

Project Data
Cover Sheet T1

Architectural
(N) Floor Plan A1
(E) Floor Plan A2
Dimensions A3
(N) Elevations A4
Details A5
Streetscape A6

MEP

Structural
1st Floor Roof Plan S1

Energy
T24 Calculations EN1
Mandatory Measures EN2
Calgreen EN3

Landscape - BMP
Landscape-BMPs L1
Survey Data L2

Om design
Residential & Light Commercial Design
Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

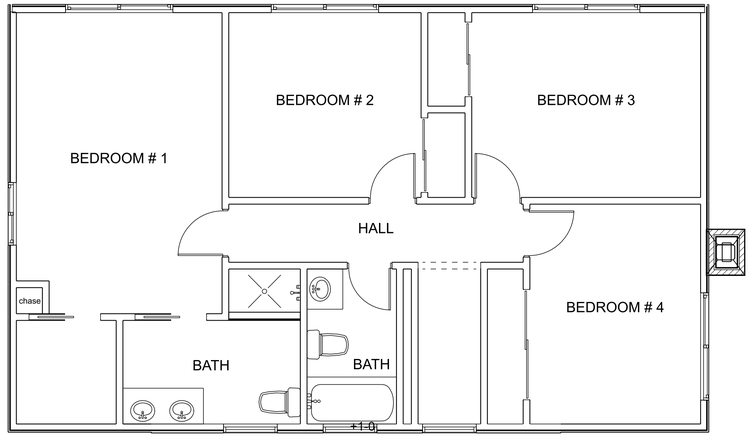
REMARKS	DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

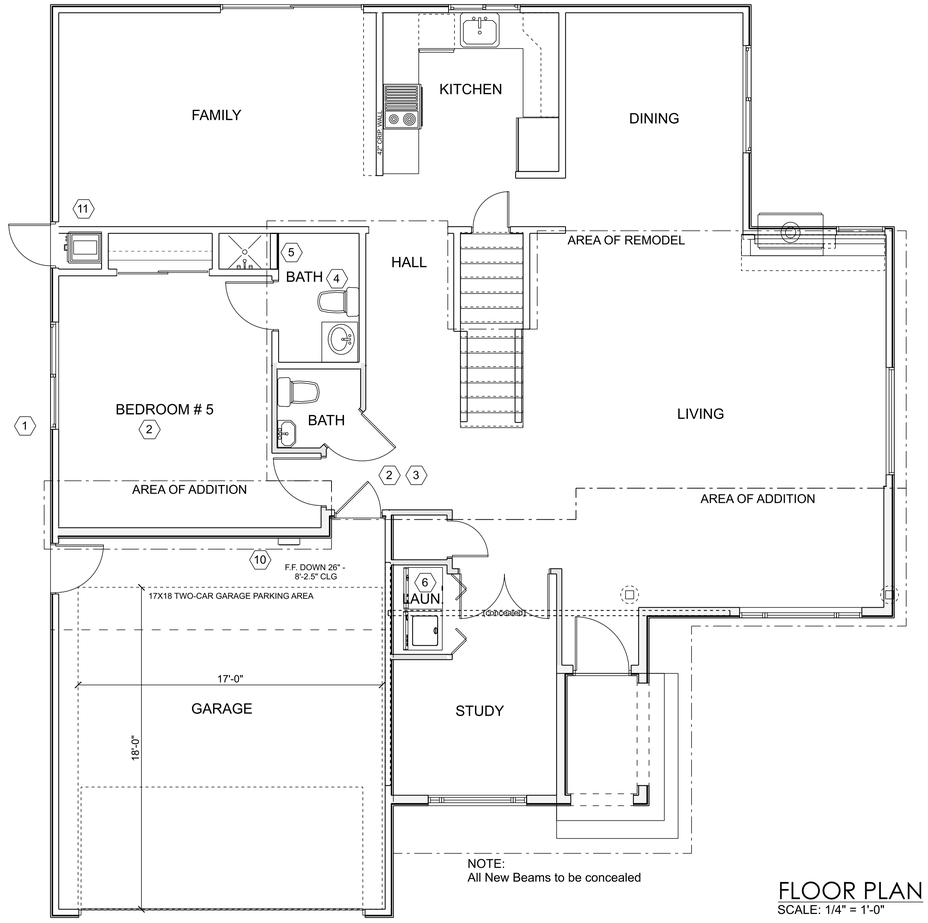
Cover Sheet

T1

NO NEW WORK TO BE DONE ON SECOND FLOOR



SECOND FLOOR
SCALE: 1/4" = 1'-0"



NOTE:
All New Beams to be concealed

FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

New Walls

TOP PLATE SPLICING: USE A MINIMUM OF 4 FT. LAP SPLICE WITH (10) 16d'S INTO EACH SIDE OF LAP OR USE ST6224 STRAP ACROSS PLATE BREAKS.

Existing Walls to Remain

FLOOR PLAN NOTES:

Top plate splicing: use a minimum of 4 ft. lap splice with (10) 16d's into each side of lap or use st6224 strap across plate breaks.

1. Egress Window
   - Minimum net opening: 5.7 SQ. FT.
   - Maximum Sill Height: 44"
   - Minimum Openable Dimension: 24" H x 20" W
2. Smoke Detectors: required in all bedrooms, at all hallways leading to bedroooms, and at each floor level including basements. smoke detectors shall be hard wired together in a series including a battery backup. IRC R313

   Alterations, Repairs and Additions: when interior repairs or alterations requiring a permit occur, the dwelling shall be provided with smoke alarms located as required for new dwellings. In existing construction, battery type alarms may be provided when hard wiring and interconnection is not feasible.
3. Carbon Monoxide Detectors/ alarms: required on every habitable level of a residence that contains a fuel burning appliance.
4. Water Closet Stool shall be located in a clear space not less than 30" in width and have a clear space in front of the water closet stool not less than 24" section 2904 of the CBC. Maintain 15" clearance from centerline to each side wall. Water closets must be ultra low flush fixtures, which use no more than 1.28 gallons per flush.
5. All shower compartments, regardless of shape, shall have a minimum finished interior of one thousand twenty-four (1024) square inches and shall also be capable of encompassing a 30" circle. This measurement shall be maintained to a point 72" above the shower drain. section 412.7 of the CPC. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. Handle position stops shall be provided on such valves and shall be adjusted per mfr's instructions to deliver a maximum mixed water setting of 120ºf (49ºc). The water heater thermostat shall not be considered a suitable control for meeting this provision.
6. Provide new hook-up for (E) Washer/Dryer. Vent route to exterior with rigid metallic material and backdraft termination location. Provide min. 100 sq. inches ventilation via vent in door.
7. Not Used
8. Attic Access: min. 30" x 22" with light on switch and service outlet. Provide larger access door to accomodate attic mounted mechanical equipment if any.
9. (E) Furnace OR min-split
10. (N) On Demand Water Heater
11. Landscaping and location of sleeping rooms relative to property lines shall be located so as to provide approved ladder access to each sleeping room.

    Approved ladder access consists of a maximum 70 degree climbing angle, at least 3 feet of clear space behind the base of the ladder to allow access and approved concrete or gravel ladder pads having a minimum dimension of 3' x 6' and positioned so that the 6' length is perpendicular to the structure.

Om design
Residential & Light Commercial Design
Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

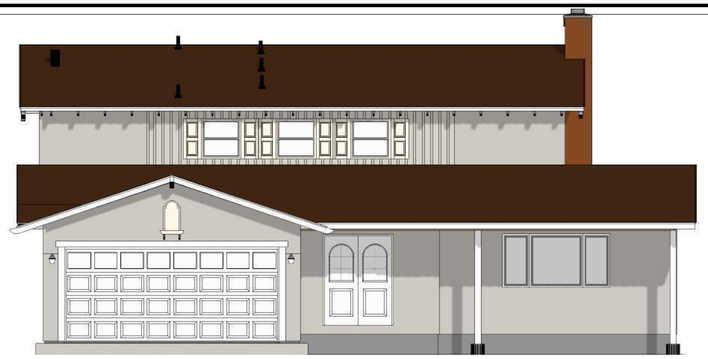
ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS	DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

(N) Floor Plan

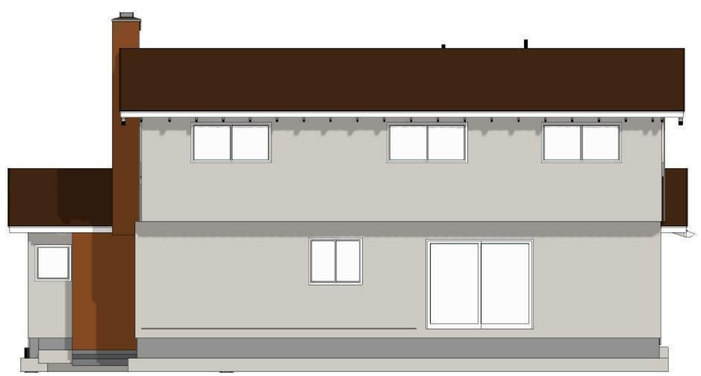
A1



(E) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

(E) EAST ELEVATION
SCALE: 3/16" = 1'-0"

(E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL DEMOLITION NOTES:

1. EQUIPMENT SHOWN IN DASHED LINE WEIGHT ON DEMOLITION PLANS SHALL BE REMOVED OR RELOCATED.

2. WHERE REMOVAL OF ELECTRICAL WORK SHOWN, OR OF ASSOCIATED WIRING INTERRUPTS SERVICE TO EXISTING ELECTRICAL EQUIPMENT TO REMAIN, THE CONTRACTOR SHALL EXTEND SERVICE TO REMAINING EQUIPMENT. ROUTING OF THIS EXTENDED SERVICE SHALL BE SUCH THAT IT DOES NOT INTERFERE WITH NEW WORK.

3. CONTRACTOR SHALL PROVIDE BLANK COVER PLATES ON ALL JUNCTION AND DEVICE BOXES WHICH ARE UNCOVERED AS A RESULT OF REMOVAL OF EQUIPMENT.

4. ALL ITEMS TO REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM SITE, UNLESS OWNER WISHES TO RETAIN OWNERSHIP, OR IF ITEM IS SPECIFICALLY NOTED TO BE RELOCATED OR SALVAGED. CONTRACTOR SHALL COORDINATE DEMOLITION WITH OWNER TO ASSURE THEIR FIRST REFUSAL FOR ALL ITEMS BEING REMOVED FROM THE PROJECT.

5. ALL EXISTING SURFACES DAMAGED OR EXPOSED BY DEMOLITION OR REMOVAL OF EQUIPMENT SHALL BE PATCHED AND REPAIRED WITH MATERIAL AND FINISHES TO MATCH EXISTING ADJACENT SURFACES.

6. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH OWNER TO MINIMIZE DISRUPTIONS TO ONGOING OPERATIONS AND DOWN-TIME TO EXISTING SYSTEMS.

7. REMOVAL OF DEVICE SHALL INCLUDE REMOVAL OF ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH ALL TRADES.

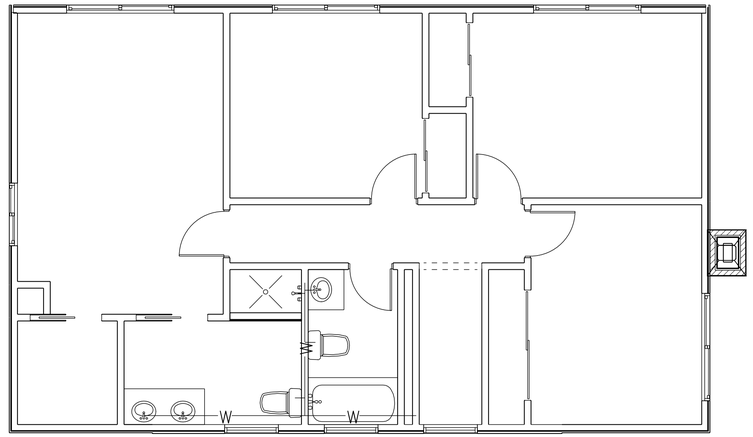
DEMOLITION KEYNOTES:

1. REMOVE EXISTING WALL
   - SHORE AND BRACE EXISTING STRUCTURES AS REQUIRED
   - PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED

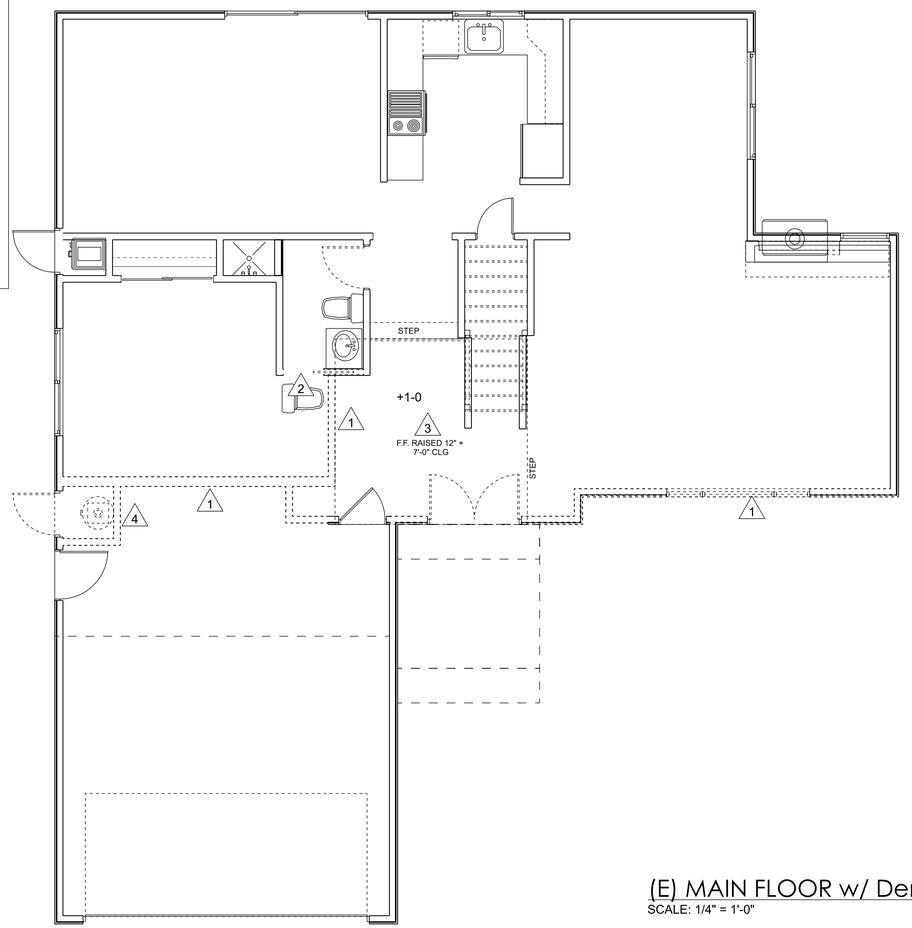
2. NEW DOOR WITHIN EXISTING WALL
   - REFRAME WALL AS REQUIRED FOR NEW HEADER / DOOR OPENING
   - PATCH AND REPAIR SURROUNDING SURFACES AS REQ'D

3. REMOVE EXISTING RAISED FLOOR
   - NEW FLOOR LEVEL TO MATCH EXISTING LR/KT FLOOR
   - PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED

4. REMOVE EXISTING WATER HEATER AND CLOSET
   - SHORE AND BRACE EXISTING STRUCTURES AS REQUIRED
   - PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED



(E) SECOND FLOOR - No work proposed for this level
SCALE: 1/4" = 1'-0"



(E) MAIN FLOOR w/ Demolition
SCALE: 1/4" = 1'-0"

Om design
Residential & Light Commercial Design
Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS	DATE

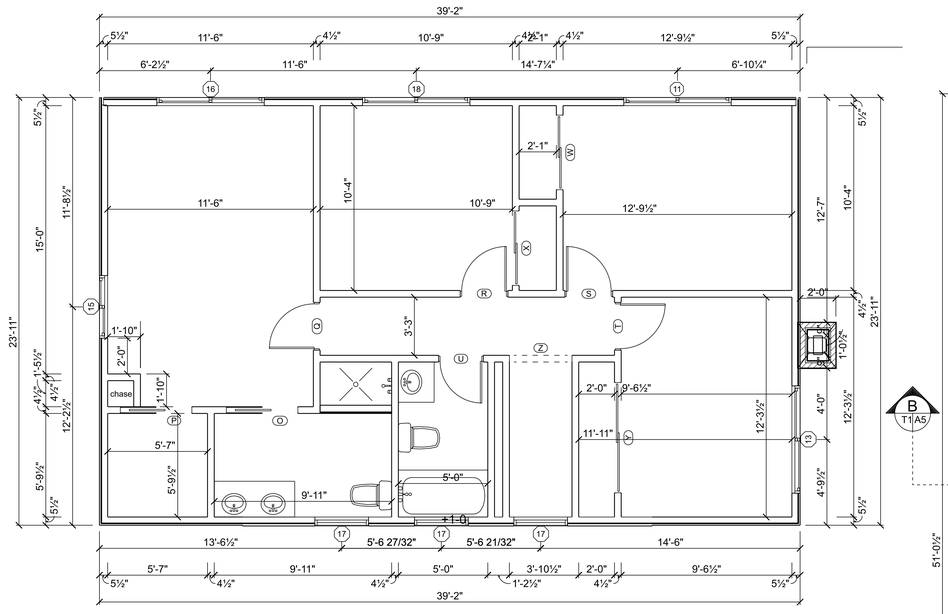
CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

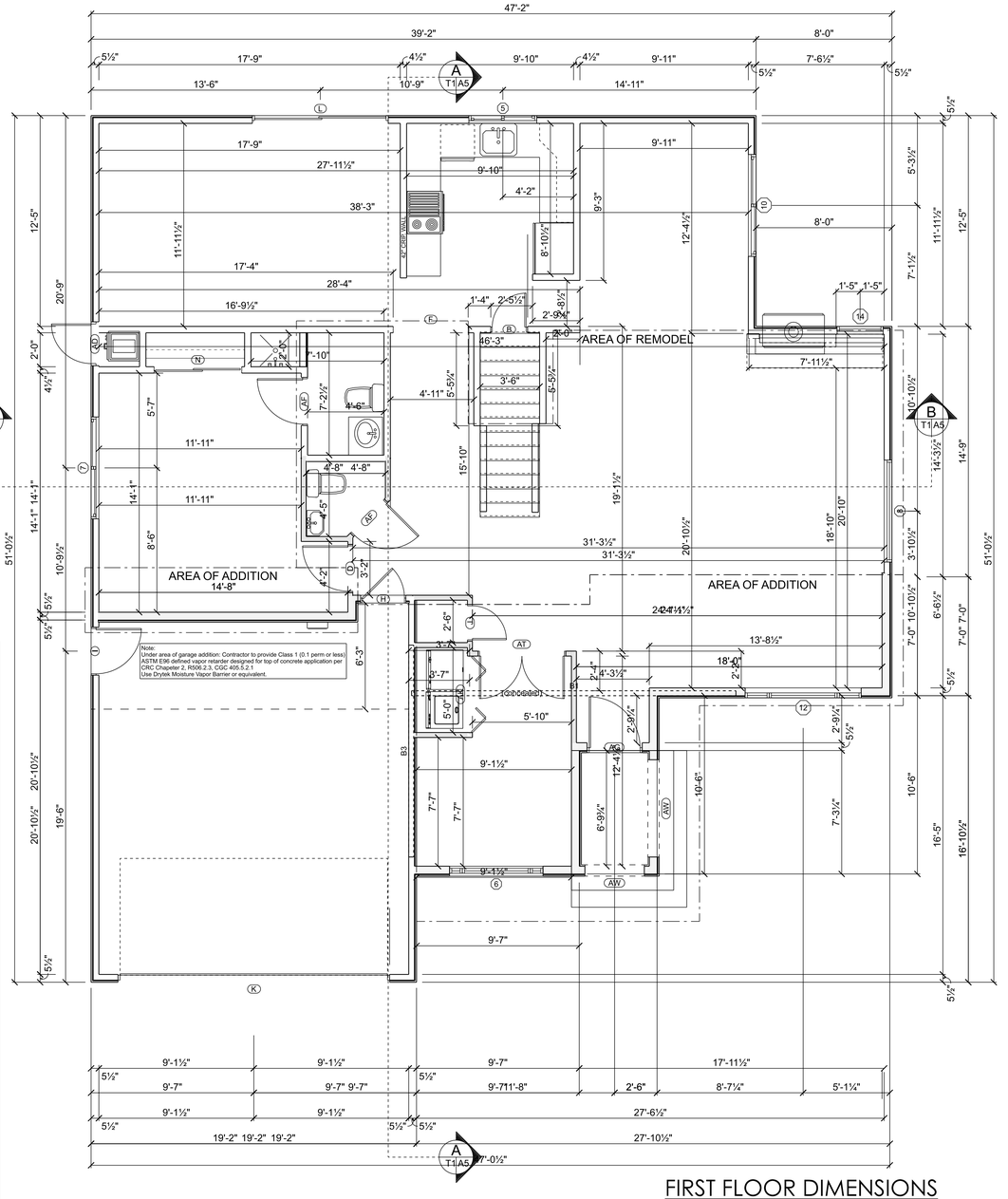
(E) Floor Plan

A2

SECOND FLOOR DIMENSIONS

SCALE: 1/4" = 1'-0"





FIRST FLOOR DIMENSIONS

SCALE: 1/4" = 1'-0"

OPENING SCHEDULE								
OPENING ID	COUNT	TYPE	LIBRARY NAME	SIZE	HINGE	TEMPERED GLASS	GLAZING AREA	OPENING AREA
5	1	SLIDING WINDOW	Window\Slider	4'-0" x 3'-6"	NL	Yes	10.4 sq ft.	14.0 sq ft.
7	1	SLIDING WINDOW	Window\Slider	6'-0" x 3'-0"	NL	No	13.8 sq ft.	18.0 sq ft.
10	1	SLIDING WINDOW	Window\Slider	6'-0" x 3'-0"	NL	No	13.8 sq ft.	18.0 sq ft.
14	1	WINDOW	Window\Awning	2'-8½" x 2'-8½"	U	No	5.1 sq ft.	7.3 sq ft.
B	1	DOOR	Interior Door\Colonial	2'-0"	R	No	0.0 sq ft.	14.6 sq ft.
H	1	DOOR	Interior Door\Colonial	2'-6"	L	No	0.0 sq ft.	18.0 sq ft.
I	1	DOOR	Interior Door\Colonial	2'-8"	L	No	0.0 sq ft.	19.1 sq ft.
K	1	GARAGE	Om Custom Door Symbols	15'-9"	U	No	15.8 sq ft.	112.0 sq ft.
L	1	SLIDING DOOR	Exterior Door\Patio	8'-0"	NL	No	0.0 sq ft.	53.3 sq ft.
N	1	SLIDING DOOR	Interior Door\Sliding	5'-0"	NN	No	13.6 sq ft.	33.3 sq ft.
AD	1	DOOR	Exterior Door\Colonial	2'-4"	L	No	0.0 sq ft.	17.5 sq ft.
11	1	SLIDING WINDOW	Window\Slider	6'-0" x 3'-0"	NL	No	13.8 sq ft.	18.0 sq ft.
13	1	SLIDING WINDOW	Window\Slider	6'-0" x 3'-0"	NL	No	13.8 sq ft.	18.0 sq ft.
15	1	SLIDING WINDOW	Window\Slider	3'-6" x 3'-0"	NL	No	7.4 sq ft.	10.5 sq ft.
16	1	SLIDING WINDOW	Window\Slider	6'-0" x 3'-0"	NL	No	13.8 sq ft.	18.0 sq ft.
17	3	WINDOW	Window\Single Hung	3'-0" x 3'-0"	U	No	6.1 sq ft.	9.0 sq ft.
18	1	SLIDING WINDOW	Window\Slider	6'-0" x 3'-0"	NL	No	13.8 sq ft.	18.0 sq ft.
O	1	POCKET	Interior Door\Pocket	2'-0"	N	No	0.0 sq ft.	13.3 sq ft.
P	1	POCKET	Interior Door\Pocket	2'-0"	N	No	0.0 sq ft.	13.3 sq ft.
Q	1	DOOR	Interior Door\Colonial	2'-6"	L	No	0.0 sq ft.	18.0 sq ft.
R	1	DOOR	Interior Door\Colonial	2'-6"	R	No	0.0 sq ft.	18.0 sq ft.
S	1	DOOR	Interior Door\Colonial	2'-6"	L	No	0.0 sq ft.	18.0 sq ft.
T	1	DOOR	Interior Door\Colonial	2'-6"	L	No	0.0 sq ft.	18.0 sq ft.
U	1	DOOR	Interior Door\Colonial	2'-4"	L	No	0.0 sq ft.	16.9 sq ft.
W	1	SLIDING DOOR	Interior Door\Sliding	4'-0"	NN	No	10.8 sq ft.	26.7 sq ft.
X	1	SLIDING DOOR	Interior Door\Sliding	4'-0"	NN	No	10.8 sq ft.	26.7 sq ft.
Y	1	SLIDING DOOR	Interior Door\Sliding	6'-0"	NN	No	16.4 sq ft.	40.0 sq ft.
6	1	COMBINED UNIT	Window\Picture	5'-6" x 4'-0"	LNR	No	14.6 sq ft.	22.0 sq ft.
8	1	WINDOW	Window\Awning	6'-0" x 1'-4"	U	No	4.8 sq ft.	8.0 sq ft.
12	1	COMBINED UNIT	Window\Picture	6'-10" x 4'-6"	LNR	No	22.1 sq ft.	30.8 sq ft.
D	1	DOOR	Interior Door\Colonial	2'-8"	R	No	0.0 sq ft.	19.1 sq ft.
J	1	DOOR	Interior Door\Colonial	2'-0"	R	No	0.0 sq ft.	14.6 sq ft.
AF	1	DOOR	Interior Door\Colonial	2'-8"	L	No	0.0 sq ft.	19.1 sq ft.
AF	1	DOOR	Interior Door\Colonial	2'-8"	R	No	0.0 sq ft.	19.1 sq ft.
AG	1	DOOR	Exterior Door\Colonial	3'-0"	L	No	1.7 sq ft.	22.1 sq ft.
AK	1	BIFOLD	Interior Door\Bifold	4'-6 1/16"	LR	No	0.0 sq ft.	30.0 sq ft.
AT	1	DOOR	Interior Door\French	5'-0"	LR	No	14.3 sq ft.	34.9 sq ft.

WALL LEGEND

New Walls

TOP PLATE SPLICING: USE A MINIMUM OF 4 FT. LAP SPLICE WITH (10) 16d'S INTO EACH SIDE OF LAP OR USE ST6224 STRAP ACROSS PLATE BREAKS.

Existing Walls to Remain

NATURAL LIGHT & VENTILATION CALCULATIONS					
Room	Area	TTL Glazing	% Glazing	TTL Ventilation	% Ventilation
Bedroom 5	176	15	8.5	8	4.3
Living	400	32	8.0	22.1	5.5
Study	108	14.6	13.5	7.3	6.7

OPENING NOTES

1) Contractor and owner to verify all openings prior to purchase.
2) All opening U-factor to be min. 0.30
3) New windows and doors on this project will fully comply with the following minimum code requirements:
Residential Windows and Door Code Requirements:
   a. Tested and labeled to comply with the AAMA standards per CRC, Sec. 609.3.
   b. Safety Glazing testing and labeling per CRC, Sections. 308.1 & 308.4
   c. Energy testing and certification per CEnC, Sec. 110.6
4) Riser height at doors to be no greater than 7-3/4 in at threshold.
5) Demonstrate existing skylight(s) have been tested by an approved independent laboratory, and shall bear a label identifying manufacturer, performance grade rating, and approved inspection agency to indicate compliance with the requirements of AAMA/WDMA/CSA 101/I.S.2/A440. Otherwise replace with compliant unit. [CRC R308.6.9]

Om design

Residential & Light Commercial Design

Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

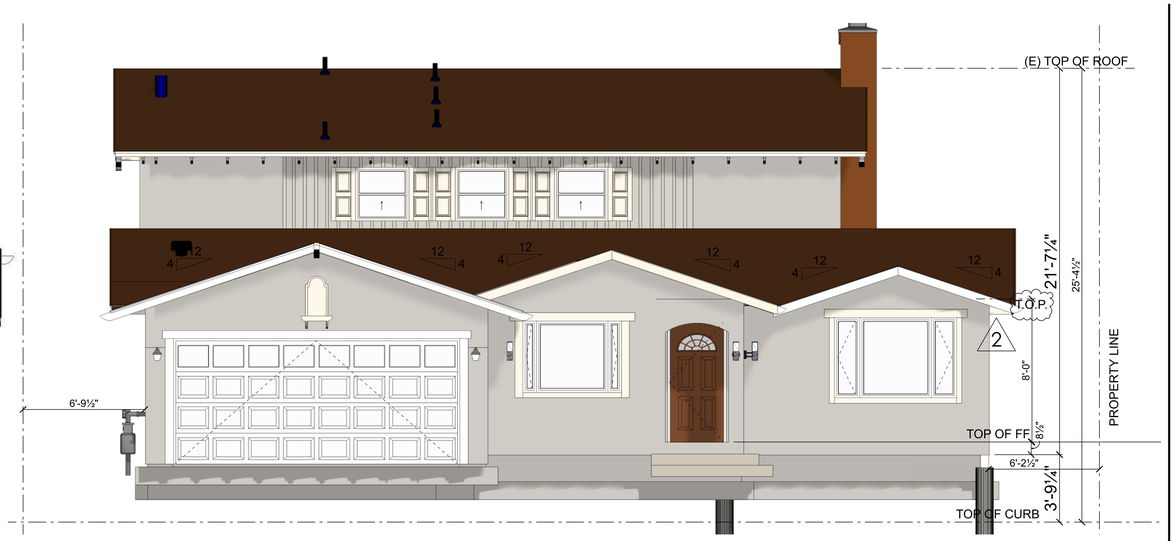
REMARKS	DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

Dimensions

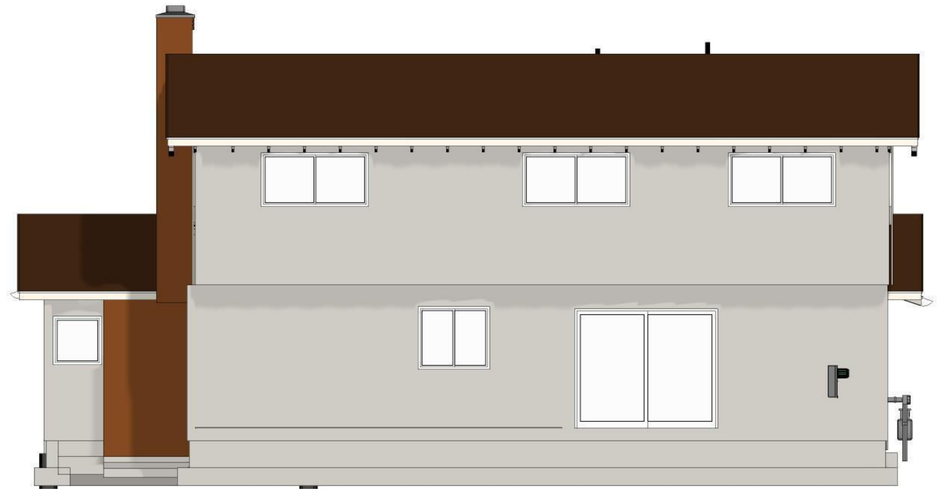
A3

(N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



(N) North Elevation
SCALE: 1/4" = 1'-0"

(N) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

GENERAL ELEVATION NOTES:

1) FOUNDATION DRAINAGE: 6" fall for 10' away from foundation or 2% grade 3' away, if impervious surface crc r401.3" 7/a4

2) Protect annular spaces around opening in plates at exterior wall

ROOF

Comp. shingles Class "B" or better

Standard prefinished metal gutters and downspouts.

ROOF SHEATHING

SEE ENGINEERING SHEETS
FOR STRUCTURAL DETAILS

WINDOWS AND DOORS

WINDOWS: Jeld Wen with color and style to match existing

DOOR HARDWARE: To be selected by owner to match existing

EXTERIOR FINISHES

FASCIA: To match existing

SHINGLE MOLD: To match existing

SIDING: Stucco

TRIMS: Fiber Cement Composite

EXTERIOR WINDOW AND DOOR TRIMS: Choicetrim (or equal)

EAVES: To match existing

PRIME / PAINT All exterior materials w/ Kelly Moore 550 AC Acrylic (or equal)

MATERIALS

1) Aerosol Paints & Coatings Compliant with Product Weighted MIR Limits: 4.504.2.3
2) Finish Materials VOC Limit (Adhesives, Sealants, Caulks, Paints, Coatings): 4.504.2
3) Use Low VOC, Water-Based Wood Finishes: 4.504.2.2
4) Use Solvent-Free Adhesives: 4.504.2.1
5) Use Low-VOC, Formaldehyde-Free Composite Wood Materials, Particle Board & MDF 4.504.5
6) Check Moisture Content Materials for Walls & Floors Before Enclosure: 4.505.3
7) Where Resilient Flooring Installed 80% Low VOC: Demonstrate flooring product compliance with 4.504.4

ADDRESS POSTING

1) Address shall be displayed on front wall of house and at street.
2) Address numbers shall be a minimum of four (4) inches in height and a color contrasting to their background.

VENTILATION CALCULATIONS

NEW ROOF: 288/150 = 2 SQ. FT./288 SQ. IN.

PROVIDE 288 SI ATTIC VENTILATION
6 - Eave Vents w min. 48.9 sq. in. net free area
w/ Cobra Ridge Vent at Ridge

CRAWLSPACE: 298/150 = 2 SQ. FT./288 SQ. IN.

PROVIDE 288 SI CRAWLSPACE VENTILATION
5 - 8x16 Foundation Vents w min. 64 sq. in. net free area

Om design

Residential &
Light Commercial
Design

Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik
Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

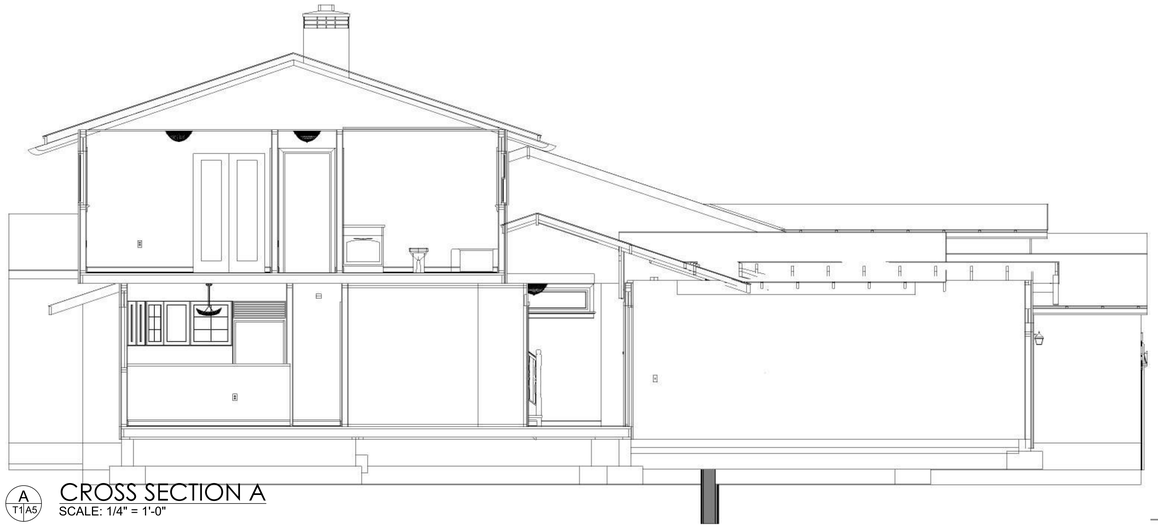
REMARKS	DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

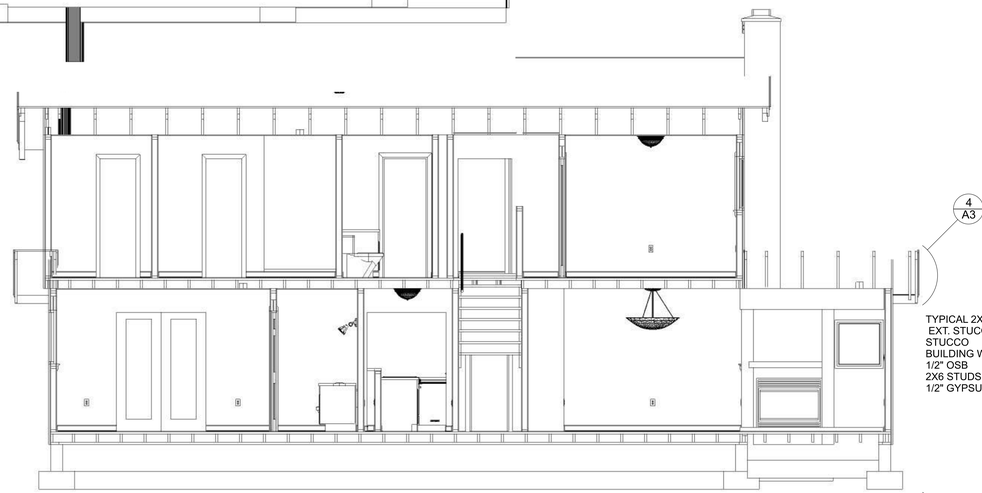
(N) Elevations

A4

Insulation Keynotes			
Key	**Location**	**Type**	**Value**
F	Floor	Batt	T-24
W	Walls	Batt	T-24
C	Ceiling	Batt	T-24
T	Roof	Batt	T-24



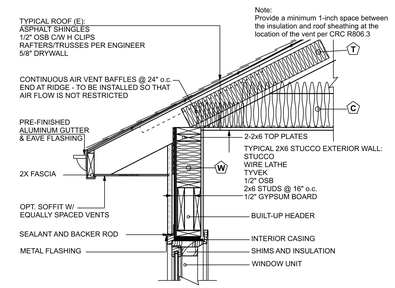
A / T1 A5 CROSS SECTION A
SCALE: 1/4" = 1'-0"



B / T1 A5 CROSS SECTION B
SCALE: 1/4" = 1'-0"

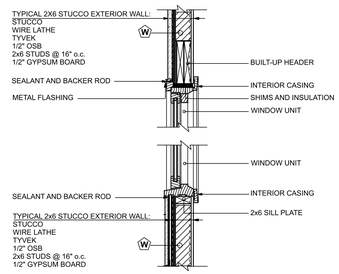
Architectural Details

NOTE: SEE ENGINEERS SHEETS FOR STRUCTURAL DETAILS



4 A3 Eave Roof
SCALE: 3/4" = 1'-0"

NOTE:
ALL EXTERIOR WALLS TO BE SHEATHED WITH OSB W/ 8D NAILING 6 INCH O.C. EDGE AND 12 INCH IN FIELD



5 A3 Openings
SCALE: 3/4" = 1'-0"

1 A3 SECTION VIEWS

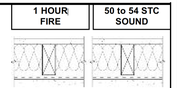
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1¼" Type S drywall screws. One layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

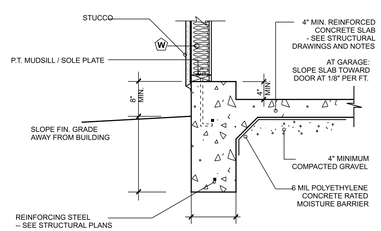
OPPOSITE SIDE: One layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1⅞" long, 0.0915" shank, 15/64" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. **(LOAD-BEARING)**

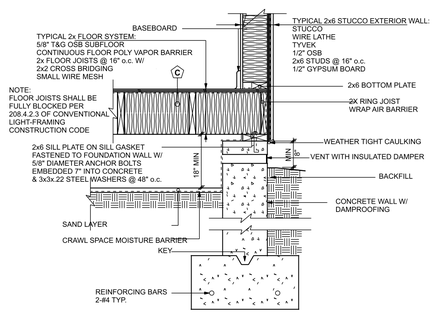


Thickness: 5⅛"
Approx. Weight: 7 psf
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309
Sound Test: NRCC TL-93-098, IRC-IR-761, 3/98

2 A3 (E) Garage Firewall Detail



6B A3 Garage Slab (E)



6A A3 Wall at Foundation
SCALE: 3/4" = 1'-0"

Om design
Residential & Light Commercial Design
Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

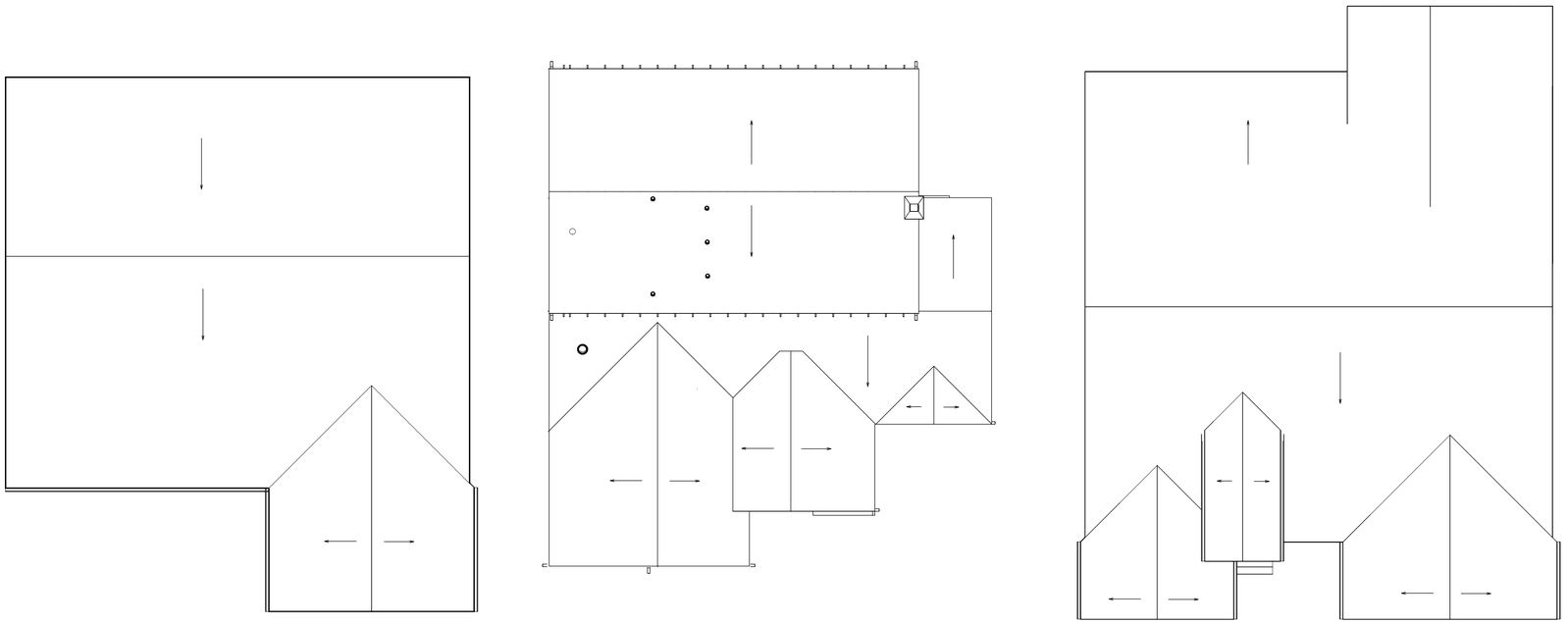
ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS	DATE

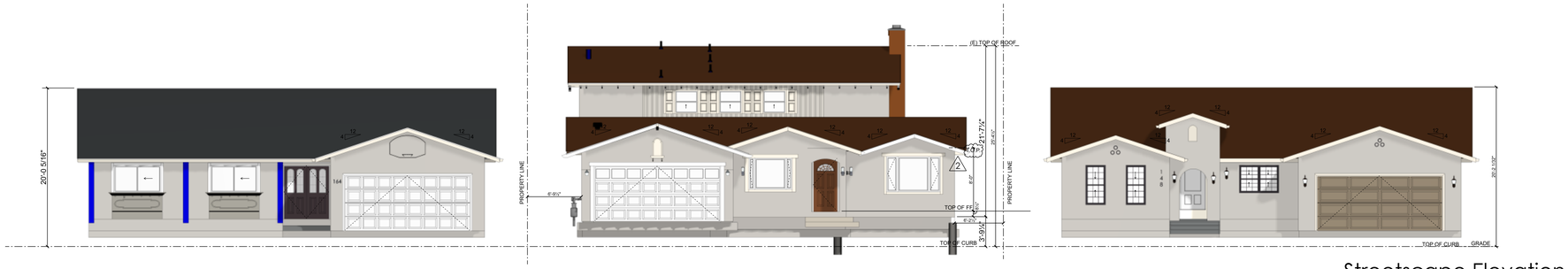
CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

Details

A5



TOP ELEVATION
SCALE: 1/8" = 1'-0"



Streetscape Elevation
SCALE: 1/8" = 1'-0"

Om
design

Residential &
Light Commercial
Design

Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

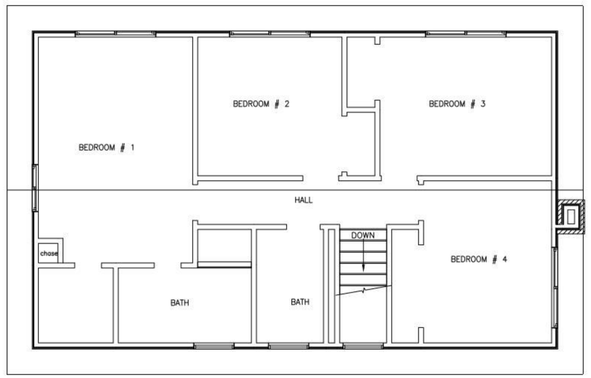
ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS	DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

Streetscape

A6



UPPER ROOF PLAN (NO CHANGE)
SCALE: 3/16"=1'

LEGENDS

SHEAR WALL LOCATION
SEE SHEAR WALL SCHEDULE AND ANCHOR BOLT SPACING AT SD1

C / W — TOP: SHEAR WALL TYPE REF SW SCHEDULE
BOT: MINIMUM SHEAR WALL LENGTH

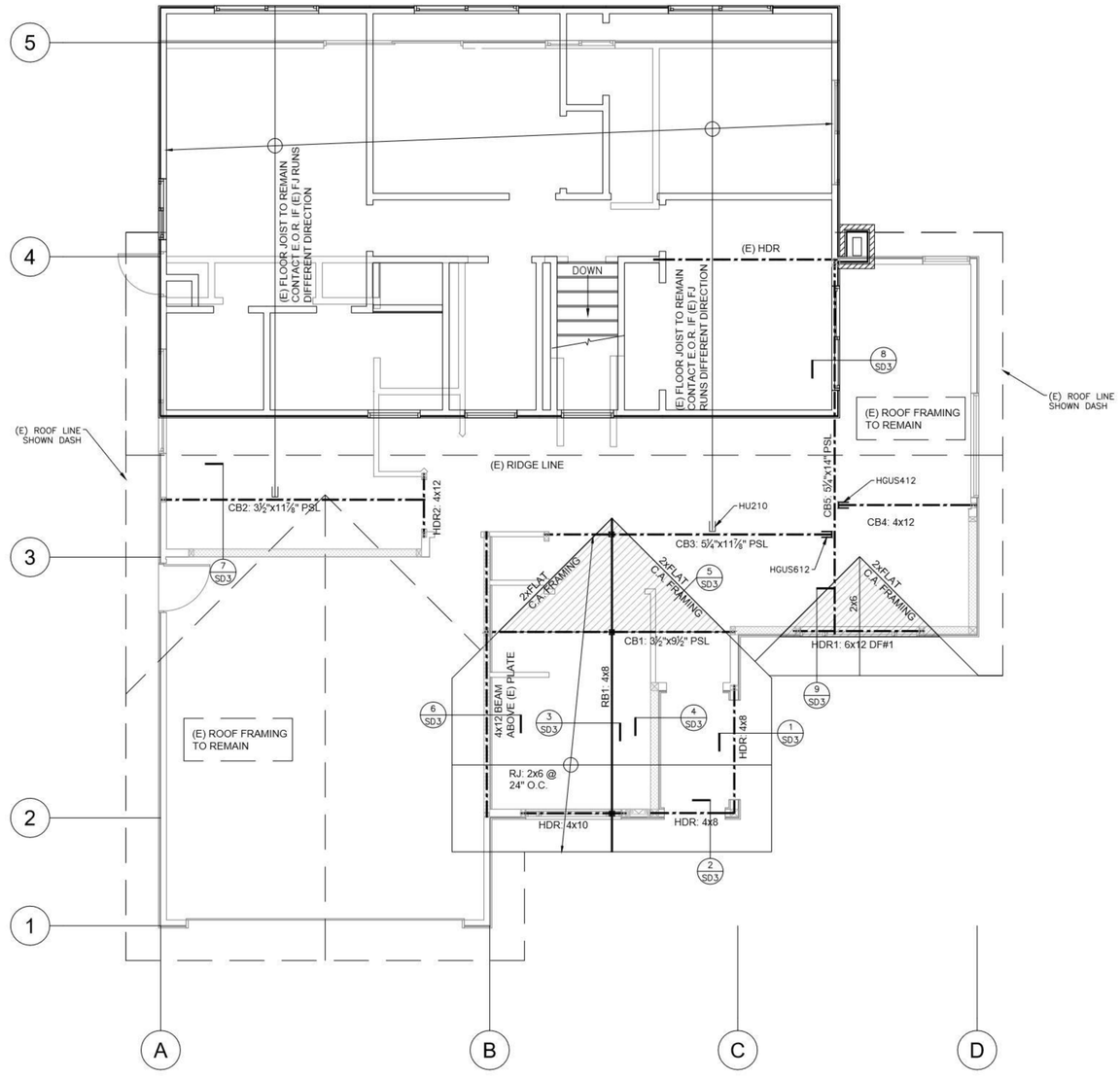
COLLECTOR STRAPS
SIMPSON STRAP NAILED OVER PLYWOOD OVER 2xBLK'G OR JOIST. SEE PLANS FOR LENGTH AND LOCATION. USE CS14 CONT. U.O.N.

COLLECTOR NAILING
B.N. ALONG THE JOIST

FLOOR SHEATH
23/32" T&G APA RATED SHEATHING,
STRUCTURAL I, 48/24, GLUE TO JOISTS
10d @ 4" O.C. E.N. & B.N.
10d @ 12" O.C. FIELD NAILING
PROVIDE BLOCKING FOR ALL EDGES

ROOF SHEATHING
15/32" OSB/PLYWOOD STRUCT. I
32/16 RATING EXTERIOR
10d @ 6" O.C. E.N. & B.N.
10d @ 12" O.C. FIELD NAILING

⊠ POST 1ST LEV TO ROOF
⊠ CEILING POST
ALL POSTS 4x BEAM WIDTH U.O.N.



LOWER ROOF & 2ND FLOOR PLAN
SCALE: 1/4"=1'

ALL DIMENSIONS REFER TO ARCHITECTURAL DRAWINGS

NJM
CONSULTING ENGINEERING, INC

NATHAN MIAO, PE
CELL: 415-676-9896
E-MAIL: NATHAN@NJMENGINEERING.COM
18488 PROSPECT RD. SUITE 12.
SARATOGA, CA 95070

REGISTERED PROFESSIONAL ENGINEER NATHAN J. MIAO C 91104 Exp. 3/31/24 CIVIL STATE OF CALIFORNIA

STAMP

PROJECT:
NAIK RESIDENCE

ADDRESS:
156 CONNEMARA WAY
SUNNYVALE, CA

REVISION:
1
2
3
4

DATE: 8/25/2022

SCALE: AS SHOWN

CITY STAMPING AREA

SHEET: S-3

ENERGY CONSULTANT
LINDA BUTLER, CEPE
124 OTIS STREET
SANTA CRUZ, CA 95060
PHONE: 831-345-1028
E-Mail: lbutler0853@gmail.com

NAIK RESIDENCE
156 CONNEMARA WAY
SUNNYVALE, CA 94087

ENERGY COMPLIANCE CALCULATIONS

8/8/22

ENI

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION

Project Name: Naik Residence | Date Prepared: 8/7/22

This compliance document is only applicable to additions less than or equal to 1,000 ft² and do not require HERS field verification for compliance. When HERS verification is required, a CF1R-ADD-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ADD-02 and CF2R- ADD-02 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 and a CF1R-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Additions or alterations that utilize close Cell Spray Polyurethane Foam (ccSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value greater than 5.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R ADD-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. General Information (please complete entire table)

01	Project Name:	Naik Residence	02	Date Prepared:	8/7/22
03	Project Location:	156 Connemara Way	04	Building Front Orientation (deg):	North
05	CA City:	Sunnyvale	06	Number of Dwelling Units with Additions:	1
07	Zip Code:	94087	08	Fuel Type:	Natural Gas
09	Climate Zone:	4	10	Total Conditioned Floor Area (ft²) (Addition):	301
11	Building Type:	Single family	12	Slab Area (ft²):	23
13	Project Scope:	> 300 ft2 to ≤ 400 ft2	14	Exceptions to Fenestration U-factor and SHGC 150.1(c)3A:	NA
14	Addition Wall Type:	☑ Framed ☐ Non-framed ☐ Mass Walls ☐ None			
15	Roof Type:	☐ Steep slope ☑ Low slope ☐ None			
16	Roof/Ceiling insulation:	☐ Option B - Below deck insulation ☐ Option C - Ducts & Air handler in conditioned space			
17	Windows being installed?	☑ Yes ☐ No	18	Door(s) being installed?	☐ Yes ☑ No
19	New water heater being installed?	☐ Yes ☑ No			
20	Are lighting requirements applicable?	☑ Yes ☐ No			

Note: Include mandatory measures? ☑ Yes ☐ No

B. Opaque Surface Details - Framed (Section 150.2(a) and 150.1(c)1)

01	02	03	04	05	06		07	08	09	10	11
					Proposed					Required	
Tag/ID	Assembly Type	Frame Type	Frame Depth (in)	Frame Spacing (in)	Cavity R-value	Continuous Insulation R-value	U-factor	Appendix JA4 Reference: Table	Appendix JA4 Reference: Cell	U-Factor from Table 150.10A or B	Comments
	Roof	Wood	2x6	24 inch OC	R38	0	R38	JA4.2.1	A21	R38	
	Wall	Wood	2x4	16 inch OC	R15	0	R15	JA4.3.1	A4	R15	
	Floor	Wood	2x6	16 inch OC	R19	0	R19	JA4.4.1	A4	R19	

Add Row | Delete Row

E. Slab Insulation (Table 150.1-A or Table 150.1-B)

01	02	03	04	05	06
	Proposed		Required		
Floor Type	Insulation R-value	Insulation U-factor	Insulation R-value	Insulation U-factor	Comments
Slab	N/A				

Add Row | Delete Row

Note: Heated slab floors require mandatory slab insulation (see Table 110.8-A).

Project Name: Naik Residence | Date Prepared: 8/7/22

F. Radiant Barrier (Section 1501.1(c)2)

01	02
Radiant Barrier installed below the roof deck and on all gable end walls	Comments
Yes ○ No ◉	

Add Row | Delete Row

Notes:
- Radiant barriers shall meet specific eligibility and installation criteria to receive credit for compliance with the Building Energy Efficiency Standards for low-rise residential buildings. Refer to RA4.2.1.
- The emittance of the radiant barrier shall be less than or equal to 0.05 as tested in accordance with ASTM C1371 or ASTM E408.
- For Prescriptive Compliance the attic shall be ventilated to provide a minimum free ventilation area of not less than one square foot of vent area for each 300 ft2 of attic floor area with a minimum of 40 percent upper vents. Ridge vents or gable end vents are recommended to achieve the best performance. The material should be cut to allow for full airflow to the venting.

H. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(a)1)

01	02	03	04	05	06	07	08	09	10
	Maximum Allowed Fenestration Area for All Orientations (ft²)		Maximum Allowed West-Facing Fenestration Area Only (ft²)						
	The Greater		The Greater						
Addition Type (ft²)	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft²	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft²	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)	Comments
≤400 ft2	90.3	75	15.05	**60**	0.30	0.30	0.23	0.23	

Project Name: Naik Residence | Date Prepared: 8/7/22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Linda Butler	Documentation Author Signature: Linda Butler
Company:	Signature Date: 8/7/22
Address: 124 Otis Street	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Santa Cruz, CA 95060	Phone: 831-345-1028

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Joe Hall	Responsible Designer Signature:
Company: Om Design LLC	Date Signed:
Address: 230 Chilverton	License:
City/State/Zip: Santa Cruz, CA 95062	Phone: 831-251-0198

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

Project Name: Naik Residence | Date Prepared: 8/7/22

I. Fenestration Proposed Areas and Efficiencies

Note: If meeting Exception 1 to 150.1(c)3A, Installing ≤ 3ft² glass in door or, ≤ 3ft² tubular skylight, it is not required to meet the minimum U-factor (0.30) & SHGC requirements (0.23)
If meeting Exception 2 to 150.1(c)3A, Installing ≤ 16 ft² of new skylights, it is assumed to meet the minimum required U-factor (0.55) & SHGC (0.30).
Doors with greater than or equal to 25 percent glazing area are considered glazed doors and are treated as fenestration products.

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation (N,S,W,E)	Number of Panes	Proposed Fenestration Area (ft²)	Proposed West Facing Fenestration Area (ft²)	Proposed U-factor	Proposed U-factor Source	Proposed SHGC	Proposed SHGC Source	Exterior Shading Device	Combined SHGC from CF1R-ENV-03
	Window	Non-metal		North	2	51	N/A	.30	NFRC	.23	NFRC	N/A	
	Door	Non-metal		North	2	20	N/A	.30	NFRC	.23	NFRC	N/A	
	Window	Non-metal		West	2	8	8	.30	NFRC	.23	NFRC	N/A	

Add Row | Delete Row

15	Total Proposed Fenestration Area		79
16	Maximum Allowed Fenestration Area		90.3
17	Compliance Statement	Total Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area	◉ Yes ○ No
18	Total Proposed West-Facing Fenestration Area		8
19	Maximum Allowed West-Facing Fenestration Area		60
20	Compliance Statement	Total Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area	◉ Yes ○ No
21	Proposed Fenestration U-factor (Windows)		.30
22	Required Fenestration U-factor (Windows)		0.30
23	Compliance Statement	Proposed Fenestration U-factor ≤ Required Fenestration U-factor	◉ Yes ○ No
24	Proposed Fenestration SHGC (Windows)		.23
25	Required Fenestration SHGC (Windows)		0.23
26	Compliance Statement	Proposed Fenestration SHGC ≤ Required Fenestration SHGC	◉ Yes ○ No
27	Proposed Fenestration U-factor (Skylights)		N/A
28	Required Fenestration U-factor (Skylights)		0.30

Project Name: Naik Residence | Date Prepared: 8/7/22

29	Compliance Statement	Proposed Fenestration U-factor ≤ Required Fenestration U-factor	◉ Yes ○ No
30	Proposed Fenestration SHGC (Skylights)		N/A
31	Required Fenestration SHGC (Skylights)		0.23
32	Compliance Statement	Proposed Fenestration SHGC ≤ Required Fenestration SHGC	◉ Yes ○ No

K. Space Conditioning (SC) Systems - Heating/Cooling (Section 150.2(b)

Alterations to Space Conditioning Systems shall be exempt from HERS verification requirements as prerequisite for use of the CF1R-ADD-02 and CF2R-ADD-02 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 and a CF1R-ALT-02 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:

- ☐ a: space conditioning system was not altered;
- ☐ b: less than 40 ft of ducts were added or replaced;
- ☐ c: (exempt from duct leakage testing) if: the existing duct system was insulated with asbestos;
- ☐ d: (exempt from duct leakage testing) if: the existing duct system was previously tested and passed by a HERS Rater.

01	02	03	04
Dwelling Unit Name	SC System Identification or Name	SC System Location or Area Served	Exemption from HERS Verification
Nail	(E) FAU		a. ☑ b. ☑ c. ☐ d. ☐

Add Row | Delete Row

Project Name: Naik Residence | Date Prepared: 8/7/22

§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 W/CFM for gas furnace air handlers and ≤ 0.58 W/CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 W/CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.

Lighting Measures:	
§ 110.9:	**Lighting Controls and Components**. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A:	**Luminaire Efficacy**. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings**. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with TABLE 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be switched separately from lighting systems.
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(k); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

Project Name: Naik Residence | Date Prepared: 8/7/22

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.
§ 110.7:	**Air Leakage**. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier**. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less.(R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood frame assembly. Masonry walls must meet TABLE 150.1-A or B.
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder**. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors**. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Project Name: Naik Residence | Date Prepared: 8/7/22

Space Conditioning, Ducts, and Fans Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment must be certified by the manufacturer to the Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and ~~Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)2.~~
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Dampers**. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.

Project Name: Naik Residence | Date Prepared: 8/7/22

§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 W/CFM for gas furnace air handlers and ≤ 0.58 W/CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 W/CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.

Lighting Measures:	
§ 110.9:	**Lighting Controls and Components**. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A:	**Luminaire Efficacy**. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings**. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with TABLE 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be switched separately from lighting systems.
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(k); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

Project Name: Naik Residence | Date Prepared: 8/7/22

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.
§ 110.7:	**Air Leakage**. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier**. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0

ENERGY CONSULTANT
LINDA BUTLER, CEPE
124 OTIS STREET
SANTA CRUZ, CA 95060
PHONE: 831-345-1028
E-Mail: lbutler0853@gmail.com

NAIK RESIDENCE
156 CONNEMARA WAY
SUNNYVALE, CA 94087

ENERGY COMPLIANCE CALCULATIONS

8/8/22

EN2

STATE OF CALIFORNIA
Prescriptive Residential Additions That Do Not Require HERS Field Verification
CEC-CF1R-ADD-02-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions That Do Not Require HERS Field Verification	Page 10 of 10
Project Name: Naik Residence	Date Prepared: 8/7/22

§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in § 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(Original 08/2019)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage**. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labelling**. Fenestration products must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.*
§ 110.7:	**Air Leakage**. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.*
§ 110.8(a):	**Insulation Certification by Manufacturers**. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors**. Heated slab floors must be installed per the requirements of Section 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance**. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier**. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation**. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a dwelling."*
§ 150.0(b):	**Loose-fill Insulation**. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation**. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation**. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation**. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder**. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder**. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products**. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light**. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors**. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake**. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper**. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification**. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency**. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters**. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats**. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units**. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves**. Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights**. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads**. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units**. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units**. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems**. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods**. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing**. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers**. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping**. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers**. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools**. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light**. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation**. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components**. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy**. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes**. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings**. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps**. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights**. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans**. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires**. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires**. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets**. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls**. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls**. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls**. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls**. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls**. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls**. Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances**. Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier**. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation**. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation**. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection**. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems**. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural drainage without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops**. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems**. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts**. Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance**. All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems**. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems**. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper**. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers**. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation**. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct**. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test**. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration**. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy**. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls**. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls**. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls**. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls**. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls**. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting**. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting**. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting**. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs**. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles**. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings**. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings**. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences**. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings**. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area**. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth**. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading**. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading**. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents**. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways**. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation**. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel**. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel**. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

Sunnyvale

CALGREEN RESIDENTIAL MANDATORY CHECKLIST

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Following is a standardized checklist of the 2019 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Field Inspection Verification
4.1 Planning and Design	4.106.2 **Storm Water Drainage and Retention during construction.** A plan is developed and implemented to manage storm water drainage during construction.	Sheet: L1 - Landscape BMP Plan	Initials and Date:
4.1 Planning and Design	4.106.3 **Grading and paving.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet: L1-Landscape Landscape Plan	Initials and Date:
4.1 Planning and Design	4.106.4.1 **New one- and two-family dwellings and townhouses with attached private garages** shall install a listed raceway to accommodate a dedicated 208.240-volt branch circuit	Sheet: M1-Electrical Special Notes	Initials and Date:
4.1 Planning and Design	4.106.4.2 **New multifamily dwellings.** If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces capable of supporting future EVSE.	Sheet: N/A	Initials and Date:
4.1 Planning and Design	4.106.4.3 **New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE.	Sheet: N/A	Initials and Date:
4.2 Energy Efficiency	4.201.1 **Scope** Compliance with the California Energy Commission mandatory standards.	Sheet: EN1 & 2 Title 24	Initials and Date:

4.3 Water Efficiency and Conservation	4.303.1.1 **Water Closets.** Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet: T1 Plumb. Fix.Sched	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.2 **Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet: T1 Plumb. Fix.Sched	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.3 **Showerheads.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet: T1 Plumb. Fix.Sched	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.4 **Faucets.** Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet: T1 Plumb. Fix.Sched	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.2 **Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet: T1 Plumb. Fix.Sched	Initials and Date:
4.3 Water Efficiency and Conservation	4.304.1 **Outdoor potable water use in landscape areas.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet: N/A	Initials and Date:
4.3 Water Efficiency and Conservation	4.305.1 **Recycled water supply systems.** Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet: N/A	Initials and Date:

4.4 Material Conservation and Resource Efficiency	4.406.1 **Rodent Proofing.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet: T1 Cover Sheet Special Notes	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 **Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.	Sheet: L1 BMP Plan Type text here	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.2 **Construction waste management plan.** Submit a construction waste management plan.	Sheet: L1 BMP Plan	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.1 **Operation and maintenance manual.** An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: T1 Cover Sheets Special Notes	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.2 **Recycling by occupants.** Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet: N/A	Initials and Date:
4.5 Environmental Quality	4.503.1 **Fireplaces.** Any installed gas fireplace shall be a direct-vent sealed-combustion type.	Sheet: N/A	Initials and Date:

4.5 Environmental Quality	4.503.3 **Moisture content of building materials.** Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: T1 Cover Sheet Special Notes	Initials and Date:
4.5 Environmental Quality	4.504.1 **Covering of duct openings and protection of mechanical equipment during construction.** Duct openings and other related air distribution component openings shall be covered during construction.	Sheet: T1 Cover Sheet Special Notes	Initials and Date:
4.5 Environmental Quality	4.504.2 **Finish material pollutant control.** **Adhesives, sealants and caulks.** Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. **Paints and coatings.** Paints, stains and other coatings shall be compliant with voelimits. **Aerosol paints and coatings.** Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. **Verification.** Documentation shall be provided to verify that compliant voe limit finish materials have been used.	Sheet: T1 Cover Sheet Special Notes	Initials and Date:
4.5 Environmental Quality	4.504.3 **Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSFI ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. **Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet: T1 Cover Sheet Special Notes	Initials and Date:

4.5 Environmental Quality	4.504.4 **Resilient flooring systems.** Where resilient flooring is in stalled, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (alsoknown as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350).	Sheet: T1 Cover Sheet Special Notes	Initials and Date:
4.5 Environmental Quality	4.504.5 **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those section s, as shown in Table 4.504.5.	Sheet: T1 Cover Sheet Special Notes	Initials and Date:
4.5 Environmental Quality	4.505.2 **Concrete slab foundations**. Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet: T1 Cover Sheet Special Notes	Initials and Date:
4.5 Environmental Quality	4.507.2 **Heating and air-conditioning system design.** Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ACCA 1	Sheet: T1 Cover Sheet Special Notes	Initials and Date:

	Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent.		
Chapter 7: Installer and Special Inspector Qualifications	702.1 **Installer Training. HVAC system** installers are trained and certified in the proper installation of HVAC systems. 702.2 **Special Inspection.** Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 **Documentation.** Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet: T1	Initials and Date:

Om design

Residential & Light Commercial Design

Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS	DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

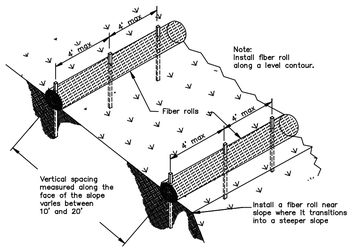
Calgreen

EN3

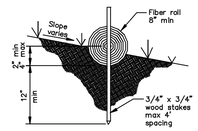
BMP Notes

1) Construction Best Management Practices (BMPs): Project construction and demolition activities shall comply with the City's Storm Water Best Management Practices for Construction. See the City website at: http://www.cityofsantacruz.com/home/showdocument?id=6031
2) Erosion & sediment control BMPs, such as fiber rolls or wattles, shall be inspected regularly during construction and after each significant rain event. Make needed repairs immediately.
3) Check the sidewalk and street daily during demolition and construction for soil drag-out, and sweep if needed. Routinely maintain the construction entrance/exit to ensure it remains effective at preventing drag-out.
4) Store open bags of particulate, granular or powder materials (such as plaster or concrete) indoors if possible. If stored outside, they must be kept covered or closed, and during the rainy season kept within secondary containment.
5) Dumpster lids must be kept closed and secured when not in use.
6) Soil & Material Stockpiles: Soil and materials stockpiles must be protected from runoff/run-on, when not in use, by BMPs such as surrounded by berms, fiber rolls or wattles and covered with sheeting or tarps. All soil stockpiles should be stored on a flat area. If stored on an area with a 10% slope or more, please add note that soil shall be hauled offsite at end of each the day.
7) During the rainy season, ensure that sediment control measures are in place and effective at preventing sediment from leaving the site.
8) Pervious Pavers or Pavement: Protect pervious pavers or pavement, once installed, so that any remaining construction activities will not damage or clog the pavers/pavement.
9) Porta-potties (if applicable): Do not locate Porta-potties adjacent to watercourses or storm drain inlets.
10) Protect City Trees during construction.

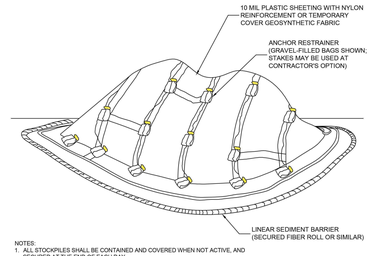
BMP Details



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



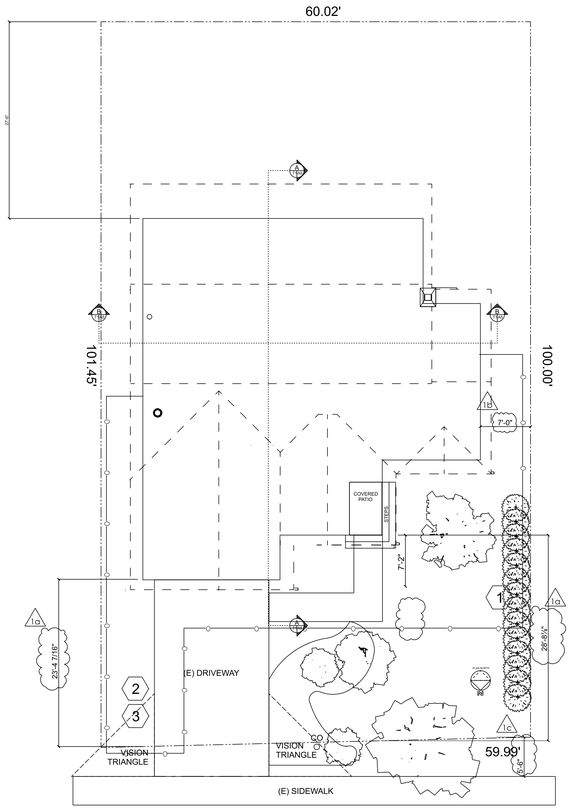
ENTRENCHMENT DETAIL
N.T.S.



NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

TEMPORARY COVER ON STOCKPILE
NTS

3
C-1



156 CONNEMARA WAY

BMPs
SCALE: 1" = 10'-0"

Om design
Residential &
Light Commercial
Design

Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

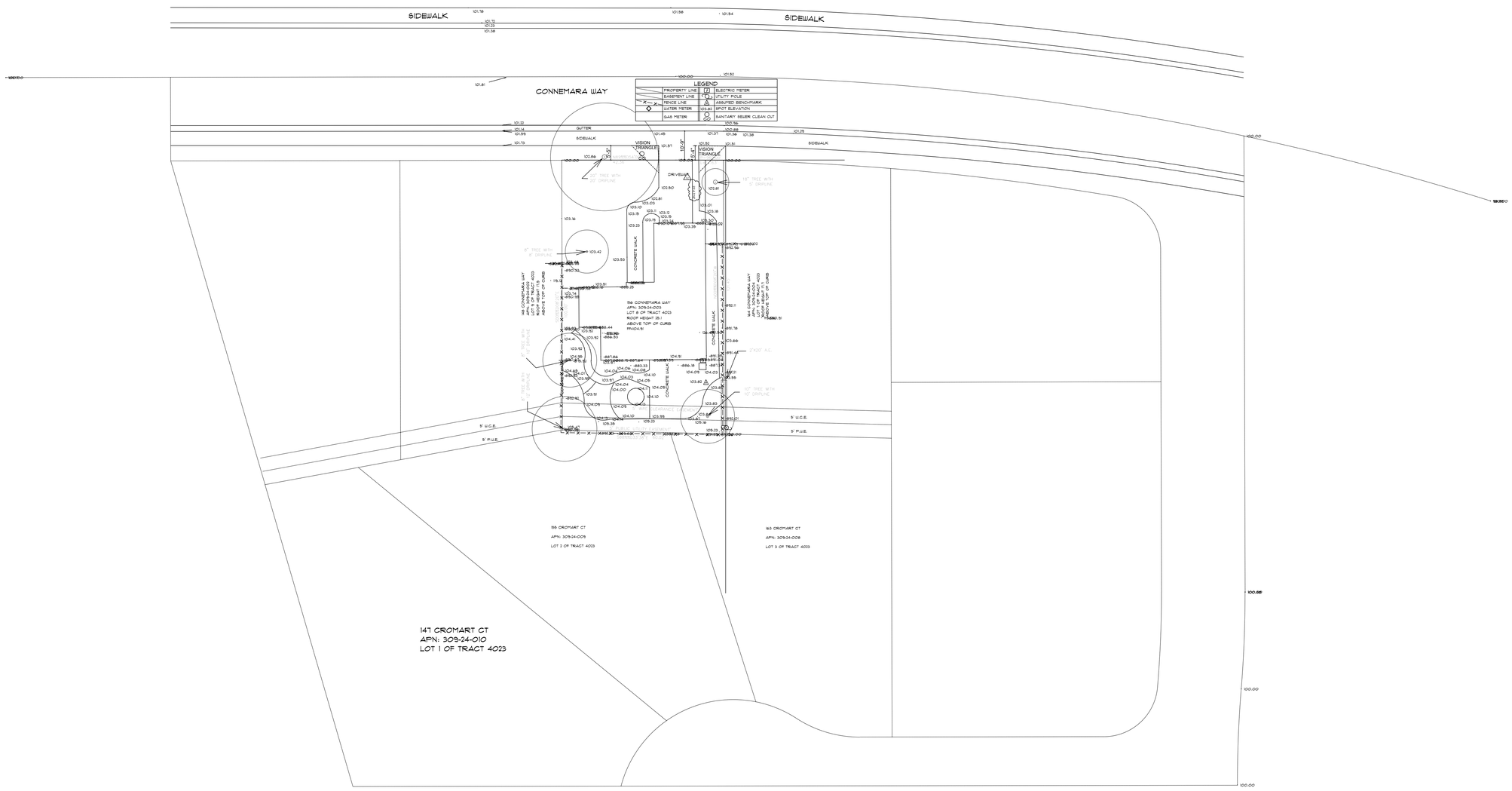
ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

Landscape-BMPs

L1



Survey

SCALE: 1" = 20'-0"

Om design

Residential & Light Commercial Design

Om Design LLC
230 Chilverton Ste. A
Santa Cruz, CA
(831) 251-0198
om-design.io

Naik Residence

Addition

FOR

Ram
Naik

156 Connemara Way
Sunnyvale, CA

Remodel with Addition
464

REMARKS	DATE
VERSION DATE	4/4/2023

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE LOCAL BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS	DATE

CADD FOLDER	Naik
CADD FILE	
DRAWN BY	JW

Survey Data

L2

Address	APN	Stories	Floor Area (s.f.)	Lot Area (s.f.)	FAR
581 CONNEMARA WY	30918017	2	3880	7150	54.3%
577 CONNEMARA WY	30918018	1	2373	6825	34.8%
573 CONNEMARA WY	30918019	1	2373	6825	34.8%
565 CONNEMARA WY	30918020	1	2303	6825	33.7%
561 CONNEMARA WY	30918021	1	2716	6825	39.8%
557 CONNEMARA WY	30918022	2	2753	6825	40.3%
553 CONNEMARA WY	30918023	1	3603	7140	50.5%
1432 BITTERN DR	30918024	1	2227	7500	29.7%
171 CONNEMARA WY	30918058	2	2893	6000	48.2%
165 CONNEMARA WY	30918059	1	2156	6300	34.2%
159 CONNEMARA WY	30918060	1	1996	6060	32.9%
153 CONNEMARA WY	30918061	2	2548	6000	42.5%
147 CONNEMARA WY	30918062	1	1996	6000	33.3%
141 CONNEMARA WY	30918063	1	2509	6000	41.8%
142 CONNEMARA WY	30924001	1	2464	7371	33.4%
148 CONNEMARA WY	**30924002**	**1**	**2664**	**6300**	**42.3%**
156 CONNEMARA WY	30924003	2	2852	5900	48.3%
164 CONNEMARA WY	**30924004**	**1**	**1996**	**6200**	**32.2%**
1439 BITTERN DR	30924005	1	2216	5428	40.8%
554 CONNEMARA WY	30925001	1	2577	7140	36.1%
560 CONNEMARA WY	30925002	1	2788	6825	40.8%
566 CONNEMARA WY	30925003	2	3407	6825	49.9%
570 CONNEMARA WY	30925004	1	2254	6825	33.0%
576 CONNEMARA WY	30925005	1	2314	6825	33.9%
578 CONNEMARA WY	30925006	1	2314	6825	33.9%
582 CONNEMARA WY	30925007	1	2245	7770	28.9%
1438 BITTERN DR	30925045	1	2156	5900	36.5%
		Average	2528	6608	38.3%

Proposed Project

Text Adjacent properties to Proposed Project

City of Sunnyvale

Agenda Item 2

23-0627 **Agenda Date:** 5/22/2023

REPORT TO PLANNING COMMISSION

SUBJECT
REQUEST FOR CONTINUANCE TO JUNE 12, 2023

Proposed Project:
Forward a Recommendation to the City Council to take the following Actions:

a. Adopt a Resolution to establish Citywide Objective Design Standards for Multi-Family Residential and Mixed-Use Developments;
b. Repeal the Mixed-Use Development Tool Kit and the High Density Residential Design Guidelines;
c. Rename the Citywide Design Guidelines to Non-Residential Design Guidelines;
d. Direct the Director of Community Development to administratively update other adopted design guidelines to be aligned with the new Objective Design Standards;
e. Introduce an Ordinance to Amend Sunnyvale Municipal Code Section 19.37.020; and,
f. Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061 (b)(3).

REPORT IN BRIEF
City staff is recommending that this item be continued to the Planning Commission public hearing date of June 12, 2023. This continuance will allow additional time for staff to finalize the project analysis.

The City Council for this item is scheduled for June 27, 2023.

This continuance report serves as a notice to the public. Interested parties will be notified via email of these recommended changes to the schedule.

STAFF RECOMMENDATION
Continue the Planning Commission hearing date to June 12, 2023.

Prepared by: Kelly Cha, Associate Planner
Reviewed by: Michelle King, Principal Planner
Reviewed by: Shaunn Mendrin, Planning Officer
Approved by: Trudi Ryan, Director of Community Development

City of Sunnyvale

Agenda Item 3

23-0580 **Agenda Date:** 5/22/2023

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Appeal of a decision by the Zoning Administrator denying a **VARIANCE** to legalize an existing 189 square foot detached accessory structure in the rear yard of a single-family property with a ten-inch side setback where four feet minimum is required, and a seven-foot rear yard setback where ten feet minimum is required.
Location: 424 Bryan Avenue (APN: 209-11-034)
File #: PLNG-2022-7714
Zoning: R-2 (Low Medium Density Residential)
Applicant / Owner: Wayne Lin (applicant/appellant)/Thomas Moser (owner)
Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.
Project Planner: Drew Taplin, (408) 730-7407, dtaplin@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Medium Density
Existing Site Conditions: Single-Family Home
Surrounding Land Uses
- **North:** Single-Family Home
- **South:** Single-Family Home/Duplex
- **East:** Triplex
- **West:** Single-Family Home

Issues: Substandard setbacks and unpermitted construction in backyard.
Staff Recommendation: Deny the appeal and uphold the decision of the Zoning Administrator to deny the Variance for the reduced accessory structure setbacks.

BACKGROUND

Description of Proposed Project
The subject single-family property has an existing, unpermitted accessory structure near the southeastern corner of the rear yard. The 189 square-foot structure has a height of nine feet from grade and has a side yard setback of ten inches to the property line. The applicant is proposing to demolish and rebuild the structure for use as an office/living space in the same footprint. Approximately 18 square feet of area at the rear of the existing structure would be removed during construction to meet fire code requirements for a finished rear yard setback of seven feet. See Attachment 4 for the site and architectural plans.

Per Sunnyvale Municipal Code (SMC) Section 19.40.030, accessory structures with an eight- to 15-foot height require a Miscellaneous Plan Permit (MPP) with notice. Per SMC Section 19.40.040,

detached habitable spaces and utility buildings with an eight- to 15-foot height require minimum side yard setbacks that match the underlying zoning district, and a minimum of ten feet to the rear property line. The minimum side yard setback in the R-2 zoning district is four feet.

Therefore, a Variance is required to legalize the structure with non-conforming side yard and rear yard setbacks.

See Attachment 1 for a map of the vicinity and mailing area for notices.

Previous Actions on the Site
A Neighborhood Preservation complaint was filed in 2021 for unpermitted accessory structure construction. Separately, the applicant filed a building permit (BLDG-2022-5036) to convert the existing detached garage in the rear yard to an Accessory Dwelling Unit, which is legal by right under the streamlined process outlined in SMC Section 19.79.030.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 1 Categorical Exemptions include demolition, addition, and repair of existing small structures.

DISCUSSION

Site Layout and Architecture
The subject property is located midblock near the intersection of Bryan Avenue and South Bayview Avenue, a few blocks east of downtown Sunnyvale. The 7,294 square-foot parcel contains a 1,422 square-foot home and 400 square-foot detached garage (now ADU) in addition to the subject accessory structure and rear yard pool. The existing floor area ratio (FAR) is approximately 25%. Adjacent homes are a mix of single- and two-family dwellings. The lots in this subdivision are typically narrow (50-foot widths) and line up evenly in a grid, with side and rear yards mirroring each other, and detached garages typically organized behind the residence towards the rear yard. Accessory structures are also common in the rear yards throughout the neighborhood, especially on single-family home properties.

The adjacent property to the west at 418 Bryan Avenue contains a single-family home while 432 Bryan Avenue on the east side is divided into three dwelling units. Both properties contain small accessory structures in the rear yard. The subject property's accessory structure is setback ten inches from the property line with 432 Bryan Avenue. The site layout of 432 Bryan Avenue is similar to the subject address, with the dwelling units at the front of the lot and a long rear yard and detached garage tucked behind. The final 32 feet of the lot behind the garage is open and contains only grass and low-lying landscaping. An eight-foot solid fence separates the two properties.

The parcel to the rear of the subject property was subdivided from its original form and is developed with two detached homes addressed as 427 and 429 East McKinley Avenue in a flag lot formation. The two-story rear façade of 429 East McKinley Avenue, which spans the width of the parcel, is approximately 14 feet from the rear property line and may have visibility of the accessory structure on the subject property. The proposed fire code modifications to the accessory structure on the subject property would result in a seven-foot setback from the shared property line. The properties are

separated by a seven-foot solid fence.

The proposed design of the accessory structure is a simple boxed floor plan accessed from two large sliding doors facing into the rear yard at the north and west elevations. The structure features a flat roof with a slight overhang towards the pool. Vertical wood siding and the roof design create a somewhat modern aesthetic, which loosely matches the finishes of the main residence that has been updated over time.

Applicant's Variance Justifications

The applicant has provided justifications to support the Variance request and appeal (see Attachment 5). The following is a summary of the justifications:

- The footprint of the accessory structure is dictated by the pool in the rear yard and there are limited alternatives for development.
- The floor area will be used minimally and poses no privacy impacts on neighbors.
- Maintaining the structure and footprint will allow the property owners to use and enjoy their backyard similar to immediate neighbors.

Development Standards

SMC Chapter 19.34 establishes the minimum front yard, side yard, and rear yard building setbacks for all zoning districts. The intent of these regulations is to ensure that structures do not impact the privacy, light, air, and enjoyment of adjacent properties. While the accessory structure on the subject lot is not overly disruptive, the site is not constrained in any way by its size or shape. In fact, the parcel's existing FAR of 25% is well under the 45% allowed in the R-2 zoning district, meaning there is area to develop additional floor area within required setbacks. Moreover, the rectangular lot dimensions of approximately 50 feet wide by 150 feet deep are similar to other lots on the same street.

Staff found three other related variance applications in the surrounding neighborhood within the past ten years. All three were approved with conditions, but each were a minor encroachment of the main house into the front yard setback towards the street.

The applicant references two approved variance applications in their appeal; one of which focused on the reconstruction of a legal nonconforming detached garage in a Heritage Housing district (#2015-8086), and another which granted reduced rear and side yard setbacks to a rear yard garden shed (#2014-7986). While there are similarities between the cases, the subject variance request exceeds each of the cited applications in the scope of deviation from normal development standards. There are no exceptional or extraordinary circumstances or conditions dictated by the size, shape, topography, location, or surroundings of the property that would deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district.

In the opinion of staff, the required findings for a variance cannot be met. The requested side and rear yard deviations are unreasonable due to inconsistency with the intent and purposes of regulations found within SMC Title 19 as well as the required findings to grant a variance. See Attachment 2 for recommended Variance denial findings. Therefore, staff recommends that Zoning Administrator's decision to deny the Variance be upheld, and the appeal be denied.

PUBLIC CONTACT

141 notices were sent to surrounding property owners and residents within 300 feet of the subject site in addition to standard noticing practices for appeals, including on-site posting. No letters or calls from the public were received by staff at the time of staff report production.

ALTERNATIVES

1. Deny the appeal and uphold the decision of the Zoning Administrator to deny the Variance for the accessory structure.
2. Grant the appeal and approve the Variance for the accessory structure, subject to the Conditions in Attachment 3.
3. Grant the appeal and approve the Variance for the accessory structure, with modified Conditions.

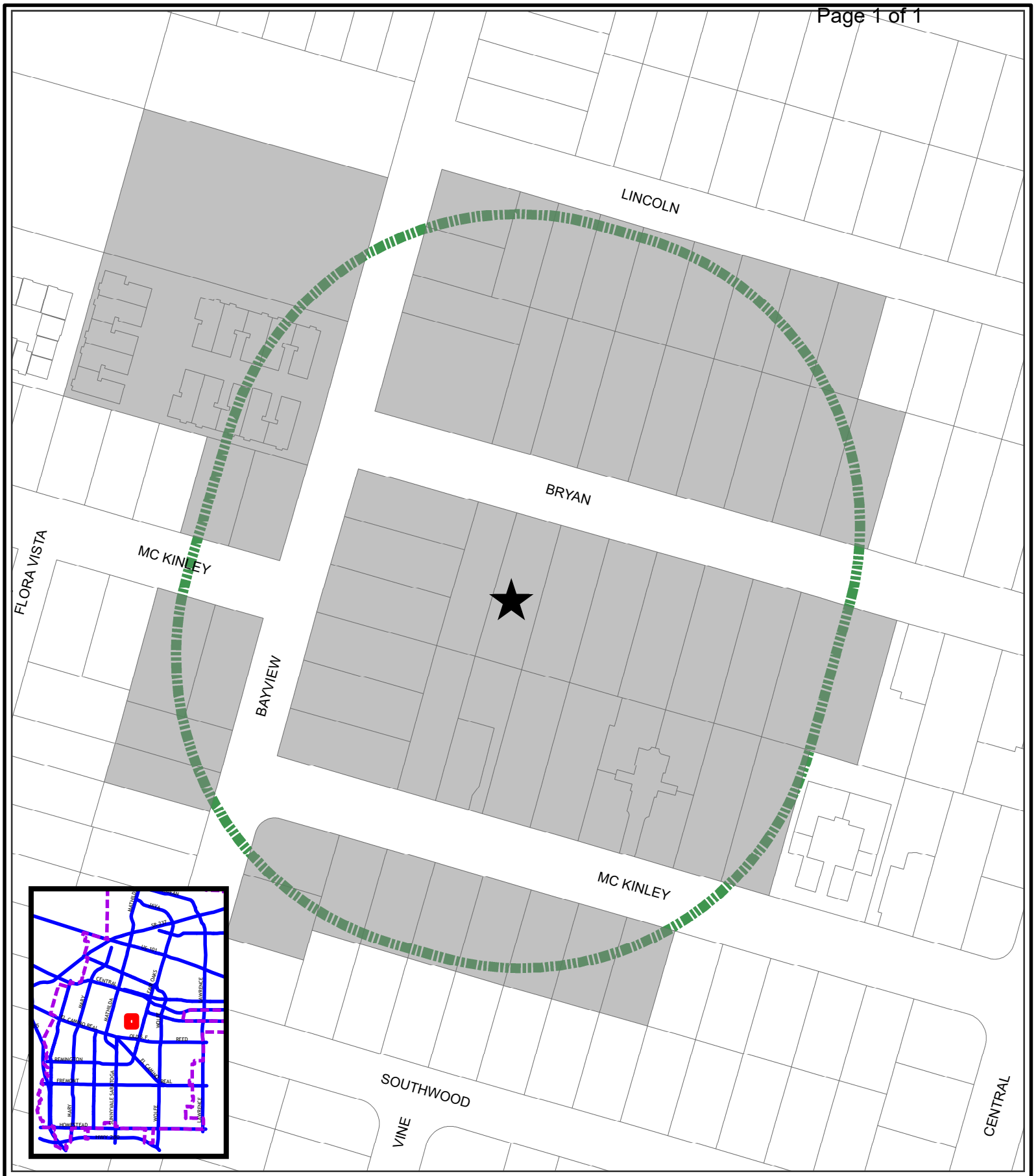
STAFF RECOMMENDATION

Alternative 1: Deny the appeal and uphold the decision of the Zoning Administrator to deny the Variance for the accessory structure.

Prepared by: Drew Taplin, Associate Planner
Approved by: George Schroeder, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Recommended Findings (Denial)
3. Recommended Conditions of Approval (if appeal is granted)
4. Site and Architectural Plans
5. Appeal Letter from Applicant



PLNG-2022-7714
424 Bryan Ave. (APN: 20911034)
VARIANCE
300-ft Area

0 40 80 160 Feet

N
W E
S

RECOMMENDED FINDINGS

Variance

In order to approve the Variance, the following findings must be made:

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district. [Finding not made]

The project site is located midblock along Bryan Avenue near the intersection with South Bayview Avenue. The 7,294-square foot lot is under the minimum lot size requirement of 8,000 square feet for R-2 zoning; and has a lot width of 49 feet, which is under the minimum lot width requirement of 76 feet at the front setback. However, the property is sufficiently deep and scaled appropriately compared to adjacent properties with 50-foot width and 150-foot depth and is not constrained by floor area ratio or lot configuration. The subject parcel is developed with a 1,422 square-foot home and 400 square-foot detached garage which totals approximately 25% of the lot area, well under the 45% FAR allowed in the R-2 zoning district.

Therefore, the strict application of the ordinance is not found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. [Finding made]

Staff finds that the 189 square-foot accessory structure has existed in the current location for many years and has not been materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and zoning. Adjacent neighbors have limited visibility of the structure and its use does not unreasonably disrupt the privacy and enjoyment of adjacent properties.

3. Upon granting of the Variance, the intent and purpose of the ordinance will be still served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. [Finding not made]

Many of the properties in the vicinity are developed in a similar pattern to the subject parcel, with a small house situated at the front of the lot and a detached garage behind the home with a long, narrow, and open backyard. Though several properties have been subdivided or developed with two-family dwellings, few contain accessory structures which exceed the maximum floor area, height, or minimum setbacks dictated by the Sunnyvale Municipal Code. The intent of required yard setbacks is to ensure the separation of buildings across property lines and to mitigate potential impacts to privacy, light, air, or the enjoyment of property whether current or in the future. Staff finds that the granting of a Variance for the accessory structure at the subject address would constitute a special privilege being granted to the property owner due to the lack of constraints on the site and few similar privileges granted to nearby properties.

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
PLANNING COMMISSION HEARING ON MAY 22, 2023

Planning Application **PLNG-2022-7714**
424 Bryan Avenue
Variance permit to allow deviation from Sunnyvale Municipal Code (SMC) Section 19.40.040 to legalize an existing 189 square foot detached accessory structure in the rear yard of a single-family property with a 10-inch side setback where 4 feet minimum is required, and a 7-foot rear yard setback where 10 feet minimum is required.

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 two years 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]

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

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

a) To be amended by Planning Commission requirements. [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. BLUEPRINT FOR A CLEAN BAY:

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

BP-4. 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-5. CONSTRUCTION MATERIAL AND STAGING:
All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements. [COA] [PUBLIC WORKS]

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

DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

OR 2.1: Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.

b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.

d) Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-3. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]

Existing Detached Habitable Space

Moser Residence

424 Bryan Ave
Sunnyvale, California

Studio L I N Architecture

10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068

General Notes

These Drawings and their content are and shall remain the property of Studio Lin Architecture whether the project for which they were prepared is executed or not. They are not to be used by any person other than the Owner or for any other project or extension to this project except by agreement in writing with the Architect.

The Architect expressly reserves his common law copyright and other property rights relating to these Drawings and their content. These Drawings are not to be reproduced, altered or otherwise modified in any manner whatsoever except by the Architect. These Drawings and their content may not be assigned to a third party without written consent of the Architect. In the event of unauthorized use of these Drawings by a third party, the third party shall hold harmless and indemnify the Architect.

These Drawings are an instrument of services performed by the Architect for the benefit of the Owner. They are intended for use in a negotiated construction contract and, therefore, may not detail or specify all materials, manufacturers or assemblies. Details, assemblies and products commonly known to be industry standard for any given trade may not be fully detailed or specified. Where necessary, the Contractor shall provide samples, data, product literature as required to assist the Owner or the Owner's agent in making selections. For the purpose of estimating items not fully detailed the Contractor shall provide an allowance amount and so condition such estimates. The Owner and/or Contractor shall submit to the Architect, in writing, any requests for modifications to the plans or specifications by means of shop drawings, samples or other means as appropriate. Shop drawings that are submitted to the Architect for review do not constitute "in writing" unless it is brought to the attention of the Architect that specific changes are being suggested.

No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

The Owner and Contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial Owner, or any subsequent owner, for construction deficiencies, modifications, substitutions, maintenance or any such condition which is beyond the control of the Architect.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub-contractors shall review all documents prior to bidding. Sub-contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.
It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub-contractors become aware of any assembly or condition, either shown in the Drawings or constructed on-site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress of the Work.

All information pertaining to the site shall be, and shall remain, the Owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, location of existing improvements, soils report, and all related data.

Code Compliance
All work shall comply with applicable codes and trade standards including but not limited to the latest adopted edition of the following:

2019 California Building Codes, 2019 Residential Building Code (where applicable), 2019 California Mechanical Code, 2019 California Electrical Code, 2019 California Plumbing Code, including all amendments as adopted in Ordinance 1989, 2019 California Energy Efficiency Standards (Title 24), including Cool Roof requirements, 2019 California Fire Code and 2019 California Green Building Standards.

Contractor shall submit recycling and waste reduction form, and it must be approved prior to issuance of building permit.

All applicable state and local codes, ordinances, legislation, as adopted by the City of Millbrae at time of permit application.

It is the Contractors responsibility to identify and familiarize himself with current codes and ordinances including local variations on national or regional codes Requirements of adopted codes shall supersede any conflicting requirements defined in these Documents. When a conflict is suspected the Contractor shall so advise the Architect in writing within a reasonable time so that the conflict, if it exists, can be resolved without impacting the progress of the Work.

The Contractor shall include and implement all pertinent requirements of this project as set forth in any conditions of approval attached to the project by governing agencies. These conditions shall become a part of the Contract Documents.

Site Examination
The Contractor shall thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work.

Dimension Control
It is the responsibility of the Contractor to check and verify all conditions, dimensions, lines and levels alignments indicated; proper fit and attachment of all parts is required. Should there be any differences between the Documents and the actual conditions, the Contractor shall notify the Owner or his agent in writing for clarification and/or adjustment. In the event of failure to do so, the Contractor shall be responsible for corrections required or subsequent changes occurring as a result of these differences.

Note to Subcontractors: Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of your work. All Sub-contractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. The Contractor and each Sub-contractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Contractors expense.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Sub-contractor before they proceed with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

Commencement of work by any Sub-contractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

DRAWINGS SHALL NOT BE SCALED.

Moisture Protection During Construction
Should any special situations or climatic conditions occur during construction the Owner, Contractor and Sub-contractors shall so notice and implement any measures required to assure the protection of materials and assemblies.
The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other adverse conditions.

Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals

Per SB 407 (2009), all non-compliant plumbing fixtures shall be replaced with water conserving fixtures.

Any deviations from approved plans, including hidden conditions that require work to be performed beyond the scope of the building permit issued, or these plans, may require further city approvals including possible review by the planning commission. The building owner, project designer, and/or contractor must submit a revision to the city and receive approval for any work not graphically illustrated on the job copy of the plans prior to performing the work

Waste management plan – part 2 final summary statement shall be provided to the building inspector at final inspection. This form shall be completed with all receipts from the recycling/disposal center attached

Secondary dwelling unit shall be addressed with the same numerical address, as the existing building, followed by the letter "B." Coordinate with the building inspector for location of the address. The addressing shall be clearly visible from the street, illuminated at night, a minimum of 4 inches in height – ½" stroke and of contrasting color to their background

Sheet Index

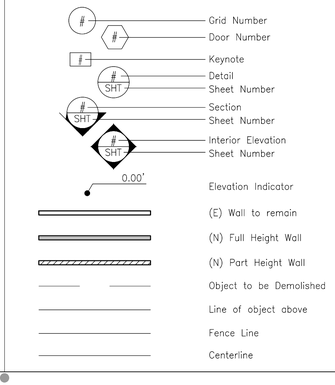
Architectural

A0.0	Directory, Vicinity Map, Abbreviations General Notes, Index
A1.0	Site Plan
A2.0	Main Residence floor plan (FOR REFERENCE)
A2.1	Floor Plan: Demo and Existing Window / Door schedule
A3.1	Roof Plan
A4.1	Elevations

Scope of Work

- Legalizing existing Detached Habitable Space

Legend



Construction Hours

No person shall erect (including excavation and grading), demolish, alter, or repair any building or structure other than between the following hours except in the case of urgent necessity in the interest of public health and safety, and then only with prior written approval from the Building Official, which approval shall be granted for a period not to exceed three days.

Construction hours per the City of Sunnyvale municipal code 16.08.030

Monday through Friday: 7AM to 6PM
Saturdays: 8AM to 5PM
Sundays and Holidays: NO CONSTRUCTION

Project Directory

Owner
Thomas and Stacey Moser
424 Bryan Ave
Sunnyvale, CA 94086
Voice: (972) 369-3423
email: thomasmoser.777@gmail.com
email: staceymoser@gmail.com

Architect
Wayne Lin
Studio Lin Architecture Inc.
10510 S. Tantau Ave
Cupertino, California
Voice: (408) 768-2068
email: wlin@slinarch.com

Existing Detached Habitable Space
Moser Residence

424 Bryan Ave
Sunnyvale, 94086

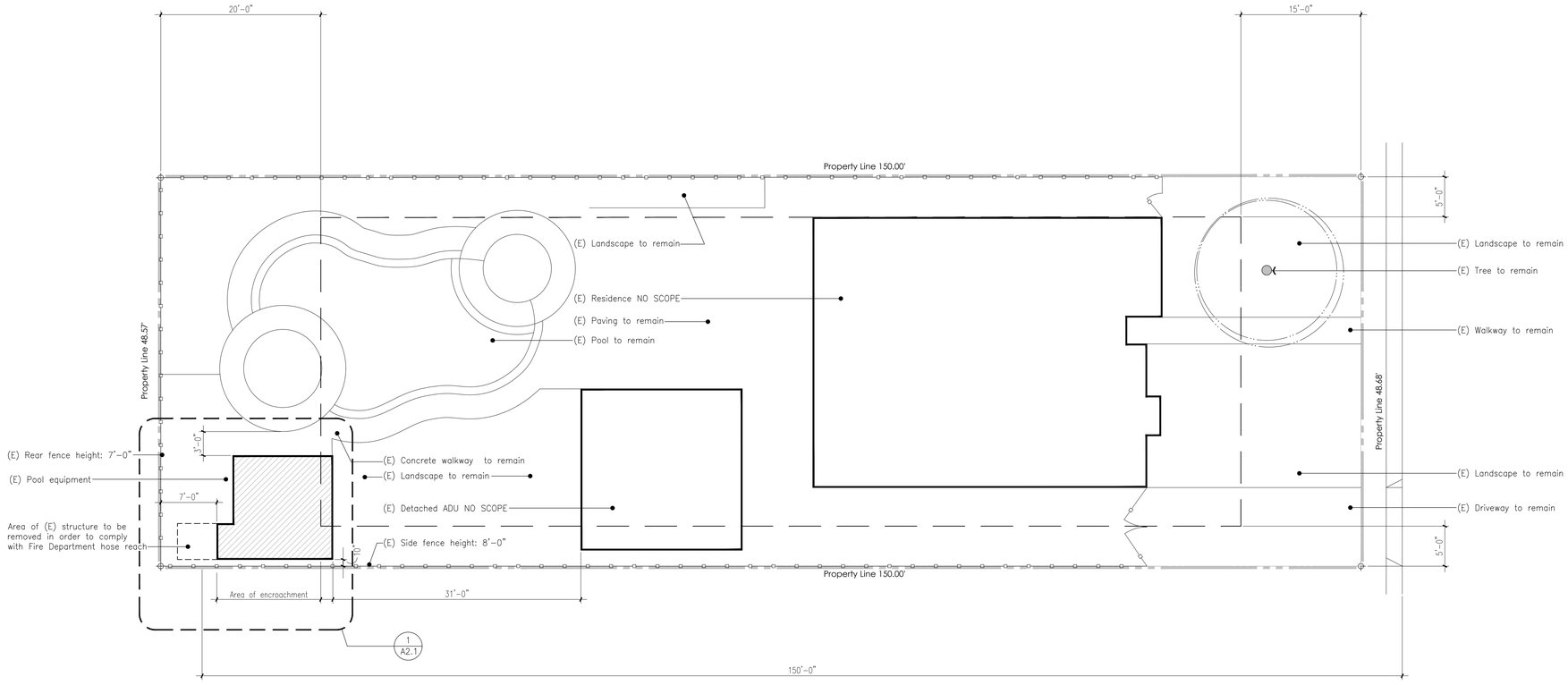
APN#

Planning Submittal 1: 11/03/2022
Planning Submittal 2: 12/14/2022
Planning Submittal 3: 01/06/2023

Directory, Vicinity Map, Abbreviations, General Notes, Index

A0.0

Project # XX of XX



1 Site Plan

1/8" = 1'-0"

N
Ref N

Project Data

Zoning	R2
Occupancy	R-3
Type of Construction	V-B
Automatic sprinklers	No
Building Code	2019 CBC

Lot Coverage

(E) Lot area:	7,294 s.f.
Allowable Lot Coverage: 45% .45 x 7,294 sf	3,282 s.f.
Existing House:	1,422 s.f.
Existing Accessory Unit:	189 s.f.
Existing Detached Garage:	400 s.f.
Existing Total Lot Coverage:	2,011 s.f.
Proposed House addition:	0 s.f.
Proposed Accessory Unit addition:	0 s.f.
Proposed ADU conversion:	(400) s.f.
Proposed Total Lot Coverage:	1,611 s.f.

Floor Area Ratio

Allowable Floor Area Ratio: 45% .45 x 7,294	3,282 s.f.
Existing House:	1,422 s.f.
Existing Accessory Unit:	189 s.f.
Existing Detached Garage:	400 s.f.
Existing Total F.A.R.:	2,011 s.f.
Proposed House addition:	0 s.f.
Proposed Accessory Unit addition:	0 s.f.
Proposed ADU conversion:	(400) s.f.
Proposed Total F.A.R.:	1,611 s.f.

Rear Yard Coverage

Rear yard: 20.00' x 48.57'	971.5 s.f.
Allowable rear yard coverage: 25%	243 s.f.
Area of Accessory Unit encroachment:	174.5 s.f.

Studio L I N Architecture

10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068

Existing Detached Habitable Space
Moser Residence

424 Bryan Ave
Sunnyvale, 94086

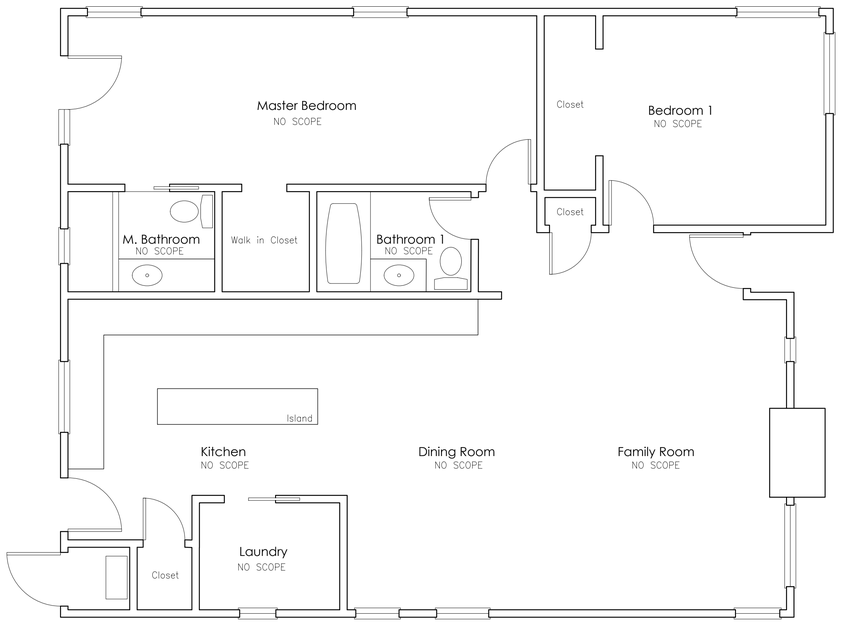
APN#

Planning Submittal 1: 11/03/2022
Planning Submittal 2: 12/14/2022
Planning Submittal 3: 01/06/2023

Site Plan

A1.0

Project # XX of XX



1 Main Residence Floor Plan: Existing

FOR REFERENCE ONLY

1/4" = 1'-0"

N
Ref N

Studio L I N Architecture

10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068

Existing Detached Habitable Space
Moser Residence

424 Bryan Ave
Sunnyvale, 94086

APN#

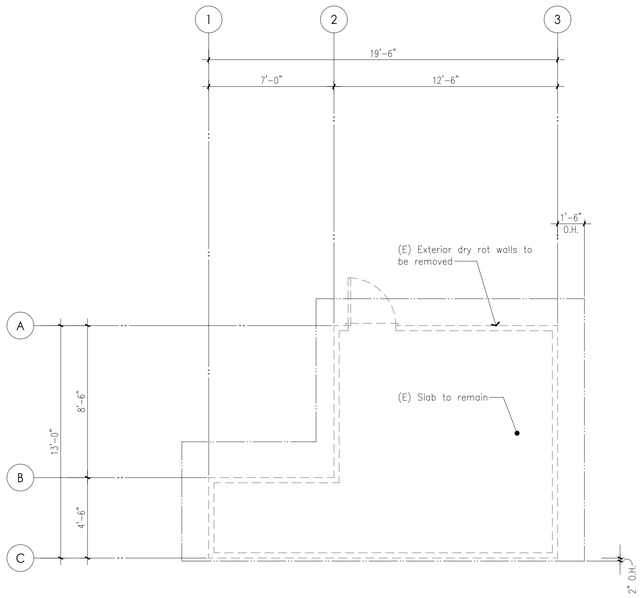
Planning Submittal 1: 11/03/2022
1 Planning Submittal 2: 12/14/2022

Existing Main Floor Plan

FOR REFERENCE ONLY

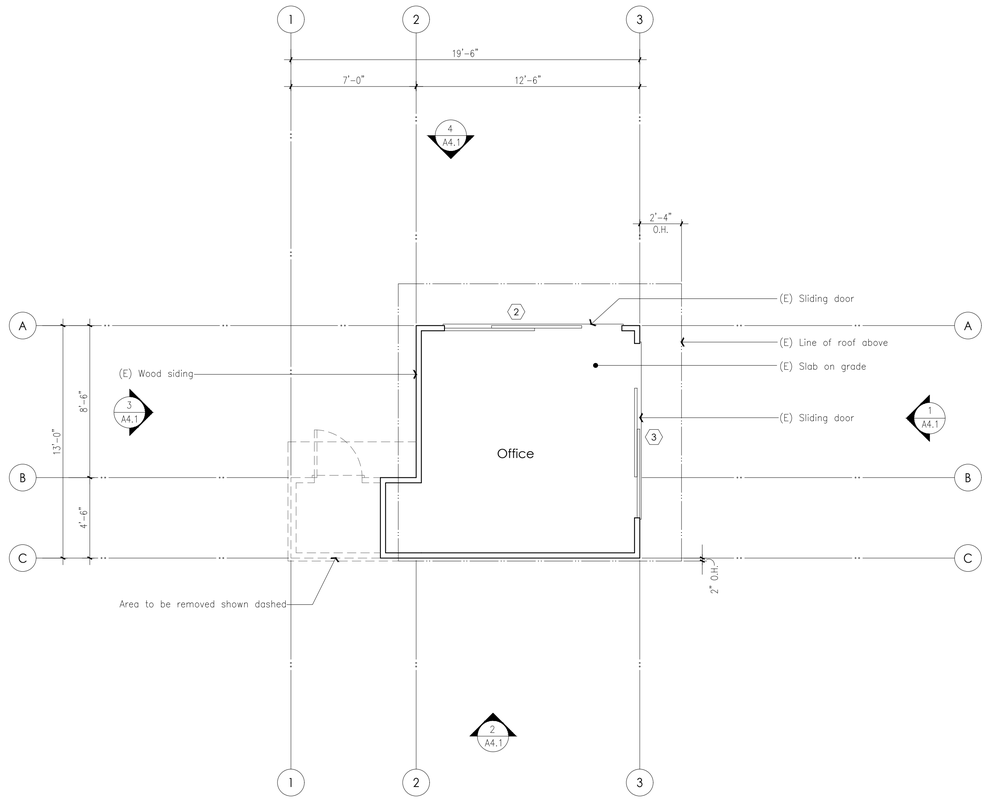
1 A2.0

Project # XX of XX



2 Floor Plan: Demo

1/4" = 1'-0"



1 Floor Plan: Existing

1/4" = 1'-0"

Floor Plan Notes:

Refer Demolition Plan for all construction to remain.

Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect. Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.

Critical alignments may occur between items installed by different trades. Contractor to note all such items and notify affected trades. Sub-contractors shall review Documents and identify all such items that affect their work in any way.

Contractor shall review all dimensions for accuracy prior to construction.

Dimensions given are to face of stud unless otherwise noted. Variations include:
C : Centerline
L

Contractor to coordinate framing to accommodate recessed fixtures and other items with critical locations.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Refer structural details for location of special floor and wall framing, special connections.

Door Schedule

Doors						Frames		Loc'n	Remarks
Mark	Type	Size	Thk.	Mat'l.	Finish	Mat'l.	Finish		
2	2					Alum.	O.Bronze	Entrance	Match main residence
3	2					Alum.	O.Bronze	Entrance	Match main residence

2

Door & Window Notes

1. Pre-manufactured doors shown on schedule and in details shall be to match existing manfr. unless otherwise noted or discussed prior to installation
2. Contractor shall submit complete door/window schedule prior to ordering for review by Owner/agent.
3. Door/window sizes shown on schedule are nominal. Contractor shall coordinate all rough openings as required by manfr.
4. Contractor responsible to coordinate framing as required to achieve all finished locations of sills/heads and alignments as shown.
5. All doors/windows shall be set in continuous bead of sealant.
6. Contractor to provide required window/door certification.
7. All door glazing to be tempered glass.
8. Tempered glass to be included at all locations where required by Section 2406 of CBC.
9. All openings shall have double layer of building paper. Install per paper flashing detail on sheet A7.1
10. Contractor to provide required window/door certification.
11. Contractor shall review casing selection with Owner/Architect prior to installation. Match existing

Studio L I N Architecture

10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068

Existing Detached Habitable Space

Moser Residence

424 Bryan Ave
Sunnyvale, 94086

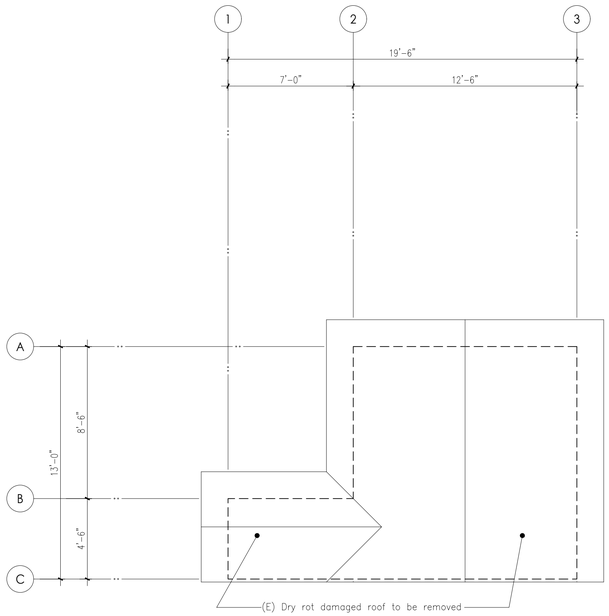
APN#

Planning Submittal 1: 11/03/2022
Planning Submittal 2: 12/14/2022
Planning Submittal 3: 01/06/2023

Existing Floor Plan

A2.1

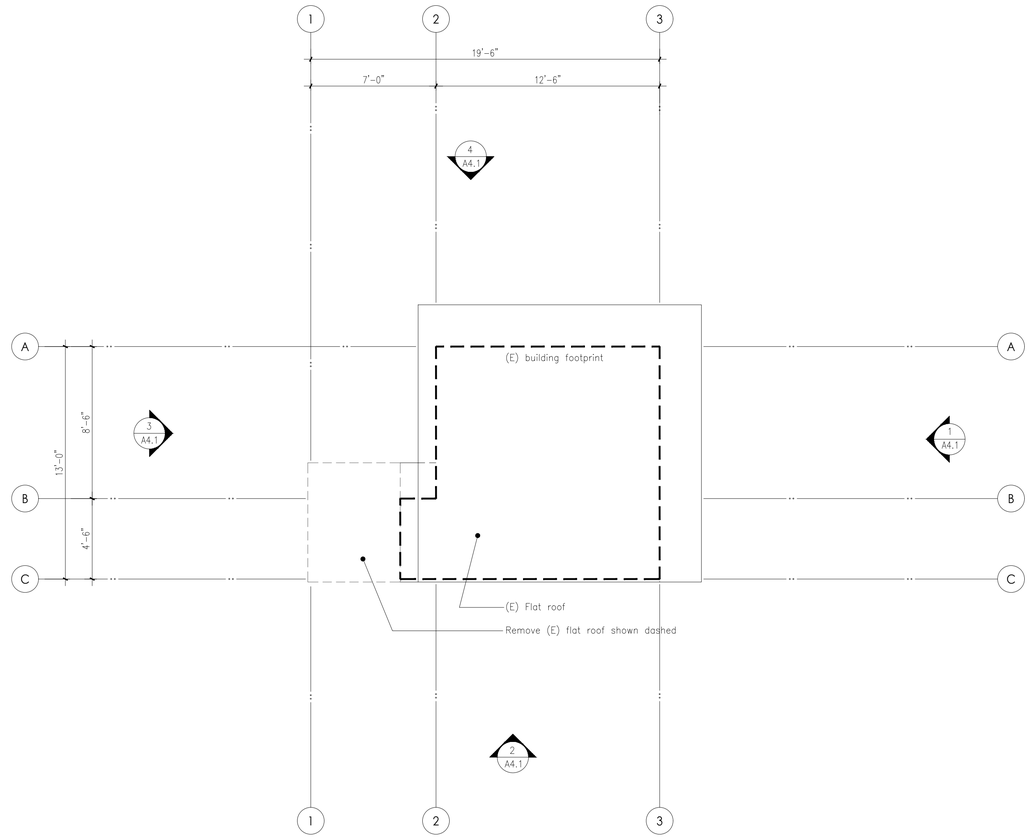
Project # XX of XX



1 Roof Plan: Demo

1/4" = 1'-0"

N
Ref N



1 Roof Plan: Existing

1/4" = 1'-0"

N
Ref N

Roof Notes

All roof materials shall be part of a specified roofing system as defined by the system manufacturer specified. All materials shall be from a single source and shall be assembled and integrated as specified by the manufacturer. In no case may materials be substituted which are not listed in specified manufacturer information.

Provide positive drainage for all roof surfaces. Provision shall be tested by application of water at all areas.

Roof shall be installed per Roof Manufacturers standards such that all warranties are maintained. Contractor shall note any conflicts between Roof manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be fully protected from subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

Contractor shall protect all roof components from exposure to sunlight where such exposure may damage materials. Installation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

Contractor shall fully seal all roof penetrations per roof manufacturer's specifications.

Provide flashing, counter flashing, coping and reglets as necessary to ensure positive drainage across all surfaces.

Provide gutters, rainwater leaders and downspouts to match existing. Integrated gutters shall be constructed in similar fashion to existing and shall provide identical visual results.

Gutters shall be fully soldered and shall be fabricated in continuous lengths to reduce number of joints.

Studio L I N Architecture

10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068

Existing Detached Habitable Space
Moser Residence

424 Bryan Ave
Sunnyvale, 94086

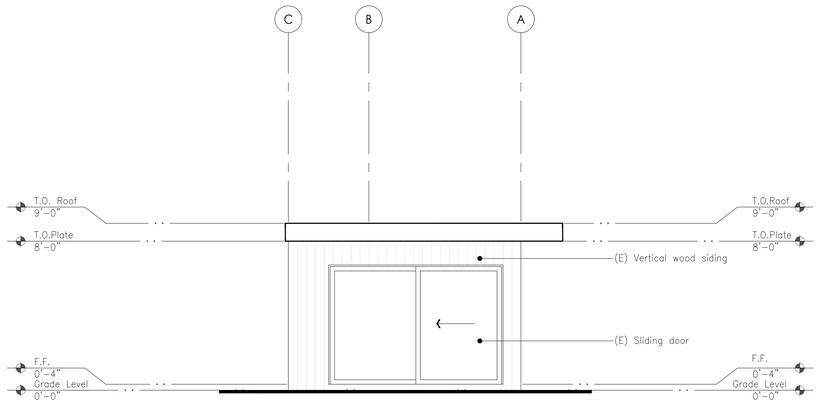
APN#

Planning Submittal 1: 11/03/2022
Planning Submittal 2: 12/14/2022
Planning Submittal 3: 01/06/2023

Roof Plan

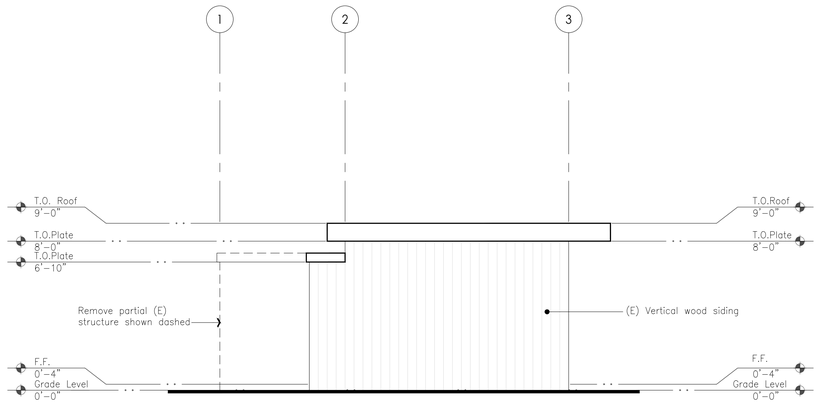
A3.1

Project # XX of XX



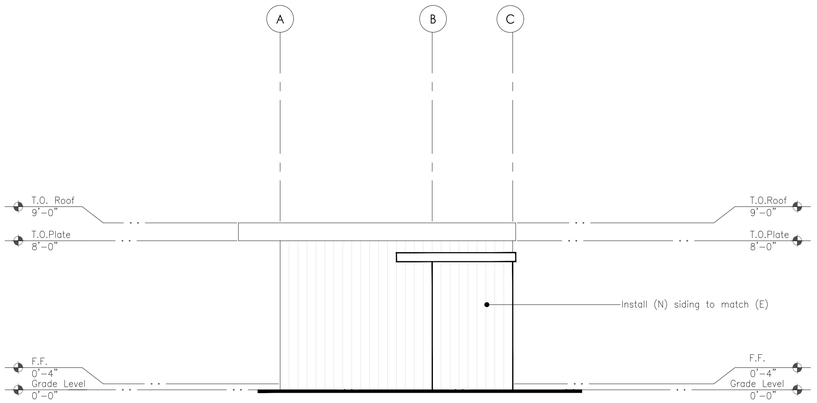
1 Exterior Elevation: North

1/4" = 1'-0"



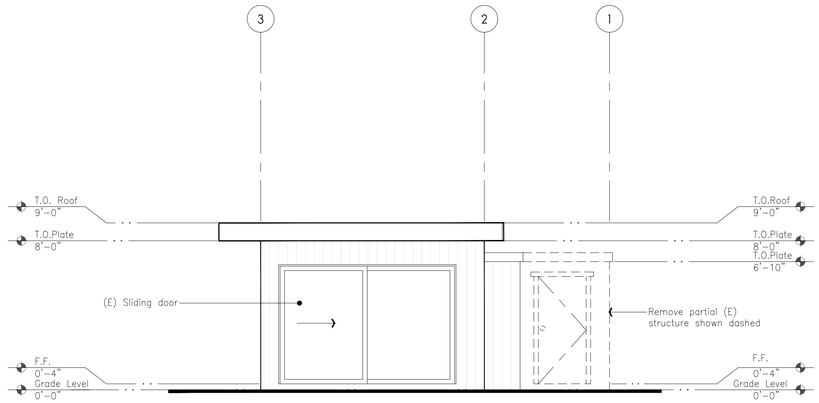
2 Exterior Elevation: East

1/4" = 1'-0"



3 Exterior Elevation: South

1/4" = 1'-0"



4 Exterior Elevation: West

1/4" = 1'-0"

Studio L I N
Architecture

10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068

Existing Detached
Habitable Space
Moser Residence

424 Bryan Ave
Sunnyvale, 94086

APN#

Planning Submittal 1: 11/03/2022
Planning Submittal 2: 12/14/2022
Planning Submittal 3: 01/06/2023

Existing Elevations

A4.1

Project # XX of XX

Variance request

Location: 424 Bryan Ave

Applicant / Owner: Wayne Lin (design studio)/Stacey and Thomas Moser (owner)

Proposed Project:

VARIANCE to allow deviations from the setback requirements for a detached structure in backyard

Reason for Permit: A Variance is required for deviations from setback requirements for accessory structures

Issues: Setbacks

Background

The pool shed is located at 424 Bryan Ave, located within an area of the Heritage District which is known for narrow lots (50ft) and multi-density coverage with most lots zoned R-2. The lot at 424 Bryan Ave is single family, two feet more narrow (48ft) than other lots in the area (50ft), and has a large free form pool of ~1800 sq ft constructed 20+ years ago with the pool shed. There is only one other single family property in the neighborhood with a pool. The adjacent lot (432 Bryan Ave) to the pool shed at 424 Bryan Ave is a tri-plex and the lot behind the pool shed has two detached single family homes on similar lot size. Due to narrow lots and multi-family residences, numerous detached buildings in the back portion of lots are found throughout the neighborhood.

For example, the newly built home adjacent to our property (418 Bryan Ave) has an accessory structure with 10 ft in height and approx. one-foot setback (See Attachment A). This structure was also rebuilt after the new main house was complete. Most detached structures, like the pool shed at 424 Bryan Ave were built over the past 25-50 years for accessory usage or additional rental properties with zero setbacks on the side or rear fence.

The pool shed in question at 424 Bryan Ave is substantially smaller (11x16) than many of the buildings in the neighborhood and also is not built on the property line. The setbacks from the side and rear fence are larger than the original pool shed which was built without any setbacks. Please refer to attachments A-C for the illustrations.

There have been several relevant setback variances approved in Sunnyvale in the recent past:

1 **568 South Frances Street: CASE FILE #2015-8086 (https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=2563197&GUID=B529C5A3-775F-42AB-951B-7A730AC59D48&Options=ID%7CText%7C&Search=Setback+variance&FullText=1)**

- Replace 200sq ft garage with 300sq ft Single Car Garage
- Setbacks of 2 & 3.5ft approved (side and back)

- Justification: Redwood tree location

2 **1348 La Belle Avenue: CASE FILE #2014-7986 (https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=2080138&GUID=69AE3958-13A9-431D-A54B-D9E0272E47B5&Options=ID%7CText%7C&Search=Setback+variance&FullText=1)**

- Setbacks of 4.5ft (Side & back) approved for 140sq ft (12 ft tall) accessory structure on 9,600 sq ft lot
- **Justification:** Similar to current Neighborhood structure setbacks. Smaller in scale and attractive in design

Variance Justification

1 **"**Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district"

We believe given the size, shape, and location of our pool on a narrow lot, this represents an exceptional or extraordinary condition applicable to the property, and that the strict application of the ordinance would deprive us of privileges enjoyed by other properties in the vicinity and within the same zoning district. The pool has been there for 25 years and cannot be moved and has to be considered in the assessment of alternatives. As illustrated above in case file #2015-8086, the city council, in the past, considered less restrictive objects, such as a tree, as exceptional conditions that warranted a variance approval. In addition, other locations for the pool shed (for example in the middle of our backyard) would have deteriorated the view and reduced privacy for both our side and back neighborhood. Given our lot is zoned R-2, there also exists an option to build a 2-story building in our backyard which would likely remove all privacy and potential value for our neighbors. We found that improving the condition of our existing pool shed was the best option for our current situation as well as our neighbors privacy and home values.

In addition we only modified the non-conforming accessory structure that was built with the pool 25 years ago when the structure was a safety concern. We decreased the overall footprint of the structure in size and height as well as increased the rear yard setback. The modifications not only improved the safety but also the attractiveness of the structure. In case file #2014-7986 the city council also approved a variance request due to the fact that "many lots contain…non-conforming detached structures that do not meet current rear and side yard setback requirements" and due to the fact, that "the accessory structure is small in scale and attractive in design". This is also true in our case.

AND

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

The zoning and planning Sunnyvale commissions have already agreed this condition to be met. The original pool shed was built approximately 25 years ago and recent repairs have ensured the safety of the building as well as improved the privacy of neighbor with a reduced size/height and an increase in setback. Please refer to attachments B for the illustrations.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

This is acknowledged and the zoning and planning Sunnyvale commissions have agreed this condition to be met given the number of similar buildings in the neighborhood of larger scale with less setbacks.

Alternative Options

1 build addition at back of house

2 build office space with required setbacks

#1: Build addition at back of house

Building an addition at the back of house would not have been an option for us. Our master bedroom is at the back of the house, as is our master bedroom. We remodeled our master bathroom in 2019 and don't want to lose this investment by having to remodel again.

On top of that, any addition to the back of the house would close off the backyard from the house. It would also create a very tight walkway between the garage and the addition which would look awkward at best and reduce the value of our property at worst.

- Our Master Bedroom is at back of house
- Master bathroom next to bedroom – remodeled in 2019!
- Would require a complete remodel of the interior to attach to back of house ($150-$200k).

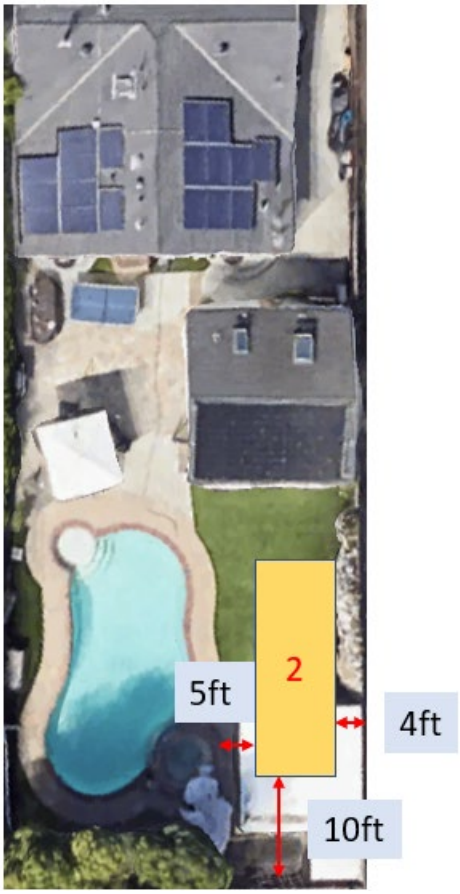
#2: build office space with required setbacks

The backyard area where the pool is located is 2500sqf in total. Out of this, 1800sqf is occupied by the pool. That leaves potentially 700sqf for the construction of an accessory structure. However, when taking the required setbacks for side/rear area into account the useable area shrinks to 342sqf. Not only does it shrink to a very small size, it would also require to build the accessory structure in the middle of the available backyard. This would basically reduces the useability of the backyard to zero.

In addition, an accessory structure built in the middle of our backyard would be much higher than the height of the current structure and reduce the privacy of the neighbor property substantially.

- backyard area has 2500sqf (see screenshot below)
- 1800sqf covered by pool area
- Distance from back fence to garage is 52ft
- Distance from side fence to pool is 13ft
- With setbacks useable area shrinks to 342sqf

1800sqf
700sqf


5ft
2
4ft
10ft

Attachment A

This variance application is in regards to the modifications made to an existing pool shed with setbacks that does not meet the city code. Figure 1 shows an aerial view of the property at 424 Bryan Ave.

Figure 1: Ariel View of housing density around 424 Bryan Ave (Zoned R-2)

Attachment B

Showing the Original Pool Shed structure and modifications made for safety three years ago.

424 Bryan Ave – Modifications

Before

Original:
210 Sq Feet
Pitched Roof
0 Setback
9.5ft Height

Current

Today:
189 Sq Feet
Flat Roof
9ft Height
2.5 ft Overhang

Original Structure:

- Built by prior owners: 25 years old
- ~210 sq ft with zero setbacks: Used as pool house/storage
- Was damaged beyond use in 2019

Repaired in 2020 for safety:

- Reduced size to 189 sq ft to increase back setback
- Reduced height in back to <6 ft
- Made roof flat to reduce neighbor visual
- **2.5 Foot Overhang on three sides**

City of Sunnyvale

Agenda Item 4

23-0590 **Agenda Date:** 5/22/2023

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Related applications on a 0.85-acre site:

SPECIAL DEVELOPMENT PERMIT: to allow construction of 18 three-story condominium units and the retention of one single-family house (156 Crescent Avenue); and,

TENTATIVE MAP: to create one lot and 19 condominium units.

Location: 148 and 156 Crescent Avenue (APNs: 211-35-008 and 211-35-009)
File #: 2021-7826
Zoning: R3/PD - Medium Density Residential / Planned Development
Applicant / Owner: Samir Sharma (applicant) / Crescent Avenue LLC (owner)
Environmental Review: A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Medium Density Residential
Existing Site Conditions: A one-story single-family house, a two-story single-family house, a warehouse building, and accessory structures
Surrounding Land Uses

North: Senior residential care facility across Crescent Avenue
South: Multi-family residential (apartment complex) and duplex
East: Multi-family residential (condominium development)
West: Multi-family residential (senior apartment complex)

Issues: Neighborhood Compatibility and Waivers from Development Standards
Staff Recommendation: Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The project site is comprised of two parcels totaling 0.85 acres. The proposed project includes the following:

- Demolition of the existing house and detached garage at 148 Crescent Avenue;
- Preservation of the existing house and demolition of the accessory structures at 156 Crescent Avenue; and
- Construction of 18 three-story townhomes within two buildings sited perpendicular to Crescent Avenue.

The project proposes to utilize the State Density Bonus Law and is requesting waivers from

development standards.

A Special Development Permit (SDP) is required for the development of multi-family projects in the R3/PD zoning district. A Tentative Map (TM) is required for the creation of 19 condominium units for individual ownership and one common lot. The findings required in order to grant an SDP and TM are discussed in Attachment 3.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

Previous Actions on the Site

The area was originally developed as part of the Easter Gables subdivision. The house at 156 Crescent Avenue was constructed in 1927, and the house at 148 Crescent Avenue was constructed in 1953 and was expanded with a two-story rear addition in 1964.

The properties were included on the Sunnyvale Heritage Resource Inventory in 1979 as part of the "Crescent Avenue Streetscape". The Heritage Preservation Commission (HPC) approved Resource Alteration Permit #2021-7265 on May 3, 2023, to remove 148 Crescent Avenue from the Heritage Resource Inventory and consider the impacts of the 18-unit townhouse development and minor exterior improvements for the house at 156 Crescent Avenue. A condition of approval was added by the HPC to include a historical plaque honoring the heritage resource and the significance of the agricultural heritage of the site (see Attachment 11).

There are no active Neighborhood Preservation complaints at the sites.

EXISTING POLICY

General Plan Goals and Policies: Key goals and policies from the General Plan Land Use and Transportation Element and Housing Element which pertain to the proposed project are provided in Attachment 3.

Density: Housing types that are typical in the R-3 zoning district include townhouse style developments and podium style residential buildings and the applicant has proposed to construct a townhouse style condominium for compatibility with the surrounding multi-family developments. The project complies with General Plan Policy HE-4.3, which requires new developments to build to at least 75% of the maximum zoning density. The project proposes 93% of the maximum density.

ENVIRONMENTAL REVIEW

The Class 32 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions (see Attachment 5). Class 32 Categorical Exemptions include in-fill developments that are:

- Consistent with the General Plan and Zoning Ordinance;
- Within city limits on sites that are no more than five acres;
- Not on sites that include habitats for endangered, rare or threatened species;
- Not having a significant effect on traffic, noise, air quality or water quality; and
- On sites that are adequately served by utilities and public services.

DISCUSSION

Present Site Conditions
The project site is located mid-block on the south side of Crescent Avenue between Manet Drive and Sunnyvale-Saratoga Road, a six-lane Class I arterial street. The site is surrounded by two- to three-story multi-family developments and a duplex. The 148 Crescent Avenue site is a 6,450-square foot rectangular lot. The 156 Crescent Avenue site is 30,483 square feet and extends deeper beyond the front parcel (148 Crescent Avenue). The combined site is currently developed with two single-family homes, a detached garage with a patio cover, three accessory structures, a 5,800-square foot cold storage warehouse, surface parking, and landscaping.

Site Layout and Architecture
The lot is narrow and deep measuring 120 feet wide at the street and 230 feet in length. The house at 156 Crescent Avenue will be retained at its current location. All other structures will be removed. One three-story building with 10 units will be located on the west side and another three-story building with eight units will be located on the east side. A single driveway access is proposed from Crescent Avenue with five guest parking spaces, a small open amenity space, bicycle racks and mailboxes located at the south end (see Attachment 6).

The project architecture can be described as Craftsman style with the use of stucco, horizontal and vertical siding as exterior materials, exposed rafters at gable ends, and contrasting colors of the Craftsman period. Subsequent to the Planning Commission Study Session on April 10, 2023, the applicant incorporated positive design aspects from the two design alternatives presented to the Commission. Some of changes incorporated are garage doors that are more reflective of the Craftsman details with windows, massing and articulation on the long elevations of the townhouse buildings, and the application of more horizontal siding on the insets. Staff is supportive of the changes as it improves massing with architectural features and varying projections, height, and color schemes.

DEVELOPMENT STANDARDS
The project complies with several applicable development standards in the Sunnyvale Municipal Code, such as lot coverage, height, and solar access. The applicant proposes to utilize the State Density Bonus Law to waive five development standards and allow reduced parking. The Project Data Table in Attachment 2 summarizes the project's compliance with SMC development standards.

State Density Bonus Law
The project will include two affordable units that will be available for sale to very low- and low-income households with a 0.7 fractional payment in lieu (15% affordable). This triggers the entitlements in the State Density Bonus Law that allows a developer to request one concession, unlimited number of waivers, and reduced parking.

Concession: A concession is not being requested.

Waivers: Unlimited waivers (reduction in development standards) are permitted if the applicant can demonstrate that site constraints physically preclude them from constructing the development with the allowed number of units. The applicant has provided a letter (see Attachment 9), which provides justifications. The applicant requests the following six waivers:
1. Side yard setbacks - 7.5 feet on first floor and 10.5 feet on the second floor, where 12 feet

minimum is required;
2. Combined side yard setbacks - 15 feet on the first and second floors and 21 feet on the third floor, where 24 feet minimum is required;
3. Distance between buildings - 20.5 feet (house to Building 2), where 26 feet minimum is required;
4. Landscape - 247 square feet per unit, where 425 square feet per unit minimum is required;
5. Usable open space - 225 square feet per unit, where 400 square feet per unit minimum is required;
6. Garage space to accommodate solid waste bin storage - 435 square feet, where 450 square feet is required.

As noted, the project site is narrow and deep. The reduced side and combined side yard setbacks allow the 26-foot wide driveway access to be maintained, which is a requirement for emergency vehicle access as well as solid waste and recycling truck access. The reduced distance between the historic house and Building 2 allows for the house to remain in its current location while providing uncovered parking and hammerhead turnaround access for emergency and solid waste/recycling vehicles at the south end of the property. The waiver for the landscape and usable open space requirement allows for the retention of the historic house and the number of proposed units.

The City's solid waste and recycling design guidelines for multifamily developments recommend a 50 -square foot increase in the minimum 400-square foot two-car garage size to accommodate recycling and garbage bin storage space inside the garage. In terms of the garage space for solid waste bin storage, the applicant has noted that all of the proposed units will have washer and dryer spaces inside the units (typically located inside garages) and have illustrated on each garage plan that there is sufficient space inside the garages for recycling and garbage bins.

Therefore, staff is able to make the finding that the waivers are needed to achieve the proposed density and the retention of the historic house while maintaining safe access for the development and would not result in an adverse impact.

Reduced Parking: Sunnyvale Municipal Code (SMC) Section 19.46 requires a minimum of 45 parking spaces (average of 2.4 spaces per unit). The State Density Bonus Law automatically allows 29 reduced parking spaces (average of 1.5 spaces per unit).

The proposed project provides 37 assigned spaces and five unassigned spaces, for a total of 42 on-site parking spaces. The assigned parking spaces will be within the two-car garages per townhouse unit and one uncovered parking space located behind the historic house. The unassigned parking spaces are located at the south end of the property. Therefore, the project exceeds the minimum density bonus parking requirement by 13 extra parking spaces.

Green Building
The project is required to meet a minimum of 90 Build-It-Green points.

Transportation Demand Management (TDM) Program
The SMC requires all new multi-family residential uses to participate in a TDM program. A minimum of 1.9 points is required from the menu of strategies in the City’s TDM program. The project attains 2 points (see Attachment 10 for information concerning the TDM plan).

Tree Preservation
A tree survey was provided for the project and staff visited the site with the City Arborist. Seven trees are proposed for removal, of which four are considered “protected” per SMC Section 19.94. Staff is supportive of removal of the protected trees due to conflicts with the location of the proposed buildings and declining health. There are 15 protected trees on adjacent properties close to the property lines which will require protection during construction. Protected-sized trees are required to be replaced per the City’s Tree Replacement Standards, and conditions have been included for staff review of the Landscape Plan including replacement tree reviews (see Attachment 4).

Solid Waste and Recycling Access
The project includes single-family recycling and garbage service, with individual carts to be staged on -site during trash collection. The applicant has worked with Environmental Services and Public Works Department staff to determine that the internal circulation satisfies the requirements for solid waste and recycling collection vehicles.

Vesting Tentative Map
The Vesting Tentative Map calls for subdivision of the existing lot into one parcel with 19 condominiums. A Homeowners Association (HOA) will ensure ongoing maintenance of common areas such as surface parking, private walkways, private utilities, and public utilities.

Easements
The development includes several easements to enable ingress/egress and emergency vehicle access, and a six-foot street easement that would be dedicated along Crescent Avenue. In addition, public utility easements, a public storm drain and sanitary sewer easement, are also provided for private utility access, storm drain access and sanitary sewer access. Per Condition of Approval in Attachment 4, the developer is required to execute a maintenance agreement for perpetual maintenance of certain improvements within these easements.

NEIGHBORHOOD IMPACTS AND COMPATIBILITY

The applicant proposes to develop 18 townhouses on the site. This type of redevelopment has been anticipated in the City’s General Plan and Zoning since the site was zoned to allow for medium density residences. If redeveloped, the site will no longer provide any appearance of its former use as a poultry farm. The house at 156 Crescent Avenue will maintain a visible presence from street view and the community will continue to enjoy a heritage resource in an improved condition. The demolition of the existing home at 148 Crescent Avenue will not be impactful because it does not exhibit any significant characteristics of a style, type, period, or method of construction appropriate for preservation.

The proposed townhouse buildings are three stories at 35 feet in height. The project site is surrounded by multi-family developments which are similar in height. The senior apartment complex to the west is also three stories at 40 feet in height and the condominium development to the east is also three stories at 35 feet in height. Sufficient setbacks and landscaping will be maintained around the heritage resource house to preserve integrity.

FISCAL IMPACT

The project is subject to payment of traffic and park in-lieu fees to the City and school impact fees to

the Sunnyvale School District as noted in the Conditions of Approval (Attachment 4). The project is not expected to have a negative fiscal impact to the City.

PUBLIC CONTACT

Neighborhood Outreach Meeting

The applicant held a community outreach meeting on December 7, 2022. Property owners and residents within 1,000 feet of the site were notified. The meeting was held virtually and seven community members attended the meeting. There were questions related to construction timeframe, site layout, parking, unit size, and pricing. Most of the participants expressed support of the project.

Planning Commission Study Session

A study session was held with the Planning Commission on April 10, 2023. At the study session, Commissioners provided comments related to the site layout and architecture of the project. Concerns were noted regarding development standard waivers, accessible units, possible use of balcony space as private open space, location and programming of the amenity open space, cool surface for driveways, townhouse elevations, and garage door designs. The Planning Commissioners supported the retention of the historic house and the proposed architectural design; however, requested elevator access for accessible units, change in garage door design to include windows, application of cool surface technology for the driveway, and to consider improving the elevations on the townhouse buildings. The applicant modified the garage door design based on the Planning Commission comments, which improved the longer elevations of the townhouse buildings. Elevators and enhanced accessibility upgrades were not included in the final design.

One member of the public spoke in support of the project, retention of the historic home, and the waivers.

Heritage Preservation Commission

Heritage Preservation Commission held a public hearing on May 3, 2023. One member of the public expressed concerns related to increase in traffic and noise, and construction impacts.

Notice of Planning Commission Public Hearing

Public contact was made by posting the Planning Commission meeting agenda on the City's official-notice bulletin board at City Hall. In addition, the agenda and this report are available at the NOVA Workforce Services reception desk located on the first floor of City Hall at 456 W. Olive Avenue (during normal business hours), and on the City's website.

1,704 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. At the time of writing this report, staff received two correspondences from residents asking for clarification regarding the notice and potential impacts on their property.

ALTERNATIVES

1. Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.
2. Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and with modified conditions.
3. Do not make the required findings and direct staff where changes should be made.
4. Deny the project.

STAFF RECOMMENDATION

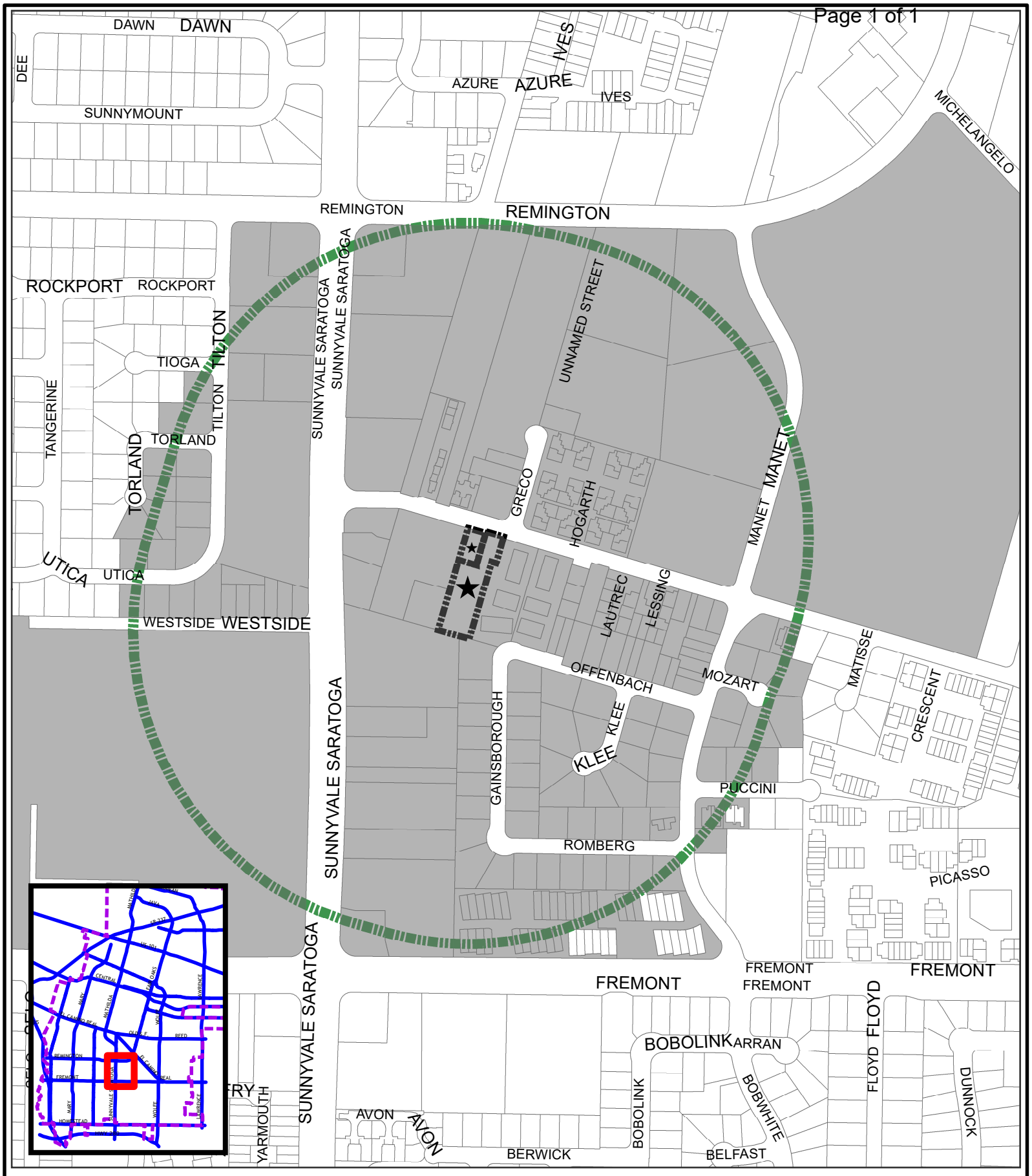
Alternative 1: Approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4

The project provides homeownership opportunities on underutilized land within the City. The project is consistent with the R-3/PD zoning district by providing 19 residential units within three-story buildings, where 20 units maximum are allowed. The project will preserve a historic house while utilizing the State Density Bonus Law for waivers from the side and combined side yard setback, distance to buildings, landscape and usable open space standards. While the City has limited discretion on this State Density Bonus allowance, staff finds that the overall project meets the objectives of the General Plan, Zoning District and relevant objective design guidelines.

Prepared by: Momo Ishijima, Senior Planner
Reviewed by: Noren Caliva-Lepe, Principal Planner
Approved by: Shaunn Mendrin, Planning Officer

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. CEQA Class 32 Exemptions Analysis
6. Site and Architectural Plan
7. 156 Crescent Avenue As Built Plan
8. Color and Materials Board
9. Project Description Letter
10. Transportation Demand Management Plan
11. Link to Heritage Preservation Commission May 3, 2023 Staff Report
12. Heritage Preservation Commission May 3, 2023 Draft Minutes



2021-7826
148 CRESCENT AV (APN: 211-35-008)
Parcel Map, Special Development Permit, and Environmental Review
1000-ft Area

0 130 260 520 Feet

N
W E
S

2021-7826 148 and 156 Crescent Avenue

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Medium Density Residential	Same	Medium Density Residential
Zoning District	R-3/PD	Same	R-3/PD
Lot Size	6,540 sq. ft. (148) 30,483 sq. ft. (156) 37,023 sq. ft. (Total)	37,023 sq. ft.	8,000 sq. ft. min, 1,800 sq. ft. per dwelling unit
Lot Size (acre)	0.85 ac	0.85 ac	0.18 ac min.
Lot Coverage	28.4%	39.7%	40% max.
Gross Floor Area	11,582 sq. ft.	36,565 sq. ft.	-
Floor Area Ratio (FAR)	31.3%	98.7%	-
No. of Units	2	19	20 max.
Density (units/acre)	8.3 du/ac	22.3 du/ac	24 du/ac max.
Meets 75% max?	No	Yes	-
Unit Sizes (sq. ft.)	2,586 sq. ft. (148) 1,062 sq. ft. (156)	1,914 ~ 1,967 sq. ft.	-
Building Height	25’ (148) 21’ (156)	34’-6”	35’ max.
No. of Stories	Two (148) One (156)	Three	Three max.
No. of Buildings on Site	7	3	-
Setbacks			
Front	20’ (148) 20’ (156)	20-‘0” (Bldg 1) 15’-0” (156)	15’ min. 20’ avg.
★ **Left Side**	12’-0”	7’-6” (1F) 10’-6” (2F~3F)	12’ min.
★ **Right Side**	10’-2”	7’-6” (1F) 10’-6” (2F~3F)	12’ min.
★ **Combined Side**	-	15’-0” (1F) 21’-0” (2F & 3F)	24’ min.
Rear	-	75’-9”	20’ min.

2021-7826 148 and 156 Crescent Avenue

Parking			
Total Spaces	-	42	45 min. (29 min. per DBL)
Assigned Spaces	2	36	36 min.
Bicycle Parking	-	6 Class I	5 Class I min.
Landscaping			
Total Landscaped	-	6,420 sq. ft.	7,405 sq. ft.
★ **Total Landscaped %**	-	17.3%	20% of lot area min.
★ **Landscaping/Unit (sq. ft.)**	-	247 sq. ft.	425 sq. ft. min.
★ **Usable Open Space/Unit (sq. ft.)**	-	225 sq. ft.	400 sq. ft. min.
Parking Lot Area Shading (%)	-	55.5%	50% min. in 15 years

★ Starred items indicate waivers requested using State Density Bonus Law

RECOMMENDED FINDINGS

Special Development Permit

Key Goals and Policies from the General Plan that relate to this project are:

Land Use and Transportation Element Goal LT-4 – An Attractive Community for Residents and Businesses. In combination with the City's Community Design Sub-Element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

Land Use and Transportation Element Policy LT-4.4 – Avoid monotony and maintain visual interest in newly developing neighborhoods, and promote appropriate architectural diversity and variety. Encourage appropriate variations in lot sizes, setbacks, orientation of homes, and other site features.

Land Use and Transportation Element Goal LT-7 – Diverse Housing Opportunities. Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community.

Land Use and Transportation Element Policy LT-7.3 – Encourage the development of housing options with the goal that the majority of housing is owner-occupied.

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

Housing Element Policy HE-4.3 – Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.

Housing Element Policy HE-6.6 – Encourage use of sustainable and green building design in new and existing housing.

In order to approve the Use Permit, the Planning Commission must be able to make at least one of the following findings:

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

The proposed project meets the goals and policies of the General Plan as listed above by providing 19 ownership housing units in compliance with the planned residential density for the area. The General Plan contains goals and policies to allow for residential uses, and the development of townhomes, apartments, and condominiums in the Medium Density Residential land use designation. The 0.85-acre project site is located within City limits and surrounded by two to three-story multi-family developments and a duplex all around. The proposed development is consistent with the surrounding multi-family developments in the vicinity while retaining the historic home. The proposed design incorporates design elements of the existing home while maintaining integrity of the historic home and still respecting the scale found on the streetscape. The applicant seeks a number of waivers from development standards by applying the State Density Bonus Law and providing one very low income and one low income units. The project would provide street improvements, street trees, bicycle parking, and street lighting consistent with other recent multi-family residential developments in the vicinity. The high quality design and materials of the project as well as the preservation of the historic home will enhance the neighborhood aesthetics and contribute positively to the streetscape.

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

The scale, bulk, and style of the proposed development is similar to the neighboring properties in its vicinity. The project design incorporates craftsman style architectural elements such as horizontal and vertical siding, exposed beams on the gable ends, and low pitched roofs. The project design will enhance the streetscape where there are other three-story condominium developments and apartments. The proposed design utilizes high quality materials and design, which will contribute to the character of the residential neighborhood. The design also respects the historic home and neighborhood, as conditioned, the project will have no adverse visual or privacy impacts on the surrounding uses.

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.

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

Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS

Planning Application 2021-7826
148 and 156 Crescent Avenue
SPECIAL DEVELOPMENT PERMIT to allow construction of 18 three-story condominium units and the retention of one single-family house (156 Crescent Avenue); and, **TENTATIVE MAP** to create one lot and 19 condominium units.

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 an inapplicable 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 FEE 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. 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 Sunnyvale Municipal Code Section 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-7. TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN:
The project is subject to the Multi-Family Residential Transportation Demand Management (TDM) Plan program per Sunnyvale Municipal Code Chapter 19.45. The project must achieve the 2 points as provided on the approved TDM program. Verification of compliance is subject to approval by the Director of Community Development prior to occupancy and shall be demonstrated (when applicable) on building permit plans. The Director may require the onsite TDM Coordinator to send to the City annual confirmation that bicycle facilities, wayfinding station, TDM coordination and communication are provided to residents. [SDR] [PLANNING]

GC-8. PUBLIC IMPROVEMENTS:
The developer is required to install, per Sunnyvale Municipal Code Sections 18.08, all public improvements, which may include but not be limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, etc.

All public improvements shall be designed and constructed in accordance with current City design standards, standard details and specifications, and Americans with Disabilities Act (ADA) requirements where applicable, unless otherwise approved by the Department of Public Works.

The developer is required to complete the installation of all public improvements and other improvements deemed necessary by the Public Works Department, prior to occupancy of the first building, or to the satisfaction of the Department of Public Works. [COA] [PUBLIC WORKS]

GC-9. OFF-SITE IMPROVEMENT PLANS:
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. Sheet C3.0-4.0 of Preliminary Grading and Utility Plan dated 04/17/23 is subject to change during the plan check process.
See Improvement Plan Checklist and Improvement Plan Submittal Checklist at the following 2 links:
https://www.sunnyvale.ca.gov/home/showpublisheddocument/16542/637820856582800000
https://www.sunnyvale.ca.gov/home/showpublisheddocument/16562/638097347304330000 [SDR] [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 a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

GC-11. FINAL MAP RECORDATION:
This project is subject to, and contingent upon the approval of a tentative parcel map and recordation of a Parcel Map. The submittal, approval and recordation of the Parcel Map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. All existing and proposed property lines, easements, dedications shown on the tentative map are subject to City's technical review and approval during the parcel map process prior to any grading or building permit. Sheet TM-

1 of Vesting Tentative Map submittal dated 04/17/23 are subject to change during plan check process. [COA] [PUBLIC WORKS]

GC-12. BMR OWNERSHIP HOUSING COMPLIANCE:
This project is subject to the City's Below Market Rate (BMR) Housing requirements as set forth in Sunnyvale Municipal Code Chapter 19.67 and the BMR Program Guidelines, both as may be amended. Developer shall enter into a BMR Developer Agreement in a form provided by the City, to be recorded against the property before issuance of building permits or recordation of a final map, whichever occurs first. When dwelling units in the project are made available for sale, the project will provide 2.7 Below Market Rate dwelling units for sale in compliance with the BMR requirements set forth in Sunnyvale Municipal Code Chapter 19.67 and the BMR Program Guidelines. [SDR] [HOUSING]

GC-13. BUILDING CODES AND PERMIT FEES:
Building permit fees and applicable building codes will be based on the fee resolution and building codes effective at the time of building permit submittal. [SDR] [BUILDING]

GC-14. FUTURE HOME ADDITIONS/MODIFICATION:
Future home modifications/additions will be subject to the Sunnyvale Municipal Code development standards for properties within the R3 zoning district, such as setbacks, parking, lot coverage and floor area ratio. Home modifications/additions will be subject to the required permit procedures in place at that time, to ensure conformance with development standards, design guidelines, and compatibility with the subdivision and neighboring properties. [COA] [PLANNING]

GC-15. CONFORMANCE WITH FINAL CONDITIONS OF APPROVAL FOR RESOURCE ALTERATION PERMIT:
The project is subject to conformance with the Final Conditions of Approval of related permit – Resource Alteration Permit #2021-7265 approved by the Heritage Preservation Commission on May 3, 2023. [COA] [PLANNING]

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

PS-1. SANITARY SEWER ANALYSIS:
Prior to first off-site plan check submittal, submit a focused sanitary sewer analysis, to be reviewed and approved by the City, identifying the overall project impact to the City's existing sanitary sewer main(s). This includes, but is not limited to, the following:

a) A detailed estimate of water consumption in gallons per day or estimate of sanitary sewer discharge in gallons per day; and

b) Any incremental impact that will result from the new project in comparison to the existing sewer capacity of the immediate downstream mainline as needed, and allocation of wastewater discharge from the project site to each of the proposed laterals. Any deficiencies in the existing system in the immediate vicinity of the project will need to be addressed and resolved at the expense of the developer as part of the off-site improvement plans. Sewer flow monitoring data may be required as needed. Any mitigation improvements needed shall be incorporated in the first plan check submittal. [COA] [PUBLIC WORKS]

PS-2. BMR STANDARD PERMIT CONDITION:
The developer shall complete a "Table of Plan Types for New Developments" provided by the Housing Division and submit it with a site plan to the Housing Division for review before submitting building permit applications for the project. The site plan must describe the number, type, size and location of each unit on the site. This information will be used to complete the Developer Agreement. [SDR] [HOUSING/BMR Administrative Guidelines]

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

BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:
A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

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

BP-4. 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. FEES AND BONDS:
The following fees and bonds shall be paid in full prior to issuance of building permit.

a) TRANSPORTATION IMPACT FEE: Pay Traffic Impact Fee for the net new trips resulting from the proposed project, estimated at **$34,904.00**, prior to issuance of a Building Permit. (SMC 3.50) [SDR] [PLANNING]
b) PARK IN-LIEU – Pay Park In-lieu fees estimated at **$1,232,965.80**, prior to approval of the Final Map or Parcel Map. (SMC 18.10) [SDR] [PLANNING]

BP-6. 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-7. 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-8. MECHANICAL EQUPMENT NOISE:
Prior to issuance of a building permit, the impacts of mechanical equipment noise on nearby noise-sensitive uses shall be assessed by a qualified acoustical consultant and determine specific noise reduction measures necessary, if any, to reduce noise to comply with the City's noise level requirements. Design planning shall take into account the noise criteria associated with such equipment and utilize site planning to locate equipment in less noise-sensitive areas. Other controls could include, but shall not be limited to, fan silencers, enclosures, and mechanical screening. The acoustical report and associated noise

mitigation measures shall be subject to the review and approval by the Director of Community Development. [COA] [PLANNING]

BP-9. 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) Certified Arborist to prepare tree protection and preservation plans for protected trees proposed to be preserved onsite, including recommendation regarding grading, trenching, and construction methods to be adhered to and a long-term maintenance plan.
b) Certified Arborist to prepare protected tree onsite relocation plan, including assessment of the condition of the tree for transplanting, methods for digging and root stabilization, relocation location preparation, method of transport, schedule, and storage method (if any), and long-term maintenance plan.
c) All areas not required for parking, driveways or structures shall be landscaped.
d) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
e) A minimum of ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
f) Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree per the City's Tree Replacement Standards.
g) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
h) Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas.
i) Provide a fifteen-foot deep band of decorative paving for the width of the private drive(s) immediately behind the public sidewalk. [COA] [PLANNING]

BP-10. 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-11. 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. 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) 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.
b) 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 added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-12. CITY STREET TREES:
The landscape plan shall include street trees and shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]

BP-13. BEST MANAGEMENT PRACTICES:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

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

BP-14. CONSTRUCTION MATERIAL AND STAGING:
All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements. [COA] [PUBLIC WORKS]

BP-15. DEMOLITION/CONSTRUCTION/RECYCLING WASTE REPORT FORM:
To mitigate the impacts of large projects on local waste disposal and recycling levels, demolition waste weights/volumes, construction weights/volumes, and recycling weights/volumes are to be reported to the City using Sunnyvale.wastetracking.com hosted by Green Halo. As part of the project's construction specifications, the developer shall track the type, quantity, and disposition of materials generated, and submit these records through the website both periodically and at project completion. [COA] [ENVIRONMENTAL SERVICES]

BP-16. CONSTRUCTION MANAGEMENT PLAN:
The project applicant shall implement a Construction Management Plan (CMP) to minimize impacts of construction on surrounding residential uses to the extent possible. The CMP shall be subject to review and approval by the Director of Community Development prior to issuance of a demolition permit, grading permit, or building permit. The CMP shall identify measures to minimize the impacts of construction including the following:

a) Measures to control noise by limiting construction hours to those allowed by the SMC, avoiding sensitive early morning and evening hours, notifying residents prior to major construction activities, and appropriately scheduling use of noise-generating equipment.
b) Use 'quiet' models of air compressors and other stationary noise sources where such technology exists.
c) Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
d) Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or other noise-sensitive land uses.
e) Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses.
f) Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible. Obtain approval of proposed construction vehicle truck routes from the Department of Public Works.
g) Manage construction parking so that neighbors are not impacted by construction vehicles. Where the site permits, all construction parking shall be on-site and not on the public streets.
h) Prohibit unnecessary idling of internal combustion engine-driven equipment and vehicles.

i) Notify all adjacent business, residents, and noise-sensitive land uses of the construction schedule in writing. Notify nearby residences of significant upcoming construction activities at appropriate stages in the project using mailing or door hangers.
j) Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. [COA] [PLANNING]

BP-17. GREEN BUILDING:
The plans submitted for building permits shall demonstrate the project achieves a minimum 90 points on the Green Point Rated checklist. Please refer to the following website: https://sunnyvale.ca.gov/business/environmental/building.htm [COA] [PLANNING/BUILDING]

BP-18. UNDERGROUND UTILITIES:
All service drops shall be undergrounded per Sunnyvale Municipal Code Chapter 19.38.095. A waiver for undergrounding the pole and other on-site utilities can be considered through a Miscellaneous Plan Permit after the Planning approval of the project. [COA] [PLANNING/PUBLIC WORKS]

BP-19. EXTERIOR LIGHTING PLAN:
Prior to issuance of a building permit, submit an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:
a) Sodium vapor (or illumination with an equivalent energy savings).
b) Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.
c) Provide photocells for on/off control of all security and area lights.
d) All exterior security lights shall be equipped with vandal resistant covers.
e) Wall packs shall not extend above the roof of the building.
f) Lights shall have shields to prevent glare onto adjacent residential properties.
g) Up-lighting and spotlights are prohibited for bird-safe purposes. [COA] [PLANNING]

BP-20. PHOTOMETRIC PLAN:
Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements. [COA] [PLANNING]

BP-21. STORMWATER MANAGEMENT PLAN:
Submit two copies of a Stormwater Management Plan subject to review and approval by the Director of Community Development, pursuant to SMC 12.60, prior to issuance of building permit. The Stormwater Management Plan shall include as updated Stormwater Management Data Form. [COA] [PLANNING/ENVIRONMENTAL SERVICES]

BP-22. STORMWATER MANAGEMENT PLAN THIRD-PARTY CERTIFICATION:
Third-party certification of the Stormwater Management Plan is required per the following guidance: City of Sunnyvale – Stormwater Quality BMP Applicant Guidance Manual for New and Redevelopment Projects – Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Stormwater Management Plan Requirements. The third-party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/ENVIRONMENTAL SERVICES]

BP-23. LOT LINE ADJUSTMENT:
This project is subject to, and contingent upon recordation of a lot line adjustment for lot merging to remove the existing property line. Lot line adjustment shall be recorded prior to any grading or building permit issuance of any building located on that certain lot. [COA] [BUILDING/PUBLIC WORKS]

BP-24. TRACT MAP:
This project is subject to, and contingent upon recordation of one or more tract maps. The submittal, approval and recordation of the tract map(s) shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. Tract map(s) shall be recorded prior to any grading or building permit issuance of any building located on that certain lot as shown on the corresponding tract map. [COA] [PUBLIC WORKS]

BP-25. BMR DEVELOPMENT AGREEMENT:
Before issuance of building permits or recordation of a final map for the project, whichever occurs first, the developer shall enter into a Developer 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]

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

EP-1. COMPLETE OFF-SITE IMPROVEMENT PLAN SET:
A complete plan check set applicable to the project, which may include street improvement plans, streetscape plans, streetlight plans, photometric analysis, signing/striping plans, erosion control plans, traffic signal plans and traffic control plans shall be submitted as part of the first off-site improvement plans, including on-site and off-site engineering cost estimate and the initial Engineering and Inspection plan review fee. Joint trench plans may be submitted at a later date. No partial sets are allowed unless otherwise approved by the Department of Public Works. Sheet C3.0-4.0 of Preliminary Improvement Plan – Grading and Utility Plan dated 04/17/23 is subject to change during plan check process. See Improvement Plan Checklist and Improvement Plan Submittal Checklist at the following 2 links:
https://www.sunnyvale.ca.gov/home/showpublisheddocument/1654/637820856582800000
https://www.sunnyvale.ca.gov/home/showpublisheddocument/1656/638097347304330000 [COA] [PUBLIC WORKS]

EP-2. UPGRADE OF EXISTING PUBLIC IMPROVEMENTS:
As part of the off-site improvement plan review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current City standards and are not specifically identified in the herein project conditions (such as backflow preventers, sign posts, etc.), shall be upgraded to current City standards and as required by the Department of Public Works. [COA] [PUBLIC WORKS]

EP-3. BENCHMARKS:
The improvement plans shall be prepared by using City's latest benchmarks (NAVD88) available on City's website: https://www.sunnyvale.ca.gov/home/showpublisheddocument/1590/637997914061100000. Plans based on NGVD29 will not be accepted. [COA] [PUBLIC WORKS]

EP-4. UTILITY CONNECTION:
This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS]

EP-5. UTILITY CONNECTION TO THE MAIN:
All sanitary sewer laterals connecting to the existing main line shall be at a new sanitary sewer manhole. All storm drain laterals connecting to the main shall be at a new storm drain manhole, except where a pipe to pipe connection is permitted if the mainline is 36" or larger, or a junction structure is permitted where the point of connection is within close vicinity of an existing down-stream manhole. Pursuant to City design standards, any new and retrofitted manholes require Sewpercoat, Mainstay or Sancon calcium aluminate cementitious mortar coating of the interior. [SDR] [PUBLIC WORKS]

EP-6. POTHOLING OF EXISTING UTILITIES:
Concurrent with the initial submittal of off-site improvement plans, obtain an encroachment permit for potholing purposes to locate existing utilities. Use pothole information to identify possible conflicts between existing utilities and proposed new dry utilities, sewer and storm drain laterals, and water laterals 4" and larger. Potholing shall be performed during design after proposed locations of new laterals are not likely to change. Accurate elevations and locations of existing crossings shall be shown in profiles along gravity or pressure laterals 4" and larger. It is strongly recommended that both the top and bottom elevation of any existing fiber and existing electrical duct banks are potholed. [COA] [PUBLIC WORKS]

EP-7. EXISTING UTILITY ABANDONMENT/RELOCATION:
Developer is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All existing utility lines (public or private) and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed of to the satisfaction of the City. Existing public facilities within the street right-of-way shall be abandoned per City's Abandonment Notes and procedures, including abandonment by other utility owners. [COA] [PUBLIC WORKS]

EP-8. MODIFICATIONS TO EXISTING PUBLIC UTILITIES:
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 sidewalk area, caused by the development. [COA] [PUBLIC WORKS]

EP-9. DRY UTILITIES:
Submit dry utility plans and/or joint trench plans (PG&E, telephone, cable TV, fiber optic, etc.) to the Public Works Department for review and approval prior to the issuance of any permits for utility work within any public right-of-way or public utility easements. Separate encroachment permits shall be required for various dry utility construction. [SDR] [PUBLIC WORKS]

EP-10. WET UTILITIES:
All wet utilities (water, sanitary sewer, storm drain) on private property shall be privately owned and maintained. The fire and domestic water systems shall be privately owned and maintained beyond the meter. [COA] [PUBLIC WORKS]

EP-11. RE-USE OF EXISTING CITY UTILITY SERVICE LINES:
The re-use of existing City water service lines is not allowed. Re-use of existing City sanitary sewer and storm drain service lines and appurtenances is subject to City's review and approval. Developer's contractor shall expose the existing facilities during construction for City's evaluation or provide video footage of the existing pipe condition. Developer's contractor shall replace any deficient facilities as deemed necessary by the Department of Public Works. Sheet C3.0-4.0 of Preliminary Grading and Utility Plan dated 04/17/23 is subject to change during plan check process. [COA] [PUBLIC WORKS]

EP-12. PUBLIC FIRE HYDRANTS:
Remove and replace existing fire hydrant (FH) barrels and existing fire hydrant lateral(s) along the entire project frontage with Clow 75 for mains 8" and smaller, and Clow 865 for mains 10" and larger. New fire hydrant laterals and barrels must be located outside of existing and proposed tree driplines, or as determined by Department of Public Works. Hydrants shall be located per City standard detail 2B and 2B-2. Public fire hydrants shall be maintained a minimum of 3 horizontal feet from trees, vines, shrubs, bushes, and other obstacles. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PROTECTION]

EP-13. SEWER MANHOLE:
Install new sewer manhole at the street right-of-way lines for all existing and proposed sanitary sewer laterals to be used for the project. [SDR] [PUBLIC WORKS]

EP-14. NEW SEWER LATERAL CCTV VIDEO:
The contractor shall provide a CCTV Video of new sewer laterals. Video must clearly show the front of the property before camera is inserted into the pipe. [COA] [PUBLIC WORKS]

EP-15. SANITARY SEWER AND STORM DRAIN TRIBUTARY PATTERN:
This project is required to follow the existing sanitary sewer and storm drain tributary pattern. Any deviations would require additional analysis and subject to approval by the Public Works Department as part of the off-site improvement plan review process. This project shall not cause any negative impact on the drainage pattern for adjacent properties. [COA] [PUBLIC WORKS]

EP-16. STORM DRAIN DESIGN:
Provide storm drain hydrology and hydraulic calculations based upon a 10-year storm event to justify the size of the storm drain lateral flowing full. The new storm drain lateral shall be 12 inches and the main line shall be minimum 15 inches diameter in the public right-of-way. [COA] [PUBLIC WORKS]

EP-17. UTILITY METER/VAULT:
No existing or new utility meters or vaults shall be located within the new driveway approach. All existing or new utility vaults serving the project site shall be located on-site and not within the public utility easement, if any. [COA] [PUBLIC WORKS]

EP-18. DRIVEWAY APPROACHES:
Remove existing driveway approaches and install new driveway approaches along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and City standard details and specifications. All unused driveway approaches shall be replaced with new curbs, gutters, and sidewalks per current City standards. [SDR] [PUBLIC WORKS]

EP-19. STREETSCAPE IMPROVEMENTS:
Along project frontage on Crescent Avenue, remove existing concrete curb, gutter, sidewalk, and curb bulb out and install new concrete curb and 2' gutter per current City standards. Install an attached 6' wide sidewalk (not including 6-inch curb) and 4' park strip behind the back of sidewalk.

The perpetual maintenance of sidewalk improvements along the project frontages shall be the sole responsibility of the property owner. [SDR] [PUBLIC WORKS]

EP-20. ROOT BARRIER:
Install a continuous root barrier along new sidewalk adjacent to City trees per City standard details and specifications. [SDR] [PUBLIC WORKS]

EP-21. DECORATIVE PAVEMENT:
Any and all proposed decorative pavement and vertical curb pertaining to on-site development shall not be located within the City right-of-way. [COA] [PUBLIC WORKS]

EP-22. SIGNING AND STRIPING PLANS:
Submit a signing and striping plan in accordance with the latest edition of the CA MUTCD to City for review and approval by the Public Works Department. [COA] [PUBLIC WORKS]

EP-23. TRAFFIC CONTROL PLAN:
Submit a traffic control plan with the off-site improvement plans for review and approval. Per the City's Temporary Traffic Control Checklist, the traffic control plan shall include a summary of the traffic control types, dates, times and blocks affected. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

EP-24. CURB RAMP:
Remove the existing curb ramp and replace with a new curb ramp at the northeast corner of 148 Crescent Avenue in accordance to the latest City standard details, specifications and Americans with Disabilities Act (ADA) requirements. Additional re-grading of asphalt may be required to ensure there are no localized low points and positive surface runoff occurs along the flow line. [COA] [PUBLIC WORKS]

EP-25. SLURRY SEAL:
Developer shall be responsible to install Type II slurry seal on Crescent Avenue from lip of gutter to lip of gutter along project frontage. Sheet C3.0-4.0 of Preliminary Grading and Utility Plan dated 04/17/23 is subject to change during plan check process. [COA] [PUBLIC WORKS]

EP-26. PROTECTION OF EXISTING TREES:
No utility trench shall be allowed within 15' radius of an existing mature tree. Boring, air spade or other excavation method as approved by the City Arborist shall be considered to protect existing mature tree. Consult with the City Arborist prior to adjusting locations of utility lines. [SDR] [PUBLIC WORKS]

EP-27. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:
Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction, to City's satisfaction by the Public Works Department. All existing streetlight conduits, streetlight wires, streetlight pull boxes, traffic detector loops, and traffic signal conduits shall be protected in place during construction. Any damaged streetlight conduits, streetlight wires, streetlight pull boxes, traffic detector loops, and traffic signal conduits shall be replaced within 7 days at the expense of the developer. [COA] [PUBLIC WORKS]

EP-28. APPROVAL FROM OTHER AGENCIES:
This project requires approval/permit from Cal Water for connection to Cal Water's main. [COA] [PUBLIC WORKS]

EP-29. RECORD DRAWINGS:
Stamped and signed hard copy record drawings of the off-site improvements (including off-site street, sewer, water, storm drain and landscaping plans) shall be submitted to the City prior to encroachment permit sign-off. In addition, streetlight record drawings shall be in AutoCAD format & GIS format. Developer shall pay the record drawing fee. [COA] [PUBLIC WORKS] (SMC 13.08.160(a))

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

TM-1. LOT LINE ADJUSTMENT
This project is subject to, and contingent upon recordation of a lot line adjustment for lot merging/lot merger to remove the existing property line. Lot line adjustment/merger shall be recorded prior to final map recordation. [COA] [BUILDING/PUBLIC WORKS]

TM-2. FINAL MAP COMPLIANCE WITH VESTING TENTATIVE MAP:
The final map shall be substantially the same as the vesting tentative map. Any alteration of the vesting tentative map after the vesting tentative map is approved is subject to additional approval by the City and may require a public hearing. Sheet TM1.0 of Vesting Tentative Map submittal dated 02/01/23 is subject to change during plan check process. [COA] [PLANNING/PUBLIC WORKS]

TM-3. TITLE 18 AND SUBDIVISION MAP ACT:
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. [COA] [PUBLIC WORKS]

TM-4. RESERVATION/ABANDONMENT 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 delineated on the map or recorded concurrently with the map with a separate instrument. (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 prior to map recordation. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. [COA] [PUBLIC WORKS]

TM-5. STREET EASEMENT DEDICATION:
This project requires a 6' wide easement dedication in the form of an easement. Future right-of-way line is dimensioned 11' from the face of curb along Crescent Avenue. [COA] [PUBLIC WORKS]

TM-6. EMERGENCY VEHICLE ACCESS EASEMENT:
This project requires a minimum 26'-wide dedication of an emergency vehicle ingress and egress easement on and over private roadways. [COA] [PUBLIC SAFETY/PUBLIC WORKS]

TM-7. UTILITY COMPANY APPROVAL:
Obtain map approval letters from the utility companies in regards to any existing or new easements associated with their facilities. [COA] [PUBLIC WORKS]

TM-8. PUBLIC WORKS 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 map recordation or any permit issuance, whichever occurs first. The exact fee amount shall be determined based upon the fee rate at the time of fee payment. [COA] [PUBLIC WORKS]

TM-9. SUBDIVISION IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITIES:
The developer shall execute a subdivision improvement agreement and provide improvement securities and/or cash deposit(s) for all proposed public improvements prior to map recordation or any permit issuance, whichever occurs first. Provide an itemized engineer's estimate for all off-site public improvements for the entire project for determination of security amount. [COA] [PUBLIC WORKS]

TM-10. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs):
Any proposed deeds, covenants, conditions, restrictions and by-laws relating to the subdivision are subject to review and approval by the City. The CC&R's shall include the following provisions:

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 and sidewalk 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. (Subdivision Improvement Agreement)

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 storm water management. (SMC 12.60.200)
[COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

TM-11. PUBLIC/PRIVATE STREETS:
All streets, both public and private, shall be shown on the Final Map. Street names shall be approved by the Director of Community Development. Private streets shall be designated as "Terrace". [COA] [PUBLIC WORKS] (SMC 18.12.190)

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

PF-3. NOISE REDUCTION VERIFICATION:
Acoustical tests shall demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met on the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units. [COA] [PLANNING]

PF-4. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (RECORDATION):
The Developer/Owner shall submit a copy of the recorded CC&Rs and a letter from the Developer/Owner either indicating that the recorded CC&Rs are in conformance with the approved draft CC&Rs or summary of changes shall be provided to the Director of Community Development prior to release if utilities or certificate of occupancy. [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

PF-5. HOA ESTABLISHMENT:
The developer shall submit to the Planning Division the names, addresses and telephone numbers of the officers of the homeowners association, architectural review committee or similar committee, at the time the organization is granted autonomy. Until such information is

supplied, the developer shall remain a Responsible Person for purposes of maintaining all common property. The chairperson, secretary or principal officer of any committee or association shall notify the City of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING]

PF-6. COMPLETION OF PUBLIC IMPROVEMENTS:
Developer shall complete all required public improvements as required and in accordance with City approved plans, prior to any building occupancy. [COA] [PUBLIC WORKS]

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

DC-1. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

a. Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

b. Construction equipment must be maintained per manufacturer's specifications.

c. Planning and Building staff will work with project application to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

   i. Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
   ii. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
   iii. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
   iv. Limit heavy-duty equipment idling tie to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-2. DUST CONTROL:
At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects:, shall be implemented. [COA] [PLANNING]COA] [PLANNING]

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

AT-1. DELIVERY HOURS:
Delivery hours for the approved use shall comply with SMC 19.42.030:
a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.
b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [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. 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-4. UNENCLOSED STORAGE (PROHIBITED):
Unenclosed storage of any kind shall be prohibited on the premises. [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]

AT-6. PARKING LOT MAINTENANCE:
The parking lot shall be maintained as follows:
a) Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
b) Clearly mark all assigned, guest, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
c) Maintain all parking lot striping and marking.
d) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and/or patrons. [COA] [PLANNING]

AT-7. RECREATIONAL VEHICLE STORAGE PROHIBITED:
Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding

attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]

AT-8. 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-9. 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-10. TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES:
The multi-family residential use shall participate in the Multi-Family Residential Transportation Demand Management (TDM) Plan program per Chapter 19.45 of the Sunnyvale Municipal Code (SMC). [SDR] [PLANNING]

AT-11. 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-12. 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-13. SOLID WASTE RECYCLING MANAGEMENT:
Waste and recycling services for residential uses shall be maintained under a master account held by the applicant, owner or landlord. The account holder 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 approved documents and be submitted for approval by the City. [COA] [ENVIRONMENTAL SERVICES]

END OF CONDITIONS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CLASS 32 CATEGORICAL EXEMPTION ANALYSIS

CEQA Guidelines Section 15332, known as the "Class 32 Infill Exemption", exempts projects from further CEQA review if the five criteria below are met. The following is staff's analysis:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

   The General Plan land use designation for the project site is Medium Density Residential (15 to 24 dwelling units per acre), and the zoning designation is R-3/PD – Medium Density Residential / Planned Development combining district. The General Plan contains goals and policies to allow for residential uses, and the development of townhomes, apartments, and condominiums in the Medium Density Residential land use designation. The zoning designation allows multi-family developments with a Special Development Permit approval. The properties are also listed on the Sunnyvale Heritage Resources Inventory. The zoning regulations allow for construction, demolition, relocation, or material change to Heritage Resources with a Resource Alteration Permit.

   The project proposes to construct two three-story townhouse buildings and retain one single-story, single-family house at 156 Crescent Avenue. There will be a total of 19 units for a density of 22.5 dwelling units per acre meeting 94% of the General Plan maximum density designation of 24 dwelling units per acre. The project proposes to remove the two-story single-family residence at 148 Crescent Avenue from the Heritage Resources Inventory as the historical analysis has revealed that the ranch-style house was constructed in 1953 with a significant two-story addition in 1964 and is not considered historically significant. The house is proposed for demolition. The project proposes 2.7 Below Market Rate units (one very low income, one low income, and fractional in-lieu fee payment) meeting the City's BMR ordinance requirements.

   There will be a 10-unit building on the east side and an eight-unit building on the west side behind the single-family house. Each townhouse unit will have three bedrooms, 3.5 baths, and a two-vehicle garage. Minor exterior improvements are proposed for the house such as repairs to the siding and painting. There will be six uncovered parking spaces, an amenity open space area, bicycle racks, and mailboxes. The project generally conforms with the prescribed development standards in the General Plan and Municipal Code, and the requests for waivers from six development standards can be granted by the Density Bonus Law (Government Code Section 65915). The proposed development is considered compatible with the surrounding multi-family residential neighborhood character.

2. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.

   The 0.85-acre project site is located within City limits and surrounded by two to three-story multi-family developments and a duplex all around. The site is located mid-block on the

south side of Crescent Avenue between Manet Drive and Sunnyvale Saratoga Road, which is a six-lane Class I Arterial Street. The project site would be served by existing utilities.

3. The project site has no value as habitat for endangered, rare, or threatened species.

   The site is currently developed with two single-family houses, a detached garage with a patio cover, three accessory structures, a 5,800-square foot cold storage warehouse, surface parking, and landscaping. The surrounding areas have been heavily modified by urbanization and multi-family apartment and condominium developments, and do not provide suitable habitat for endangered, rare, or threatened species. The City of Sunnyvale is not located within the Santa Clara Valley Habitat Conservation (SCVHC) plan area. The project site is not adjacent to riparian corridors nor includes tall buildings that would increase risks to birds. As conditioned upon approval of the project, the applicant will incorporate standard construction best management practices and will prepare pre-construction nesting bird survey before any demolition and construction activities that will not happen between September 1st and January 31st.

   An Arborist Report was prepared by Advanced Tree Care on August 18, 2021, and a memo was issued dated September 15, 2022, subsequent to building location site modifications. There are four protected trees onsite proposed for removal. There are 16 protected trees on neighboring properties close to the property lines. Sunnyvale Municipal Code Chapter 19.94 defines a protected tree as having a trunk size of at least 38 inches in circumference, as measured 4.5 feet from the ground. Protected size trees are required to be replaced per the City's Tree Replacement Policy. Recommendations for tree protection during construction and replacement tree planting will be included as part of the standard conditions of approval.

4. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

   Traffic – The proposed project is not exempted from Vehicle Miles Traveled (VMT) analysis. However, the project will not trigger a transportation-related impact per CEQA as the site is located in an area where the VMT per Capita is at least 15% less than the Countywide Baseline Average.

   Noise – A Noise Assessment Study was prepared by Edward L. Pack Associates, Inc. on August 24, 2021, and a memo was issued dated September 15, 2022, subsequent to building location site modifications. The study and memo conclude that noise from the project operation (traffic) is not expected to significantly increase, would have a less than significant impact, and would continue to meet Sunnyvale noise standards. The study and memo note that the project construction can produce higher levels of noise for the neighboring properties temporarily and provide measures that will be adopted by the contractor to reduce noise impacts to the neighbors. Recommendations for mechanical equipment selection and standard measures for the reduction of construction noise and vibration will be incorporated as conditions of approval.

   Air Quality – A Community Risk Assessment was prepared by Illingworth & Rodkin, Inc. on August 19, 2021, and a memo was issued dated September 15, 2022, subsequent to

building location site modifications. The project size is well below the screening levels published by the Bay Area Air Quality Management District (BAAQMD) for conducting analysis of operational air pollutant or greenhouse gas emissions for CEQA review. Therefore, emissions modeling was not conducted. The project would have air pollutant and greenhouse gas emissions that are below the significance thresholds. The project would not be a source of Toxic Air Contaminations (TACs) that could lead to measurable increases in health risks, as the project would generate a small amount of traffic and not include any other sources of TACs. The project is not expected to have a significant impact on air quality. The assessment recommends construction measures that reduce emissions to 2.45 per million and the annual $PM_{2.5}$ concentration to 0.02 ug/m^3 which are mitigated values below the Bay Area Air Quality Management District (BAAQMD) thresholds. As conditioned upon approval of the project, the applicant will incorporate construction equipment measures and standard best management practices to address air quality during the course of construction, such as dust control measures.

Water Quality – Stormwater management is required by the Federal Government through the National Pollutant Discharge Elimination System (NPDES) program. The City of Sunnyvale complies with the NPDES requirement through participation in the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). Projects are subject to Sunnyvale Municipal Code (SMC) Section 12.60. Compliance with these existing stormwater regulations and the City's Standard Requirements and Conditions of Approval would ensure that the project would not result in significant effects relating to water quality, consistent with the requirement of the Class 32 exemption under CEQA Guidelines Section 153332(d). The project does not propose any uses that would create unusual or intensive water contamination; the project will comply with all local, state, and federal regulations, best management practices, and will work with the City to ensure the appropriate services and infrastructure are in place to serve the project.

5. The site can be adequately served by all required utilities and public services.

   The project site is in a developed area with adequate utilities and services, such as water, sewer and solid waste. Public services are also adequately provided, such as police and fire. All required utilities and public services will continue to be provided after the completion of the proposed project.

Further, none of the exceptions to use of this exemption applies (CEQA Guidelines Section 15300.2)

a. Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

   - The project site is not located in an area of sensitive or critical concern.

b. Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

   - There is no evidence of a potential significant cumulative impact because successive projects of the same type in the same place have not been approved and are not currently proposed.

c. Significant Effect: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

   - There is no evidence of unusual circumstances. The project is of the size and type contemplated by the General Plan. It is surrounded by developed uses and is developed itself. It is not located within a sensitive resource area.

d. Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

   - The project site is not within a highway designated as a state scenic highway.

e. Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

   - The project site is not located on a site which is included on any list compiled pursuant to Section 65962.4 of the Government Code. https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5c/

f. Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

   - The project sites, 148 and 156 Crescent Avenue, are listed on the City's Heritage Resources Inventory. A Historic Resource Evaluation was prepared by TreanorHL, dated April 7, 2021, and a subsequent Peer Review Memorandum was prepared by Page & Turnbull, dated April 29, 2022. Although both properties were included on the Heritage Resources Inventory list in 1979 as "Crescent Avenue Streetscape", the historic evaluations revealed that the ranch style house at 148 Crescent Avenue was constructed in 1953 with a significant two-story addition in 1964. The house is ineligible for listing on the National Register or California Register under any evaluation criteria. The project proposes to delist the site from the Historic Resources Inventory.

- The house at 156 Crescent Avenue was constructed in 1927 as a part of the Easter Gables subdivision. The project proposes to retain the house with minor exterior modifications such as siding and window repairs and replacements and exterior paint. The development of the site with 18 condominium units was evaluated for compliance with the Secretary of the Interior Standards for Rehabilitation by TreanorHL, dated February 1, 2023 and March 27, 2023. The evaluation concludes that 156 Crescent Avenue is individually eligible for listing on the National Register and California Register under Criterion C/3 due to the year of construction and the house retains physical integrity to convey the period of significance. None of the accessory structures or warehouse are eligible. The proposed condominium buildings will provide a new backdrop to the existing house, however, the new buildings will not impact the character-defining features or integrity of the house. The proposed designs complement the house without mirroring the architectural features. Therefore, the project would not cause a substantial adverse change in the significance of an historical resource.

148 CRESCENT AVE
SUNNYVALE, CALIFORNIA

PROJECT TEAM

DEVELOPER: TERRA HOLDINGS
CONTACT: SAMIR SHARMA 257 CASTRO STREET, SUITE 224
BUSINESS: (206) 931-4169 MOUNTAIN VIEW, CA 94041

ARCHITECT / PLANNER: BASSENIAN / LAGONI
CONTACT: TERESSA OEHRLEIN 2031 ORCHARD DRIVE
BUSINESS: (949) 553-9100 NEWPORT BEACH, CA 92660

CIVIL ENGINEER: BKF ENGINEERS
CONTACT: RUBEN MENDOZA 1730 N. FIRST ST. SUITE 600
BUSINESS: (408) 467-9127 SAN JOSE, CA 95112

LANDSCAPE ARCHITECT: RIPLEY DESIGN
CONTACT: ANNIKA CARPENTER 1615 BONANZA STREET, SUITE 314
BUSINESS: (925) 938-7377 WALNUT CREEK, CA 94596

SHEET INDEX

ARCHITECTURE

ARCHITECTURAL SITE PLAN	SP-1
STREET SCENE	A-01
BLDG 1 - 1ST & 2ND FLOOR PLANS	A-02
BLDG 1 - 3RD FLOOR & ROOF PLAN	A-03
BLDG 1 - ELEVATIONS	A-04
BLDG 2 - 1ST & 2ND FLOOR PLANS	A-05
BLDG 2 - 3RD FLOOR & ROOF PLAN	A-06
BLDG 2 - ELEVATIONS	A-07
SOLAR STUDY	A-08
LADDER EXHIBIT	A-09
SITE SECTION	A-10
DETAILS	A-11
STREET SCENE RENDERING	A-12
INTERIOR SITE RENDERING	A-13

LANDSCAPE

PRELIMINARY LANDSCAPE PLAN	L1
PRELIMINARY LANDSCAPE DETAILS	L2
PRELIMINARY LANDSCAPE HYDROZONE PLAN	L3
PRELIMINARY LANDSCAPE PLANTING PLAN	L4
PRELIMINARY PLANT IMAGERY	L5
PRELIMINARY TREE MITIGATION PLAN	L6
PRELMINARY MATERIAL & COLOR BOARD	L7

CIVIL

EXISTING CONDITIONS AND TREE DISPOSITION PLAN	C1.0
PRELIMINARY SITE PLAN	C2.0
PRELIMINARY GRADING AND DRAINAGE PLAN	C3.0
PRELIMINARY UTILITY PLAN	C4.0
PRELIMINARY STORMWATER MANAGEMENT PLAN	C5.0
FIRE, GARAGE, AND DELIVERY TRUCK VEHICLE CIRC. & FIRE HOSE REACH	C6.0
VESTING TENTATIVE MAP	TM1.0

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

Site Summary:

Existing Single-Family Unit at 156 Crescent Ave. : 1 Unit
Proposed 3-Story, 10-plex and 8-plex : 18 Units

Total Homes : 19
Gross Site Area : 0.86 Acres
Gross Density : 22.1 Units/Acre

Total Landscaped Area Provided : 6,328 sq.ft.
Useable Common Open Space Area : 5,681 sq.ft.
(12' min. dimension)

Multi-Family Dwellings :

Parking Required :
19.46.060 Multi-Family Dwellings

2.0 Assigned Spaces per Unit	18 x 2	: 36
0.5 Unassigned Spaces per Unit	18 x 0.5	: 9
Total Spaces Required		: 45

Parking Provided: Multi-Family Dwellings

2 Garage Spaces per unit 18 x 2	: 36
Uncovered Unassigned Spaces	: 5
Total Spaces Provided	: 41*

*Deviation sought under State Density Bonus Law

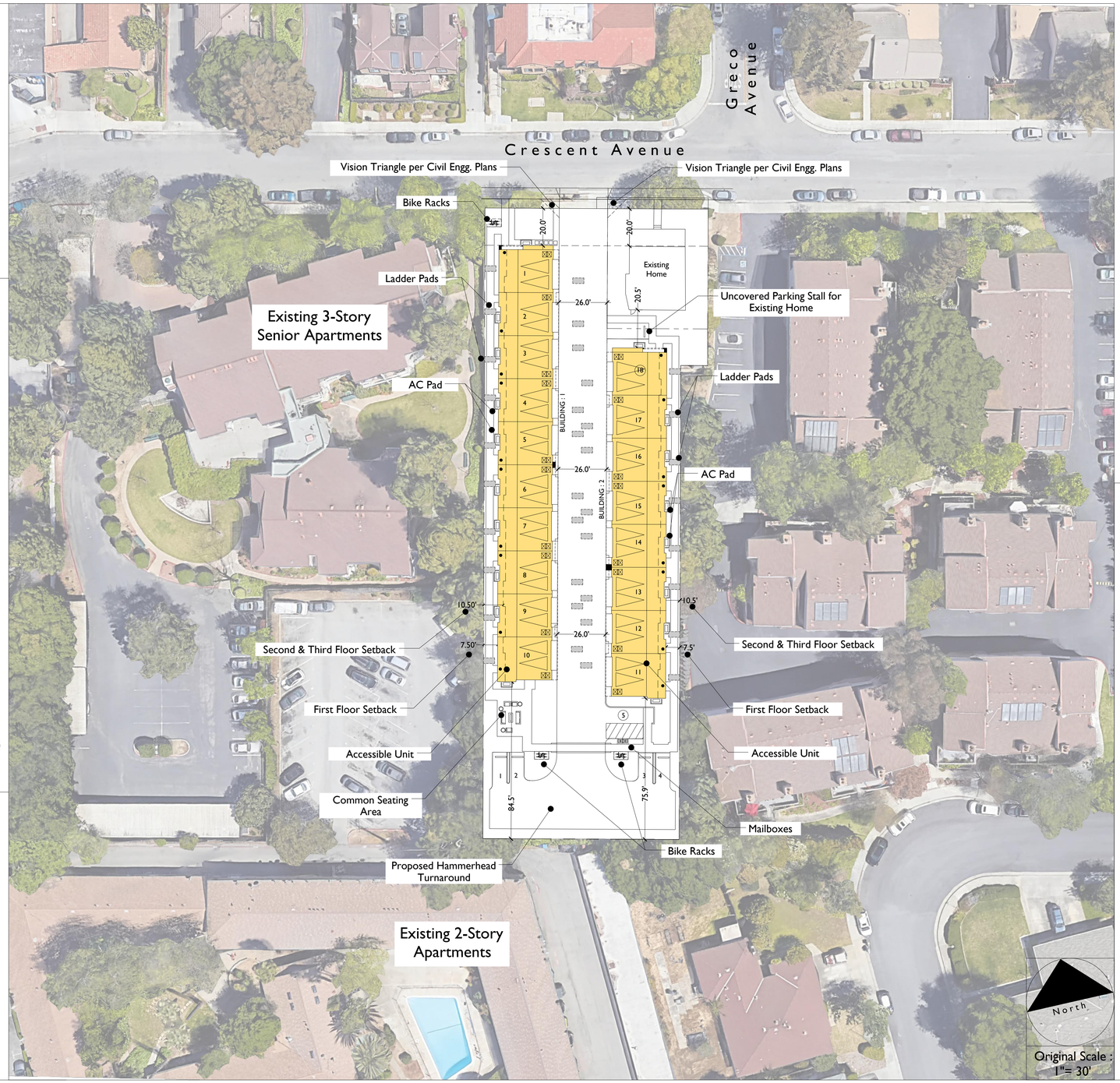
Building : 1
Floor Area (Living) - 15,236 sq.ft., Total Bldg. Area - 19,711 sq.ft.
Building : 2
Floor Area (Living) - 12,199 sq.ft., Total Bldg. Area - 15,792 sq.ft.

Total Landscaped Area Provided : 4,453sq.ft. (247 sq.ft./unit)
Useable Common Open Space Area : 4,048 sq.ft. (225 sq.ft./unit)
(12' min. dimension)

Existing Single-Family Unit at 156 Crescent Ave. :

Parking Provided : Existing Single-Family Dwelling
1 Uncovered parking stall

First Floor Area : 1,062 sq.ft.
Basement Floor Area : 142 sq.ft.
Habitable Attic Area : Not shown on available as-built plan
Total Landscaped Area Provided : 1,875 sq.ft.
Useable Common Open Space Area : 1,633 sq.ft.
(12' min. dimension)

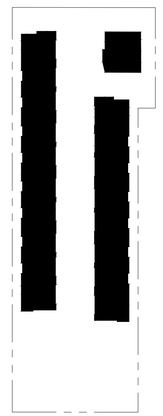


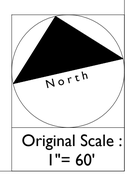
Building Coverage : (includes existing SFD at 156 Crescent Ave.)

Site Area
: ±37,383 sq.ft.

Building Footprint Area
: ±13,089 sq.ft.

Building Coverage
: ±35.3% (40% max. allowed)





Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2021 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

ARCHITECTURAL SITE PLAN

148 CRESCENT AVENUE

Sunnyvale, California

0 15 30 60
SCALE: 1" = 30'-0"

980.21077

SP.1

04.27.23

TERRA HOLDINGS

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

STREET SCENE

CRESCENT AVENUE

Sunnyvale, CA

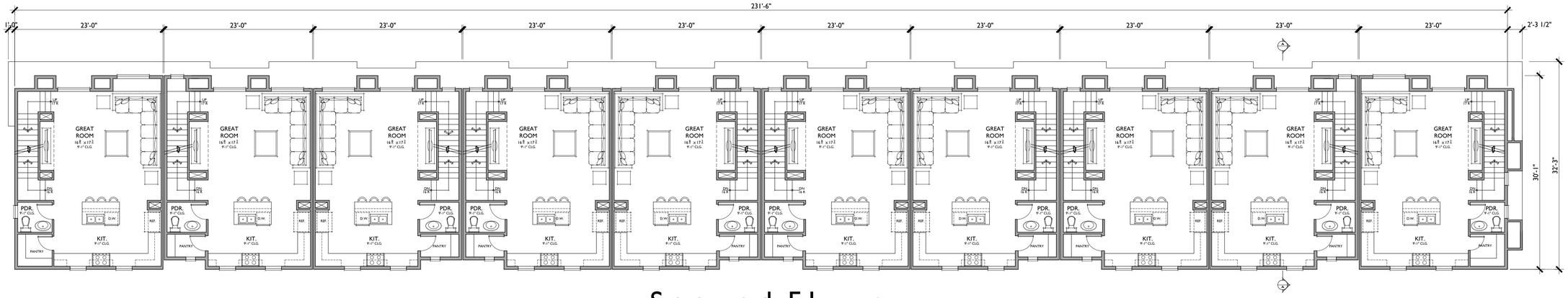
0 2 4 8

980.21222

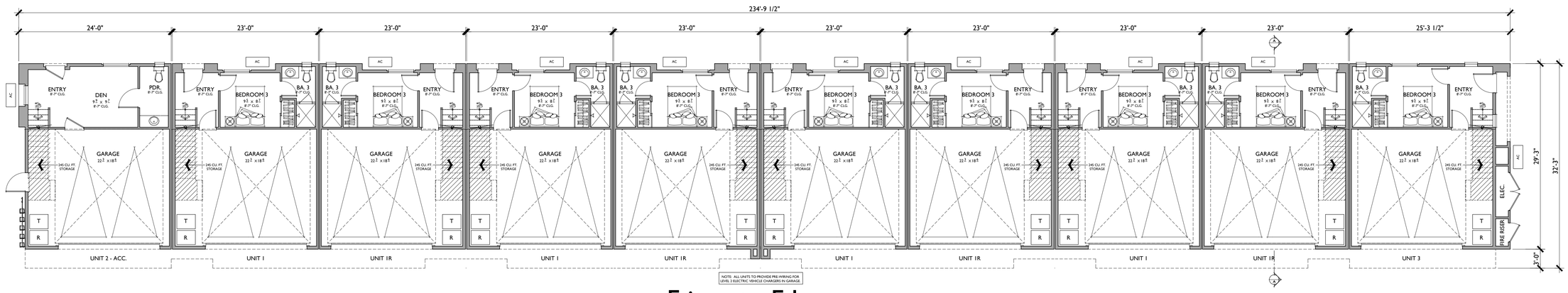
A-01

04.27.23

TERRA HOLDINGS



Second Floor



First Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	588 SQ. FT.
TOTAL	1,532 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

BUILDING 1
Floor Plans

CRESCENT AVENUE
Sunnyvale, CA

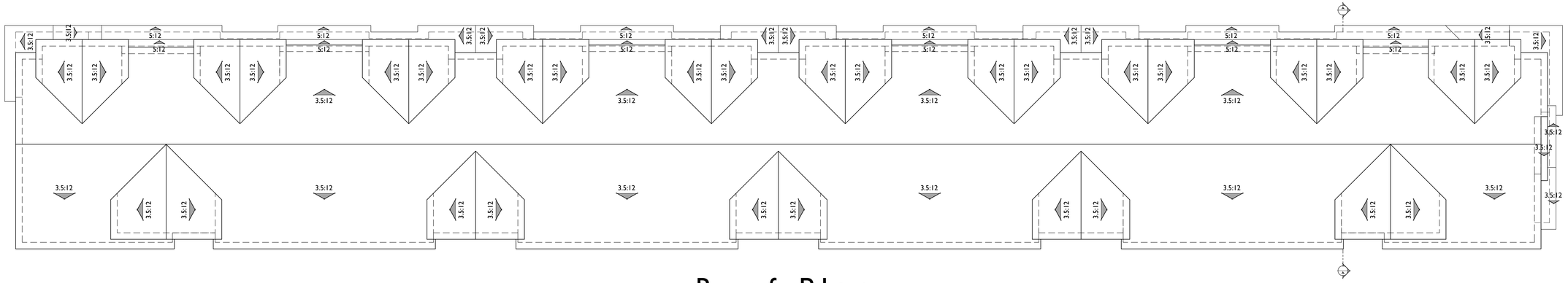
0 2 4 8

980.21222

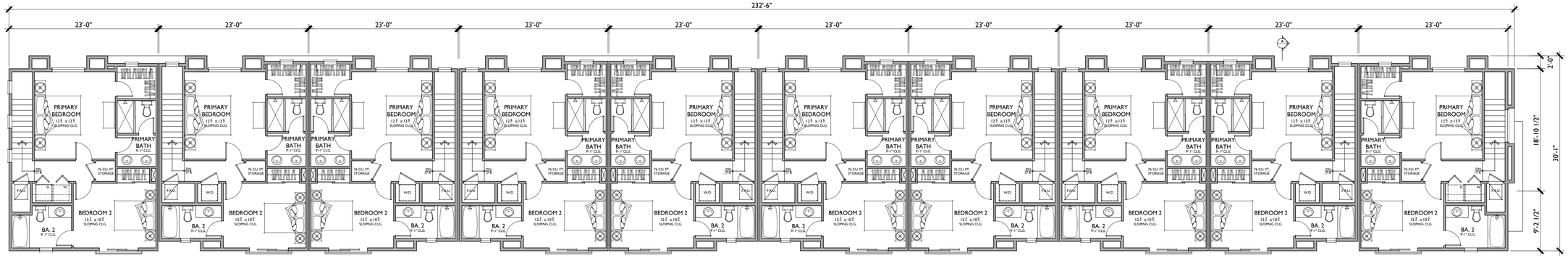
A-02

04.27.23

TERRA HOLDINGS



Roof Plan



Third Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	588 SQ. FT.
TOTAL	1,532 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

BUILDING 1
Floor Plans

CRESCENT AVENUE
Sunnyvale, CA

0 2 4 8

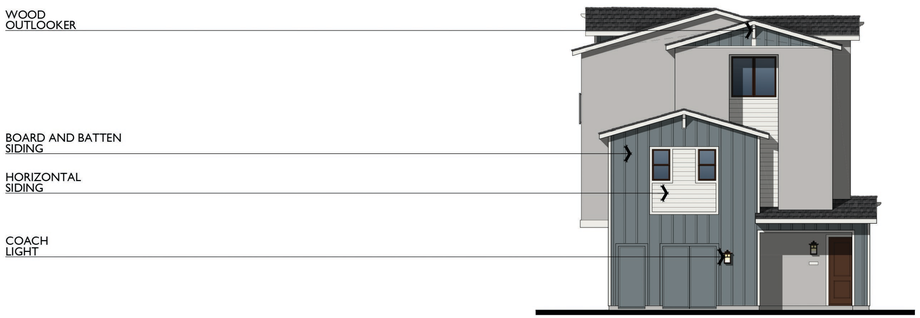
980.21222

A-03

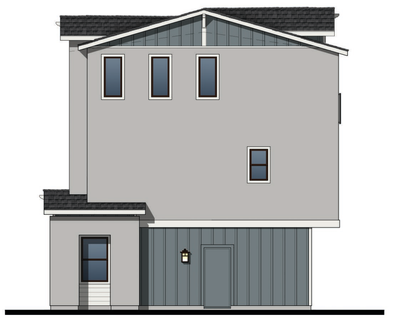
04.27.23

TERRA HOLDINGS

WEST



NORTH



SOUTH

EAST

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

BUILDING 1
Elevations

CRESCENT AVENUE
Sunnyvale, CA

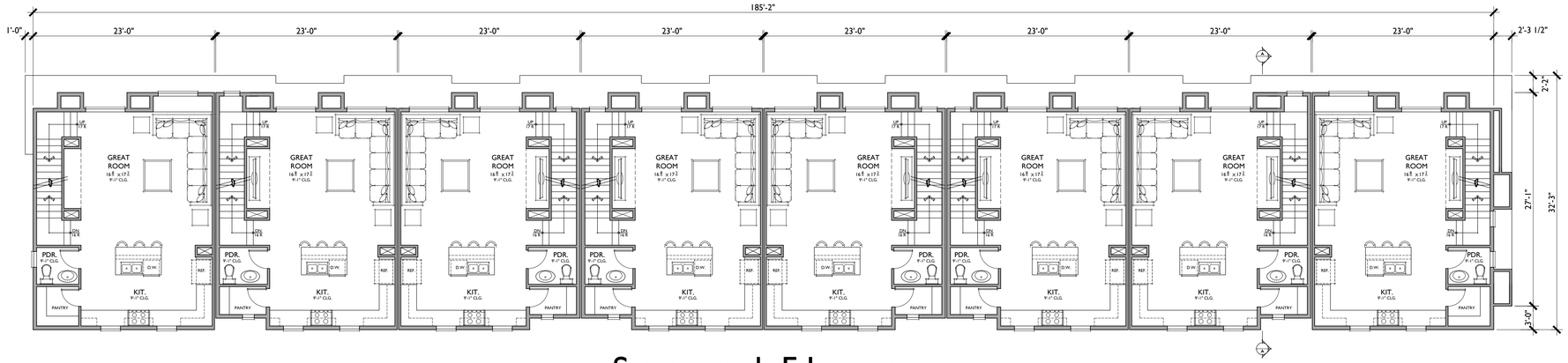
0 4 8 16

980.21222

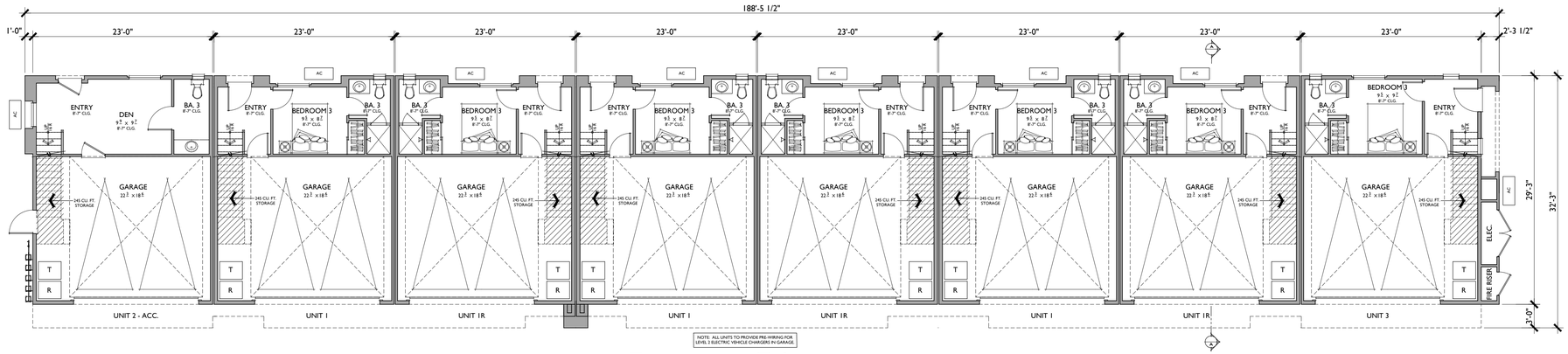
A-04

04.27.23

TERRA HOLDINGS



Second Floor



First Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	661 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1,544 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

BUILDING 2
Floor Plans

CRESCENT AVENUE
Sunnyvale, CA

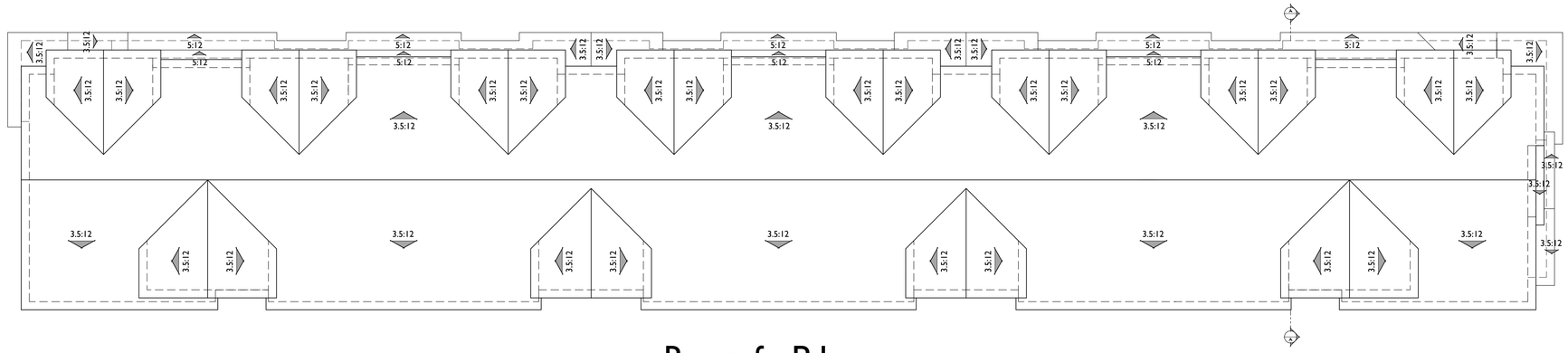
0 2 4 8

980.21222

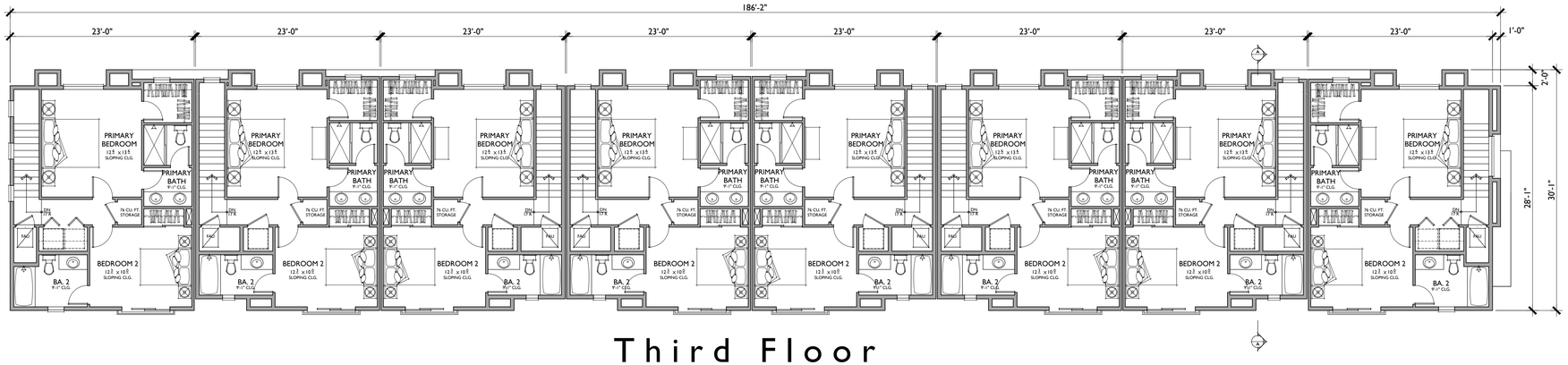
A-05

04.27.23

TERRA HOLDINGS



Roof Plan



Third Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	661 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1,544 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

BUILDING 2
Floor Plans

CRESCENT AVENUE
Sunnyvale, CA

0 2 4 8

980.21222

A-06

04.27.23

TERRA HOLDINGS

COMPOSITION SHINGLE ROOF

BOARD AND BATTEN SIDING

HORIZONTAL SIDING

WOOD OUTLOOKER

STUCCO

FRONT

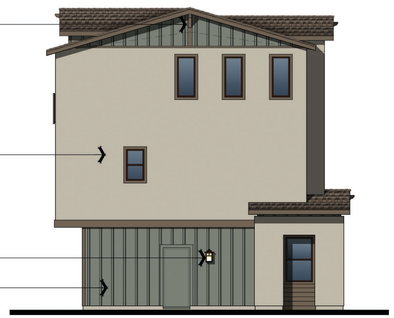
BUILDING 2
1/4"=1'-0"

WOOD OUTLOOKER

STUCCO

COACH LIGHT

BOARD AND BATTEN SIDING



SOUTH

NORTH

WOOD OUTLOOKER

STUCCO

HORIZONTAL SIDING

STUCCO OVER FOAM TRIM AT STUCCO ONLY

BOARD AND BATTEN SIDING

EAST

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

BUILDING 2
Elevations

CRESCENT AVENUE
Sunnyvale, CA

0 2 4 8

980.21222

A-07

04.27.23

TERRA HOLDINGS

SOLAR COVERAGE
DECEMBER 21ST, 9:00 AM

TOTAL ADJACENT
TOWNHOME FOOTPRINT : ± 14,726 FT²
TOTAL TOWNHOME
SHADED AREA ± 0 FT²

0% SOLAR COVERAGE ON
ADJACENT TOWNHOMES

SOLAR COVERAGE
DECEMBER 21ST, 3:00 PM

TOTAL ADJACENT
TOWNHOME FOOTPRINT : ± 14,991 FT²
TOTAL TOWNHOME
SHADED AREA ± 0 FT²

0% SOLAR COVERAGE ON
ADJACENT TOWNHOMES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

SOLAR STUDY

CRESCENT AVENUE

Sunnyvale , CA

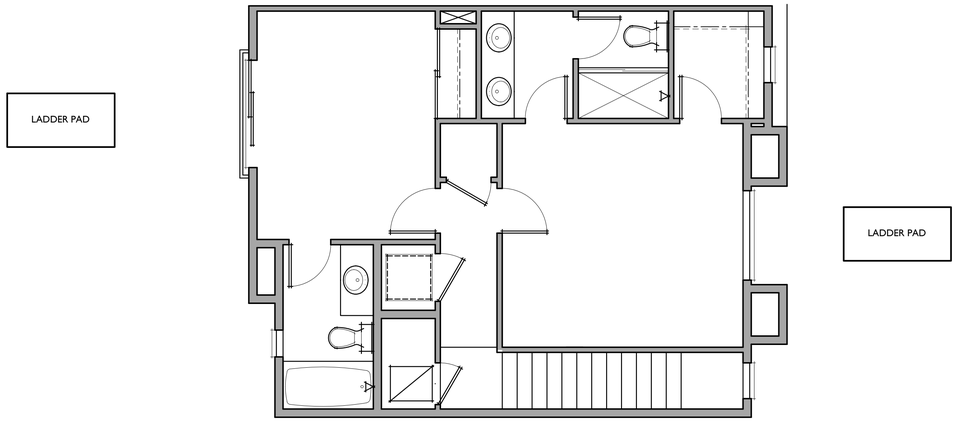
0 2 4 8

980.21222

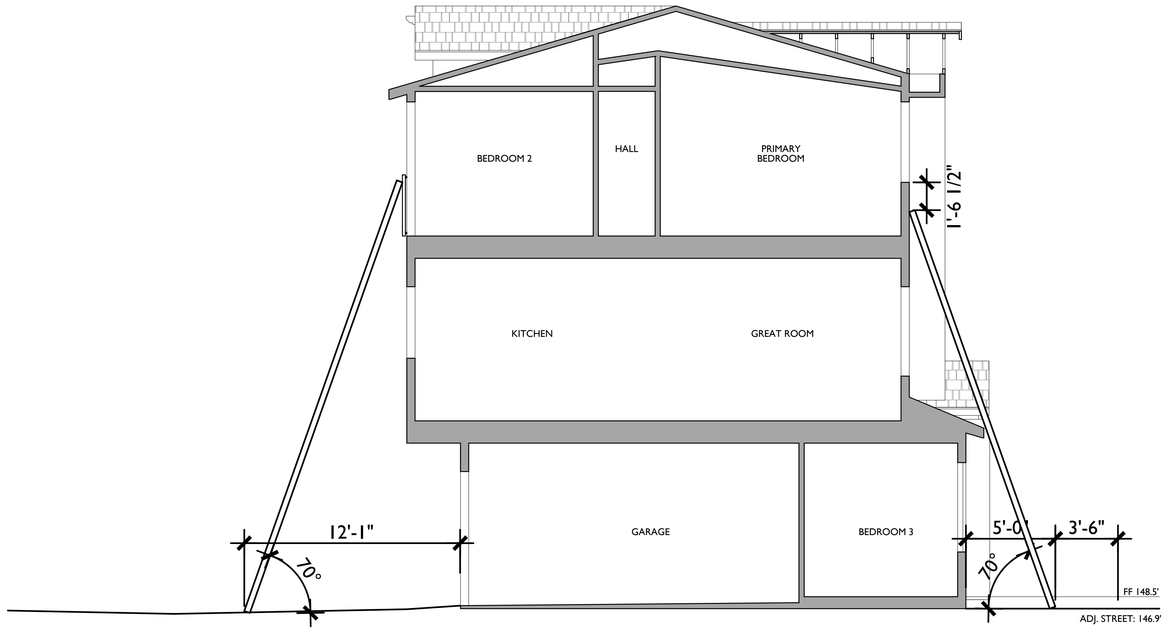
A-08

04.27.23

TERRA HOLDINGS



TYPICAL FLOOR PLAN



TYPICAL SECTION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

LADDER EXHIBIT

CRESCENT AVENUE

Sunnyvale , CA

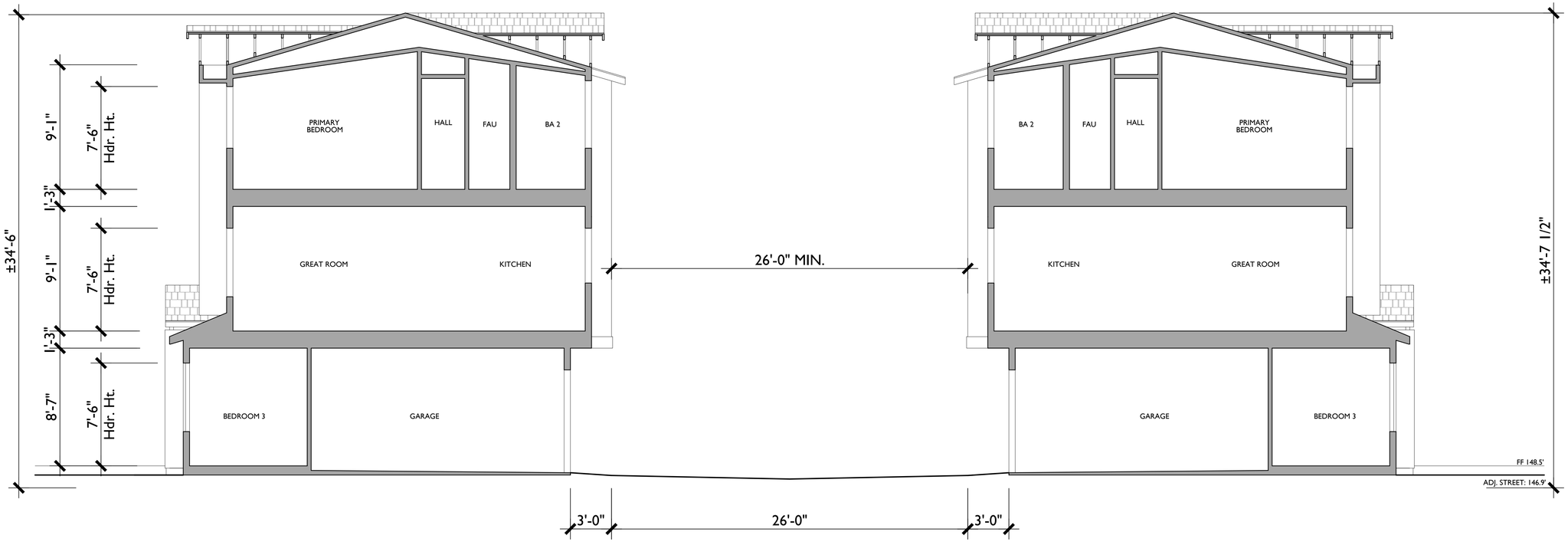
0 2 4 8

980.21222

A- 09

04.27.23

TERRA HOLDINGS



Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

SITE SECTION

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

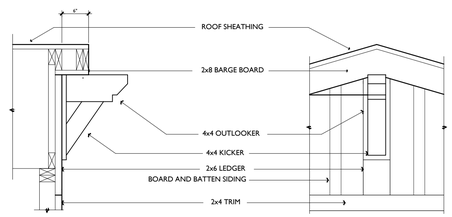
980.21222

A-10

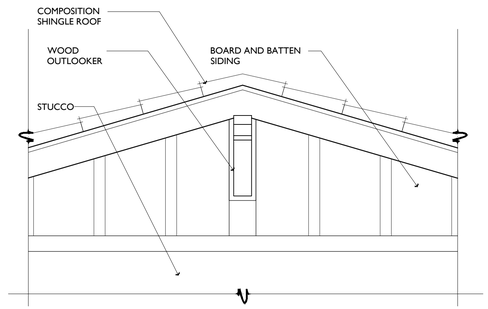
04.27.23

TERRA HOLDINGS

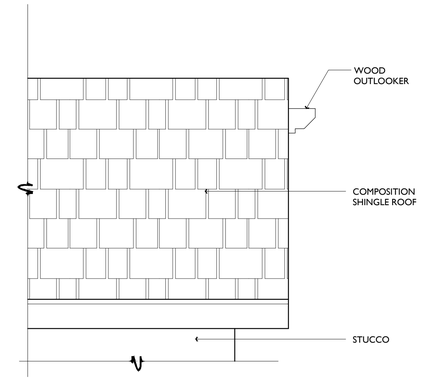
TYP. SIMPSON DOOR | 8



TYP. GABLE OUTLOOKER | 6



TYP. GABLE END DETAIL | 4



TYP. EAVE DETAIL | 1

Beckett 10.75" Wall Light with LED Bulb Weathered Zinc 49721WZCL18

© 2021 Kichler Lighting LLC. All Rights Reserved.

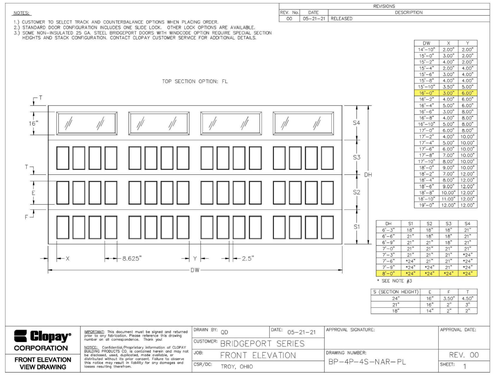
SPECIFICATIONS

Certifications/Qualifications	
Energy Star	Yes
Title 20 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.50 X 7.00
Extension	8.75"
Weight	4.70 LBS
Height	10.75"
Width	8.00"
Light Source	
Dimmable	Yes
Lamp Included	Included
Lamp Type	A19
Light Source	LED
Max or Nominal Watt	10W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.40 LBS
Photometrics	
Color Rendering Index	92
Kelvin Temperature	3000K

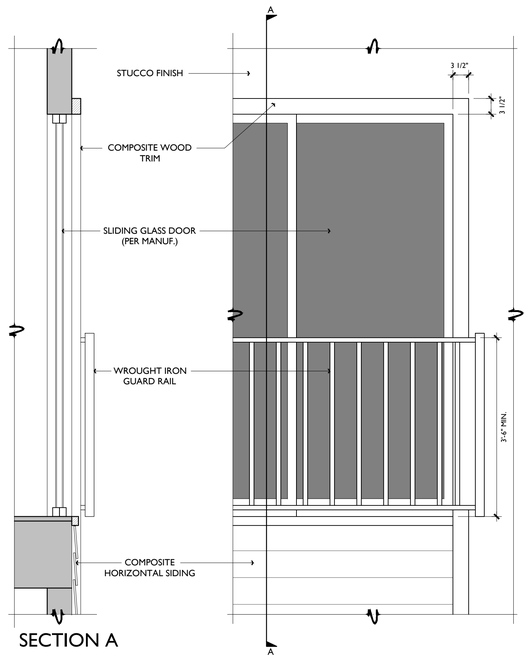
FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Etched Seeded
Primary Material	Aluminum
Product/Ordering Information	
SKU	49721WZCL18
Finish	Weathered Zinc
Style	Arts and Crafts / Mission
UPC	783927582003
Finish Options	
Weathered Zinc	

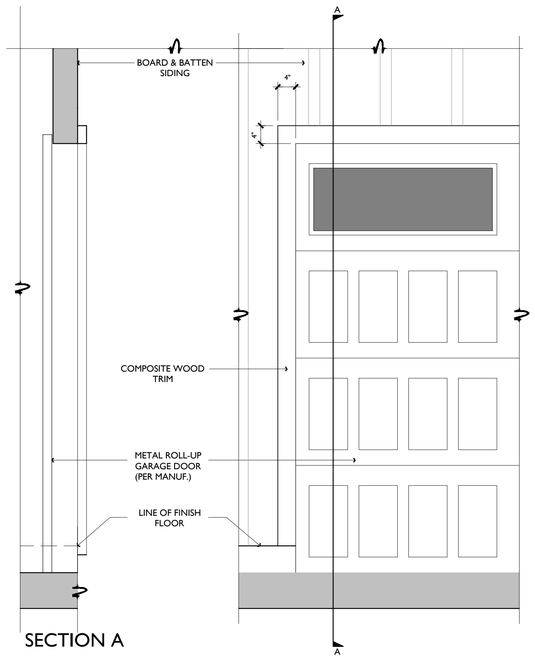
TYP. LIGHTING | 9



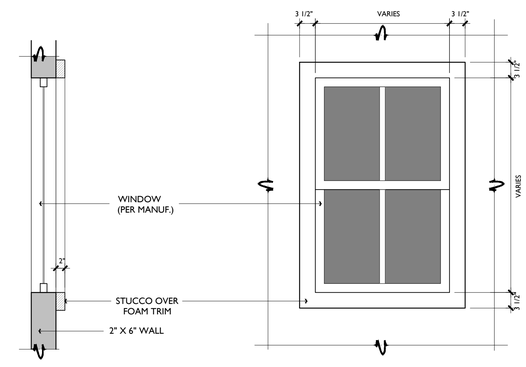
TYP. CLOPLAY GARAGE DOOR | 10



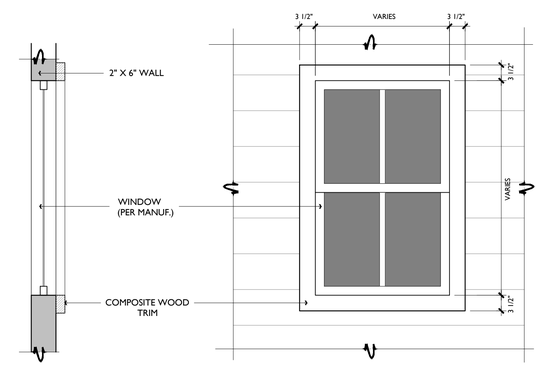
JULIET BALCONY | 7



GARAGE DOOR DETAIL | 5



WINDOW TRIM AT STUCCO | 2



WINDOW TRIM AT SIDING | 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

DETAILS

CRESCENT AVENUE

Sunnyvale, CA

980.21222

A-11

04.20.23

TERRA HOLDINGS

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949.553.9100
fax +1 949.553.0548

STREET SCENE RENDERING

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

A-12

04.27.23

TERRA HOLDINGS

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

INTERIOR SITE RENDERING

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

A-13

04.27.23

TERRA HOLDINGS

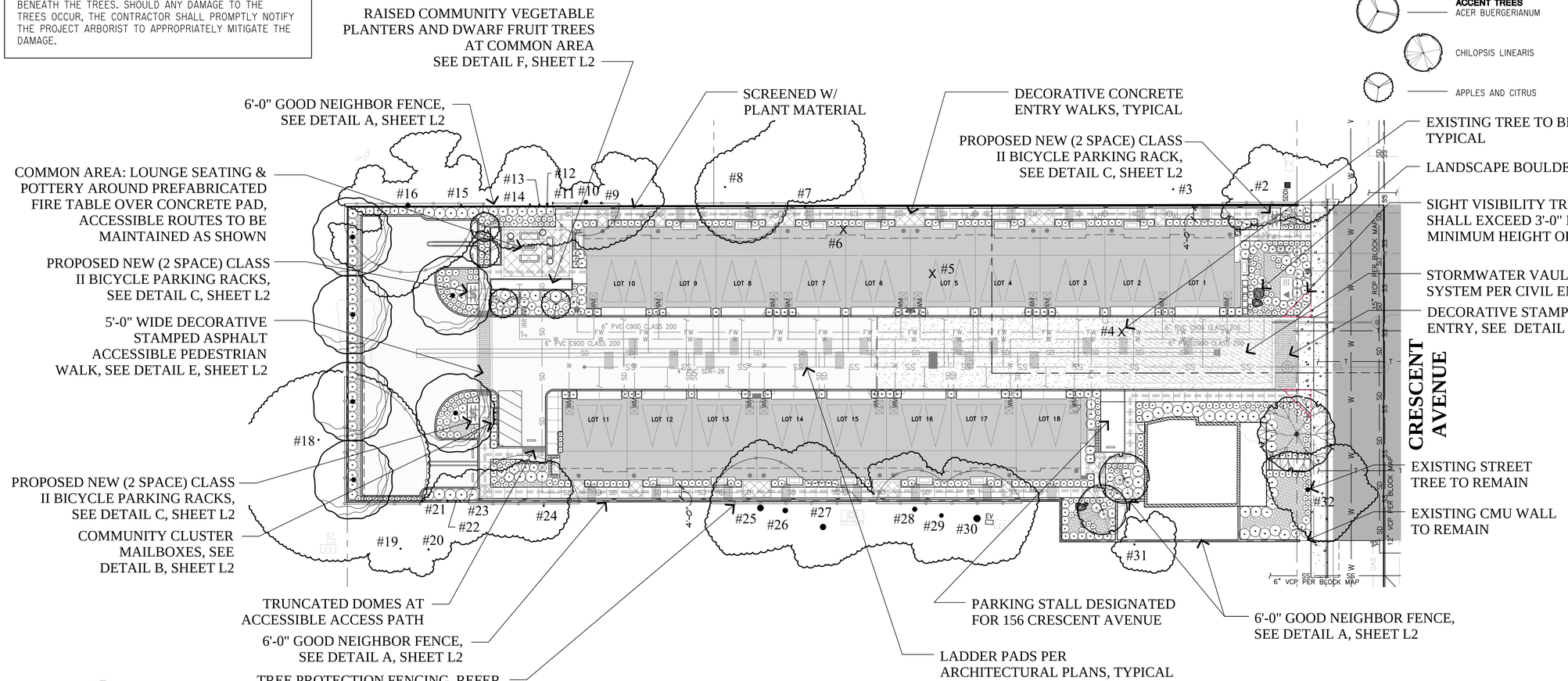
TREE PRESERVATION
CONSULT THE PROJECT ARBORIST IF ROOTS > 2" ARE ENCOUNTERED DURING ASPHALT DEMOLITION, GRADING, OR SIDEWALK CONSTRUCTION. IF APPROPRIATE, ROOTS SHALL BE CLEANLY PRUNED (WITH A HANDSAW OR SAWZALL) AND KEPT MOIST TILL BACKFILLED.

GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE. ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

SHOULD TPZ ENCROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS. CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES. SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.

PRELIMINARY PROPOSED TREE PALETTE

	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
#XX	**EXISTING TREE TO REMAIN** #XX SEE ARBORIST'S REPORT				
X #XX	**EXISTING TREE TO BE REMOVED** #XX SEE ARBORIST'S REPORT				
	SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
	EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
	ACCENT TREES ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	25' WIDE/25' HIGH	MEDIUM
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
	APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

N

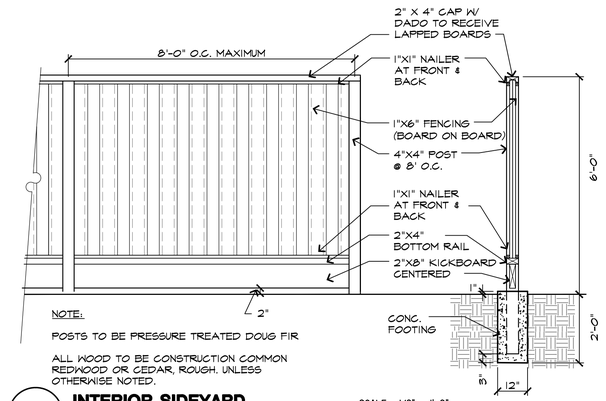
GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Site Plan

L1



NOTE:

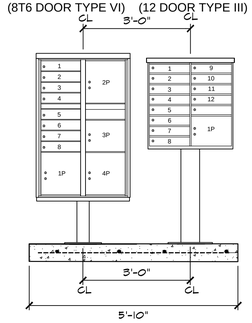
POSTS TO BE PRESSURE TREATED DOUG FIR

ALL WOOD TO BE CONSTRUCTION COMMON REDWOOD OR CEDAR, ROUGH, UNLESS OTHERWISE NOTED.

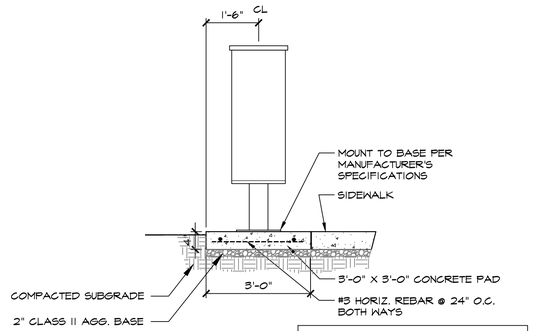
A INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD SCALE: 1/2" = 1'-0"

024 -FncRur

1570 MODEL (8T6 DOOR TYPE VI) 157012 MODEL (12 DOOR TYPE III)



SIDE ELEVATION

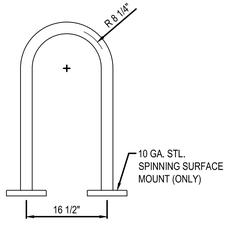


MAILBOX TO BE:
1. 157012, 12 DOOR TYPE III & 1570, 8T6 DOOR TYPE VI
COLOR: BLACK
BY CUSTOM HOME ACCESSORIES, INC.
WWW.MAILBOXES.INFO
2. OUTDOOR PARCEL LOCKER, MODEL #3302 WITH PEDESTAL. COLOR TO BE BRONZE. FROM MAILBOXES.COM

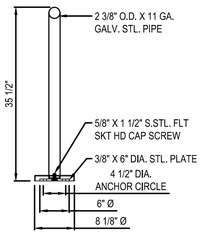
B COMMUNITY MAILBOXES

DuMor, inc.

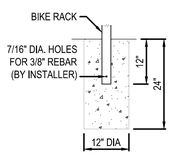
DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
TOLL FREE: 1-800-598-4018
PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com



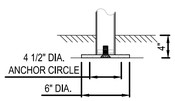
FRONT VIEW
NOT TO SCALE



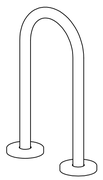
☐S-2 SURFACE MOUNT
NOT TO SCALE



☐S-1 EMBEDMENT
NOT TO SCALE



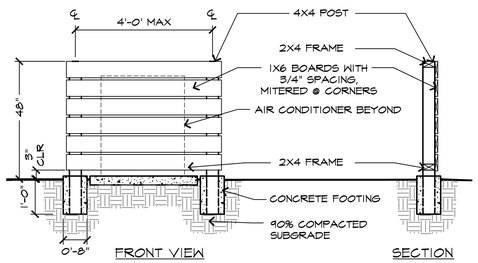
☐S-4 SUBFLOOR
NOT TO SCALE



ISOMETRIC VIEW
NOT TO SCALE

☑SELECT DESIRED FINISH OPTION
☐GALV. FINISH.
☐COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

C 83 SERIES BIKE RACKS NOT TO SCALE



NOTE
ALL WOOD TO BE S4S DOUG FIR NO. 1, POST TO BE PRESSURE TREATED. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED. PAINT COLOR TO MATCH ARCHITECTURE BASE COLOR, SCREEN TO BE 3-SIDED.

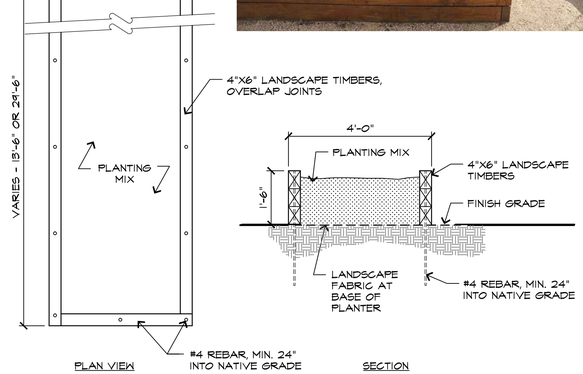
USE SCREWS TO CONNECT BOARDS OF FRONT PANEL TO POSTS, SO THAT THEY CAN BE REMOVED TO PROVIDE ACCESS TO AC UNIT.

D AIR CONDITIONER SCREEN SCALE : 1/2"=1'-0"

024 - Scrnhd

NOTE:
1. STAMPED ASPHALT TO BE STREETPRINT GENUINE STAMPED ASPHALT COLOR TO BE: BURNT SIENNA, PATTERN: OFFSET BRICK, AVAILABLE AT WWW.SQUAREONEPAVING.COM TEL: 604-466-9902
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

E COLORED STAMPED ASPHALT



F RAISED PLANTER SCALE : 1/2"=1'-0"

024 - PlntrRsd8

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

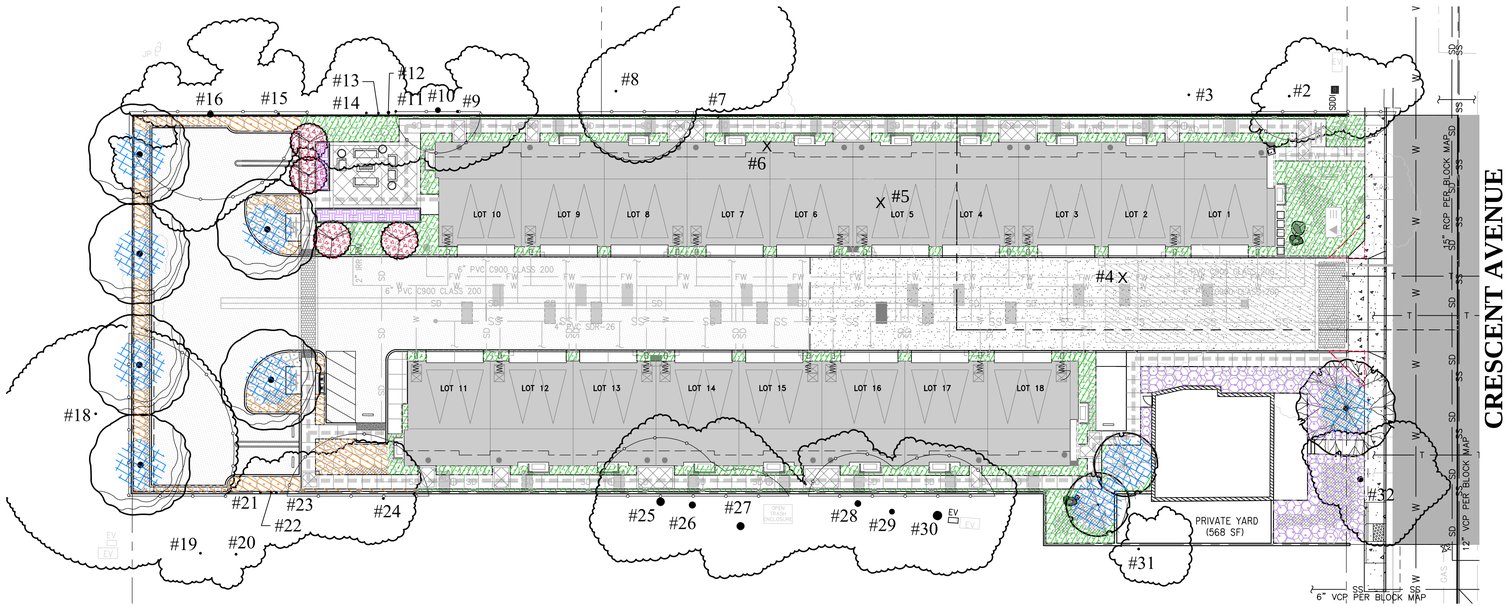
CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Details

L2

NOTES

I. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. CONTRACTOR TO OBTAIN SOIL MANAGEMENT REPORT AFTER THE ROUGH SITE GRADING. CONTRACTOR SHALL FOLLOW PROVISIONS OF THE REPORT & A COPY SHALL BE SUBMITTED TO CITY,
5. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
6. IRRIGATION SYSTEM WILL BE EQUIP WITH INTEGRAL OR AUXILIARY SENSORS TO SUSPEND OPERATION DURING UNFAVORABLE WEATHER CONDITIONS, MANUAL SHUT-OFF VALVES AS CLOSE TO THE POINT-OF-CONNECTION TO MINIMIZE WATER LOSS IN AN EMERGENCY AND BACKFLOW PREVENTION DEVICE TO PREVENT WATER SUPPLY CONTAMINATION BY IRRIGATION SYSTEM.
7. IRRIGATION CONTROLLER SHALL BE WEATHER-BASED, USING ET RATES.
8. ALL PLANTING AREAS SHALL RECEIVE COMPOST AT A RATE OF FOUR (4) CUBIC YARDS PER 1,000 FEET OF PERMEABLE AREA, WHICH WILL BE INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
9. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". EXCEPT IN TURF AREAS, CREEPING OR ROTTING GROUNDCOVERS. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH.
10. TURF WILL NOT BE ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE 25% MEANS 1 FOOT OF VERTICAL ELEVATION CHANGE FOR EVERY 4 FEET OF HORIZONTAL LENGTH.
11. THE PLANTING DESIGN SHALL AVOID FIRE-PRONE PLANT MATERIALS AND HIGHLY FLAMMABLE MULCHES.



WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

ETWU = (ETo)(0.62)((PF X HA) + SLA)
IE

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRANSPIRATION (ETo) : 45.3

MAXIMUM APPLIED WATER ALLOWANCE: **88,976 GAL/YR**

MAWA= (45.3) X (0.62) X (0.55 X 5,760) = 88,976 GAL/YR

ESTIMATED TOTAL WATER USE: **43,245 GAL/YR**

LOW ETWU = (45.3) X (0.62) X (0.20 X 5,592) / 0.81 = 38,779 GAL/YR

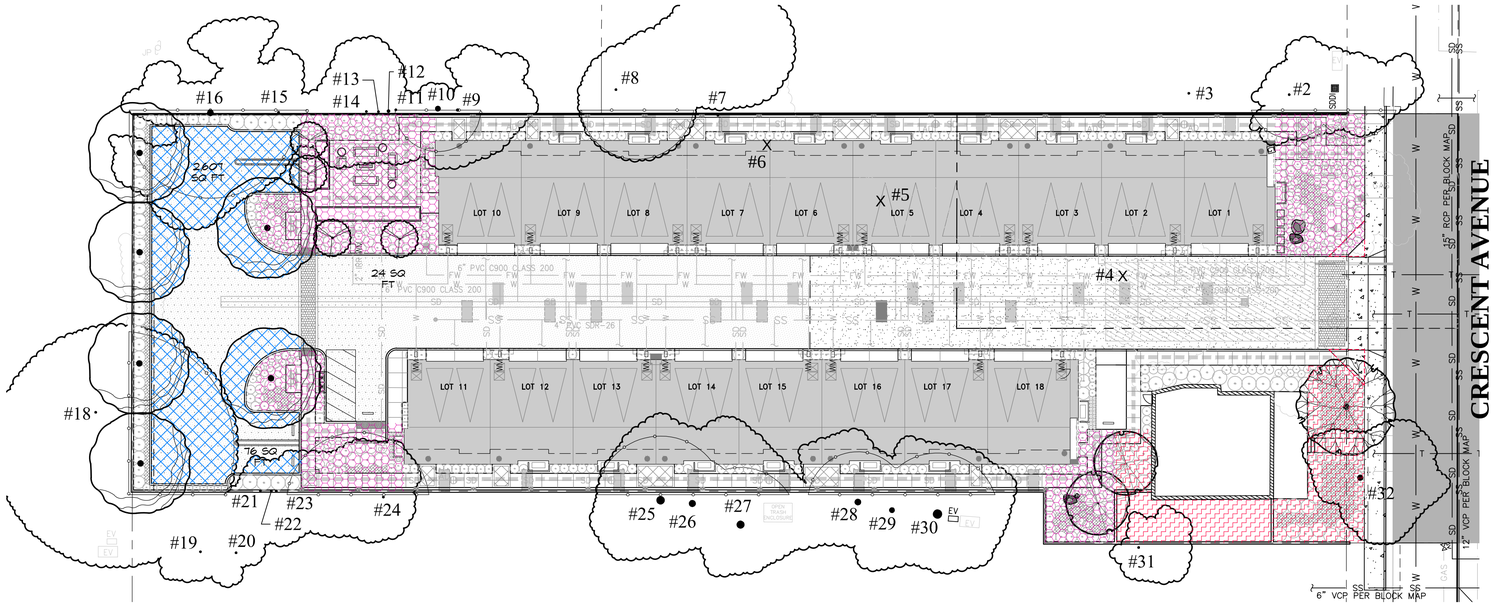
MED ETWU = (45.3) X (0.62) X (0.60 X 28) / 0.81 = 583 GAL/YR

HIGH ETWU = (45.3) X (0.62) X (0.80 X 140) / 0.81 = 3,883 GAL/YR

HYDROZONES

SYMBOLS	NAME TYPE	WATER USE	SQUARE FOOTAGE
	A-1 DRIP SHRUBS-SHRUB & GROUNDCOVER PLANTING AREAS	LOW	3,232 SQ FT
	A-3 BUBBLER TREES-ACCENT & PERIMETER TREES	LOW	63 SQ FT
	A-4 DRIP SHRUBS-PLANTING AREAS AT PARKING LOT	LOW	1,337 SQ FT
	A-5 DRIP SHRUBS-PLANTING AREAS AT EXISTING RESIDENCE	LOW	960 SQ FT
	A-6 BUBBLER TREES-FRUIT TREES AT COMMON SPACE	MED	28 SQ FT
	A-7 DRIP SEASONAL RAISED VEGETABLE PLANTERS	HIGH	140 SQ FT
TOTAL LANDSCAPED AREA			5,760 SQ FT

* PRIVATE YARD FOR DETACHED HOUSE NOT INCLUDED IN LANDSCAPED AREA



N

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (50%)

PARKING LOT AREA = 4,943 SF

TREE SHADE AREA = 2,607 SF

2,607 / 4,943 = 52.7%

SHADE LEGEND

PARKING ARE REQUIRED FOR SHADING

PARKING AREA SHADED BY PROPOSED TREES

USABLE OPEN SPACE LEGEND
(12' X 17' MINIMUM SIZE)

4,048 SQ FT / 18 MF UNITS = 225 SQ FT / UNIT

1,633 SQ FT / 1 SFD UNIT = 1,633 SQ FT / UNIT

LANDSCAPE AREAS

OVERALL SITE AREA

6,328 SQ. FT. PLANTING AREA / 37,383 SQ. FT. OVERALL SITE AREA = 17% LANDSCAPED A

PARKING LOT AREA

1,421 SQ. FT. PLANTING AREA / 7,028 SQ. FT. OVERALL PARKING LOT AREA = 20% LANDSC

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

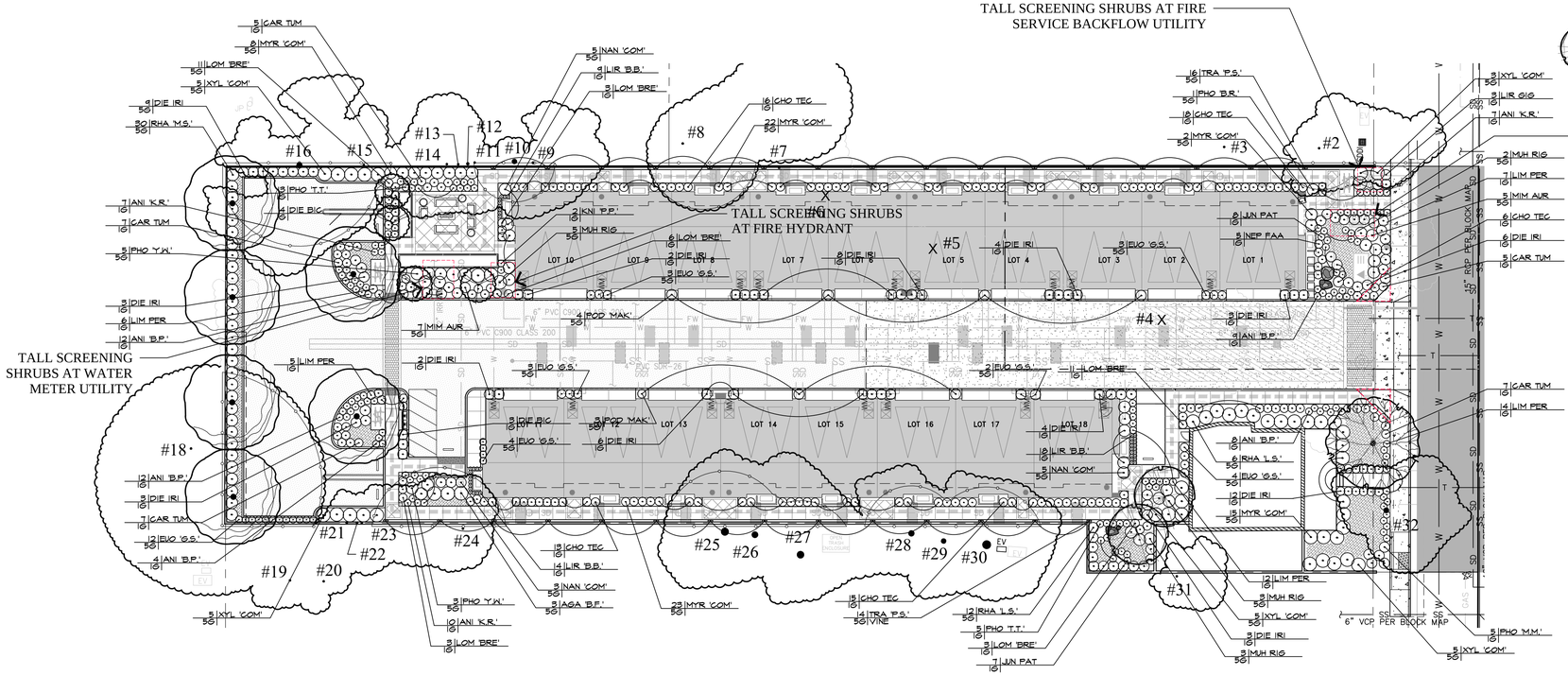
CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Hydrozone & Shading Plan

L3

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN #XX SEE ARBORIST'S REPORT				
EXISTING TREE TO BE REMOVED #XX SEE ARBORIST'S REPORT				
SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
ACCENT TREES CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME			
SHRUBS				
AGA 'B.F.'	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	LOW
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	LOW
ANI 'K.R.'	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW
ASP ELA	ASPIDISTRA ELATIOR	CAST IRON PLANT	LOW
CAM 'DEB'	CAMELLIA J. 'DEBUTANTE'	DEBUTANTE CAMELLIA	MED
CAM 'M.G.'	CAMELLIA J. 'MORNING GLOW'	MORNING GLOW CAMELLIA	MED
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
DAP ODO	DAPHNE ODORA	FRAGANT DAPHNE	LOW
DIE IRI	DIETES IRIDIOIDES	FORTNIGHT LILY	LOW
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRE EUONYMUS	LOW
JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	LOW
KNI 'P.P.'	KNIPHOFIA U. 'PINEAPPLE POPSICLE'	RED HOT POKER	LOW
LIM PER	LIMONIUM PEREZZI	SEA LAVENDER	LOW
LIR 'B.B.'	LIRIOPE 'BIG BLUE'	BIG BLUE LILYTURF	MED
LIR GIG	LIRIOPE GIGANTEUM	GIANT LILYTURF	MED
LOM 'BRE'	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW
MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NEP FAA	NEPETA FAASSENII	CATMINT	LOW
PHO 'B.R.'	PHORMIUM 'BLACK RAGE'	NEW ZEALAND FLAX	LOW
PHO 'M.M.'	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PHO 'T.T.'	PHORMIUM 'TINY TIGER'	NEW ZEALAND FLAX	LOW
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW
POD 'MAK'	PODOCARPUS M. 'MAKI'	CHINESE PODCARPUS	MED
RHA 'L.S.'	RHAMNUS C. 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
GROUNDCOVER			
APTENIA 'RED APPLE' I GALLON @ 36" O.C.		NO COMMON NAME	LOW
VINES			
TRA 'P.S.'	TRACHELOSPERMUM 'PINK SHOWERS'	PINK STAR JASMINE	MED

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

N

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Planting Plan

L4

PISTACIA CHINENSIS
CHINESE PISTCHE

ACER BERGERANUM
TRIDENT MAPLE

CHILOPSIS LINEARIS
DESERT WILLOW

LIRIOPE GIGANTEA
GIANT LILY TURF

PHORMIUM T. 'TONY TIGER'
GREEN-CREAM DWARF ZEALAND

MYRTUS C. 'COMPACTA'
DWARF MYRTLE

PHORMIUM T. 'TONY TIGER'
GREEN-CREAM DWARF ZEALAND

LIMONIUM PREZII
SEA LAVENDER

CAMELLIA J. 'DEBUTANTE'
DEBUTANTE CAMELLIA

NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO

DIETES IRIDIODES
AFRICAN ISIS

PODOCARPUS MACROPHYLLUS 'MAKI'
CHINESE PODOCARPUS

ASPIDISTRA ELATIOR
CAST IRON PLANT

CAREX TUMICOLA
BERKLEY SEDGE

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

CHONDROPETALUM TECTORUM
CAPE REED

XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA

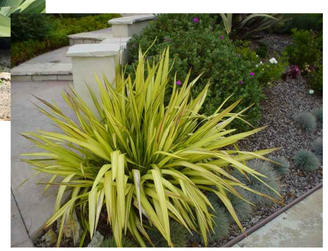
JUNCUS PATENS
CALIFORNIA GREY RUSH

DAPHNE ODORA
FRAGRANT DAPHNE

PHORMIUM T. 'MAORI MAIDEN'
GREEN-CREAM DWARF ZEALAND

FESTUCA MAIREI
MAIRE'S FESCUE

AGAVE ATTENUATA
FOXTAIL AGAVE



PHORMIUM T. 'YELLOW WAVE'
GREEN-CREAM DWARF ZEALAND

KNIFOPHIA U. 'PINEAPPLE POPSI
PINEAPPLE RED HOT POKER

EUONYMUS J. 'GREEN SPIRES'
GREEN SPIRES EUONYMUS

APTENIA 'RED APPLE'
RED APPLE APTENIA

ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW

NEPETA FAASSENNII
CATMINT

MUHLENBERFIA RIGENS
DEERGRASS

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Plan
Plant Imagery

L5

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

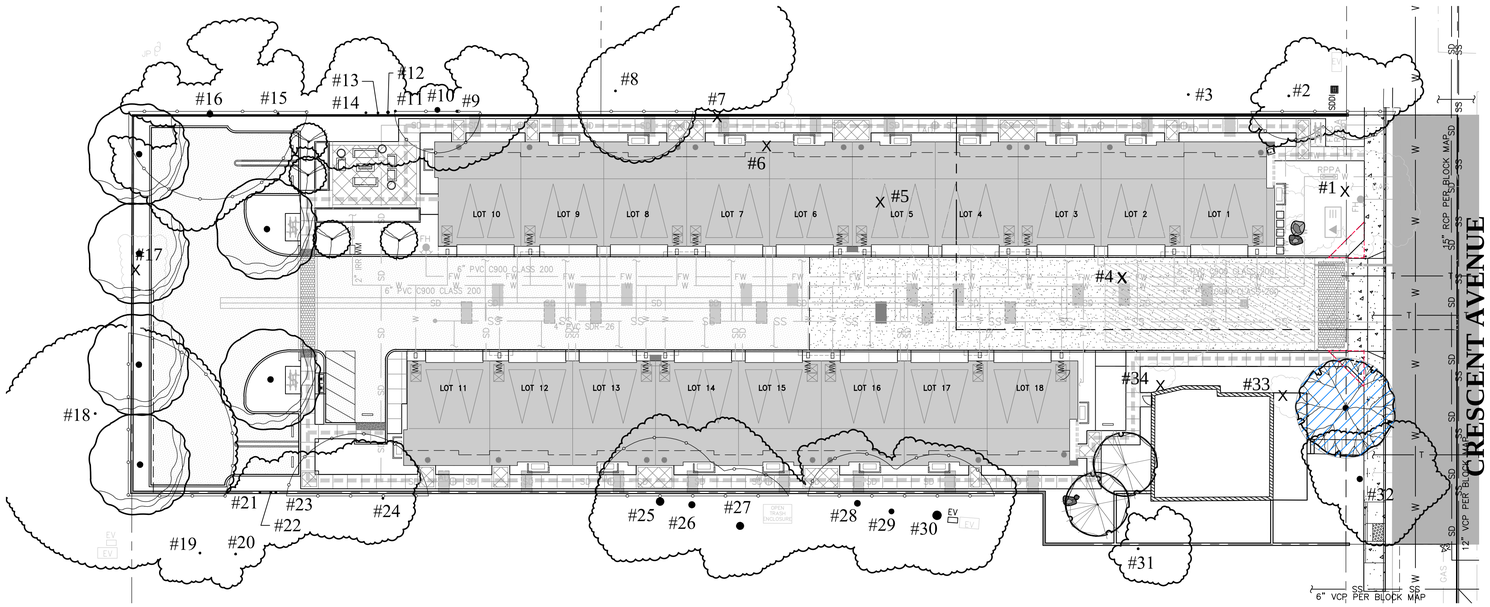
NOTE:
ALL EXISTING TREES FOR PRESERVATION AND NEW TREES SHALL BE PROTECTED IN ACCORDANCE WITH TREE PRESERVATION. REMOVED TRESS SHALL BE REPLACE WITH LIKE-KIND & LIKE-SIZE WITH A TREE REMOVAL PERMIT FROM THE CITY OF SUNNYVALE.

TREE PROTECTIVE FENCING, INSTALL PER ARBORIST'S SPECIFICATIONS

TREE MITIGATION

PROPOSED 24" BOX MITIGATION TREE

*PER CITY OF SUNNYVALE'S CRITERIA, TREE NO. 4 IS THE ONLY PROTECTED TREE (DIA. >38") TO BE REMOVED. PER THE CITY'S REPLACEMENT STANDARD, A TREE BETWEEN 36"-56" SHALL BE MITIGATED WITH EITHER, (3) 15 GALLON TREES OR (1) 24" BOX TREE.



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
#XX **EXISTING TREE TO REMAIN** #XX SEE ARBORIST'S REPORT				
X #XX **EXISTING TREE TO BE REMOVED** #XX SEE ARBORIST'S REPORT				
SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

TREE PROTECTION

PRE-CONSTRUCTION PHASE
THE CONTRACTOR(S) SHALL MEET WITH THE ARBORIST TO REVIEW TREE PROTECTION RECOMMENDATIONS PRIOR TO ANY SITE DISTURBANCES.

REMOVE TREES AS RECOMMENDED BY ARBORIST REPORT.

PRIOR TO CONSTRUCTION OR GRADING, CONTRACTOR SHALL INSTALL 6' CHAIN-LINK FENCING TO CONSTRUCT A TEMPORARY TREE PROTECTION ZONE (TPZ) AROUND ALL TREES THAT WILL BE RETAINED. FENCING SHALL BE INSTALLED AS CLOSE TO TREE DRIPLINES AS POSSIBLE. THE FENCING THAT TYPICALLY ENCLOSES THE ENTIRE CONSTRUCTION SITE WILL SUFFICE FOR MOST OFF-SITE TREES, UNLESS OTHERWISE INDICATED ON THE TREE PROTECTION PLAN.

TPZ FENCING SHALL REMAIN IN AN UPRIGHT STURDY MANNER FROM THE START OF GRADING UNTIL THE COMPLETION OF CONSTRUCTION. FENCING SHALL NOT BE ADJUSTED OR REMOVED WITHOUT CONSULTING THE PROJECT ARBORIST.

FOUNDATION, GRADING, AND CONSTRUCTION PHASE
CONSULT THE PROJECT ARBORIST IF ROOTS > 2" ARE ENCOUNTERED DURING ASPHALT DEMOLITION, GRADING, OR SIDEWALK CONSTRUCTION. IF APPROPRIATE, ROOTS SHALL BE CLEANLY PRUNED (WITH A HANDSAW OR SAWZALL) AND KEPT MOIST TILL BACKFILLED.

GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE.
ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

SHOULD TPZ ENCROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS.
CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES.
SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.

LANDSCAPING PHASE
TREE PROTECTION ZONE (TPZ) FENCING SHALL REMAIN IN PLACE WITH THE SAME RESTRICTIONS UNTIL LANDSCAPE CONTRACTOR NOTIFIES AND MEETS WITH THE PROJECT ARBORIST.
AVOID ALL FILL WORK, GRADE CHANGES, AND TRENCHING WITHIN DRIPLINES UNLESS IT IS PERFORMED BY HAND.
PIPES SHALL BE THREADED UNDER OR THROUGH LARGE ROOTS WITHOUT DAMAGING THEM.
ALL PLANTING AND IRRIGATION SHALL BE KEPT A MINIMUM OF 10' AWAY FROM NATIVE OAKS. ALL IRRIGATION WITHIN THE DRIPLINES SHALL BE TARGETED AT SPECIFIC PLANTS, SUCH AS DRIP EMITTERS OR BUBBLERS. NO OVERHEAD IRRIGATION SHALL OCCUR WITHIN THE DRIPLINES OF NATIVE OAKS.
ALL PLANTING WITHIN OAK DRIPLINES SHALL BE COMPATIBLE WITH OAKS, CONSISTING OF PLANT MATERIAL THAT REQUIRES LITTLE TO NO WATER AFTER TWO YEARS' ESTABLISHMENT.

Advanced Tree Care

965 East San Carlos Ave, San Carlos — 148 and 156 Crescent Ave., Sunnyvale — August 18, 2021

Summary:
The trees on the site are a mixture of natives and non natives.

There are 18 Significant trees on this and adjacent properties that may be impacted by construction.

There are 11 Significant trees on neighboring properties that should be protected during construction. Tree #s 2, 3, 8, 18, 24, 25, 26, 27, 28, 29, 30.

There are 3 Significant trees on this property that should be protected during construction. Tree #s 10, 15 and 16.

There are 4 Significant trees on this property that will be removed. Tree #s 1, 4, 5, 32

Tree #s 19, and 31 are 2 Not Significant trees on neighboring properties that should be protected during construction.. These trees are a good distance away from construction for their size and will not be impacted.

I have included an appraised value of each Significant tree in the Addendum

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree #s 2 and 3: TPZ should be at 12 feet the trunk closing on the fence line and sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 8: TPZ should be at 16 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 10: TPZ should be at 12 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 15: TPZ should be at 8 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 16: TPZ should be at 24 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 18: TPZ should be at 33 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 24: TPZ should be at 20 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 25: TPZ should be at 18 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 26: TPZ should be at 13 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 27: TPZ should be at 16 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 28: TPZ should be at 14 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 29: TPZ should be at 12 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 30: TPZ should be at 17 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

IMAGE 2.15-1
Tree Protection Fence at the Dripline

IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the tree shall be carried out before construction beg should allow for any clearance requirements for both the new structure and any constr machinery. This will eliminate the possibility of damage during construction. **The prun be carried out by an arborist, not by construction personnel**. No limbs greater than 4" i shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in di should be carefully hand dug. Where possible, roots should be dug around rather than

4. If roots are broken, every effort should be made to remove the damaged area and cu its closest lateral root. A clean cut should be made with a saw or pruners. This will any infection from damaged roots spreading throughout the root system and into the t

5. **Do Not:**[4]
   a. Allow run off or spillage of damaging materials into the area below any tree can
   b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree
   c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permissio city arborist.
   d. Allow fires under any adjacent trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain or rope to trees or shrubs.
   g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layer wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too lon

7. Route pipes into alternate locations to avoid conflict with roots.[4]

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the of the tree. The boring shall take place no less than 3 feet below the surface of the soil i avoid encountering "feeder" roots.[4]

9. Compaction of the soil within the dripline shall be kept to a minimum.[2] If access is req through the TPZ of a protected tree, the area within the TPZ should be protected from con either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

Appraised values of trees. See Addendum for Table

Total value of Significant trees that may be impacted by construction	$327,290.00
Total value of Significant trees on this property	$126,430.00
Total value of Significant trees on neighbors' properties	$200,860.00
Total value of Significant trees on this property that will be removed	$78,100.00

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

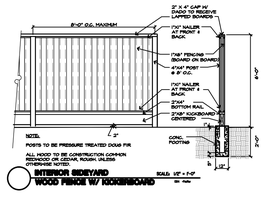
Preliminary Tree Mitigation Plan

L6

DESCRPITON	REFERENCE	MATERIAL & COLOR	DESCRPITON	REFERENCE	MATERIAL & COLOR

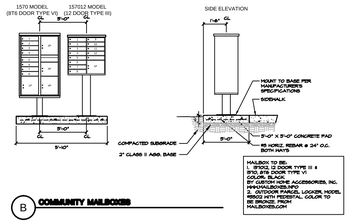
WOOD FENCE

MATERIAL:
CONSTRUCTION GRADE
REDWOOD OR CEDAR



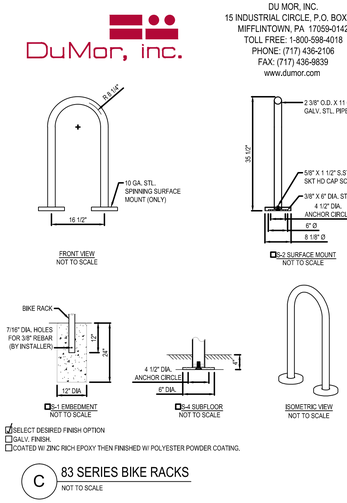
MAILBOX

COLOR: BLACK



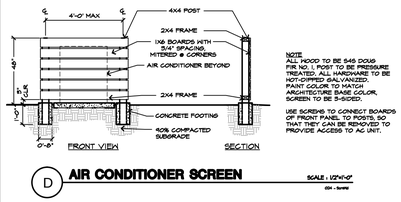
BIKE RACKS

COLOR: BLACK



AC SCREEN

COLOR: MATCH ARCHITECTURAL BASE COLORS AS SHOWN
MATERIAL: DOUG. FIR WOOD



STAMPED ASPHALT

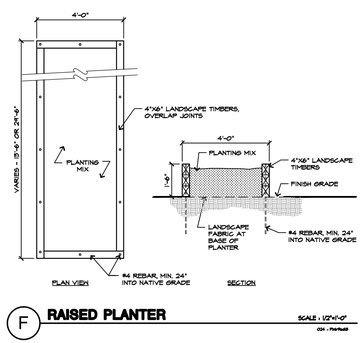
COLOR: BURNT SIENNA
PATTERN: OFFSET BRICK

CONCRETE PAVING

COLOR: NATURAL
FINISH: BROOM

RAISED PLANTERS

MATERIAL:
CONSTRUCTION GRADE
REDWOOD OR CEDAR
TIMBERS



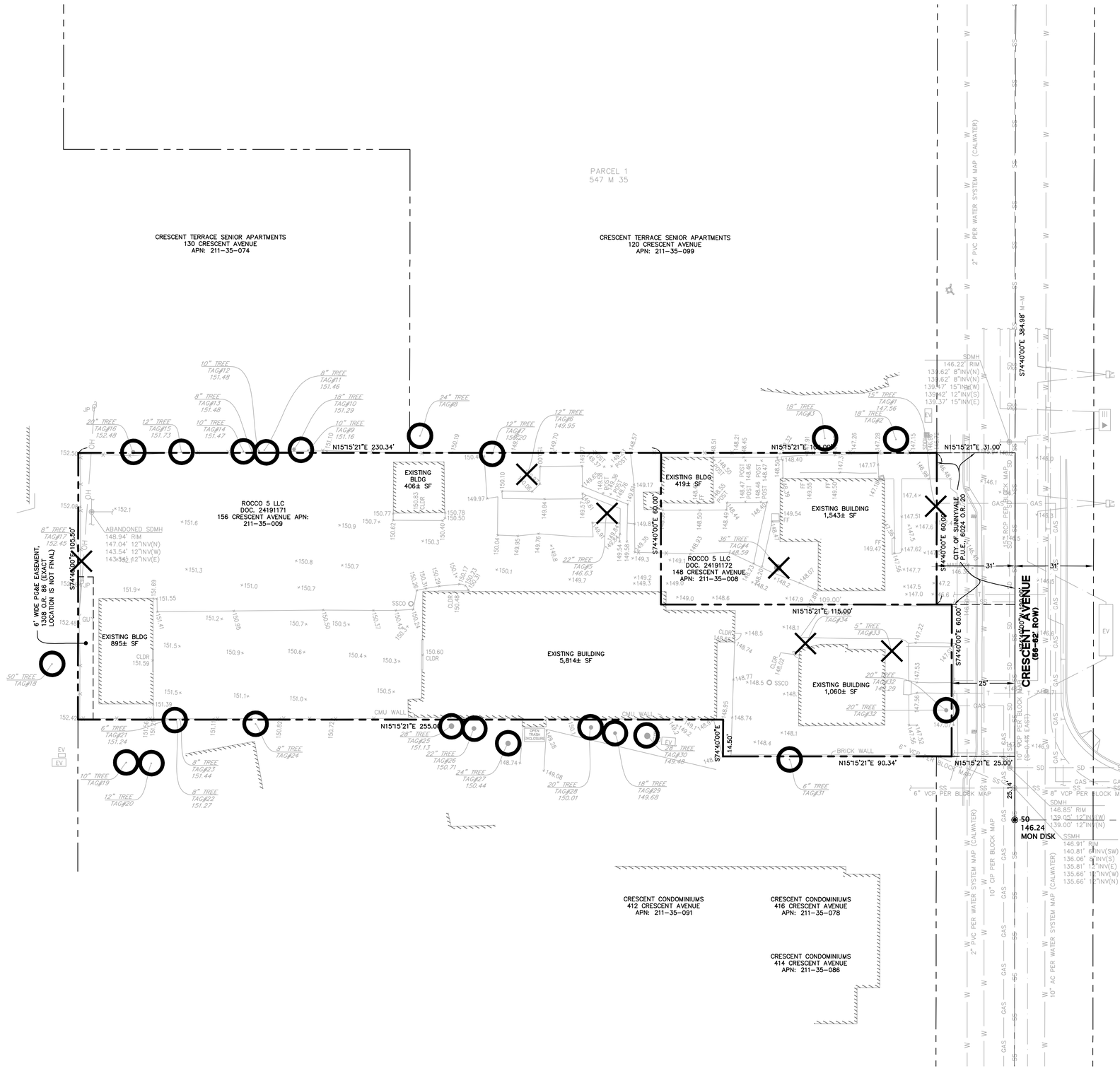
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Material and Color Board

L7

© BKF Engineers



LEGEND

PROJECT BOUNDARY	
ADJACENT LOT LINE	
EASEMENT	
ROAD CENTER LINE	
STORMDRAIN LINE	SD
SANITARY SEWER LINE	SS
WATER LINE	W
GAS LINE	GAS
TELECOM LINE	T
ELECTRICAL LINE	
TREE TO REMAIN	
TREE TO BE REMOVED	

BENCHMARK

CITY OF SUNNYVALE BENCHMARK: BM No. 50

BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD.

ELEVATION = 139.046 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SURVEY NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. UTILITY STRUCTURES SHOWN ON THIS SURVEY WAS BASED ON VISUAL SURFACE EVIDENCE. FOR EXISTING UNDERGROUND UTILITIES THE ACTUAL LOCATIONS MAY VARY; THEREFORE, THE TRUE LOCATIONS OF THESE UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY LINES.
3. TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT.
4. THE ABOVE BOUNDARY SHOWN IS BASED ON RECORD PAPER BOUNDARY ONLY. THE LINE WORK SHOWN ABOVE CAN BE USED FOR PRELIMINARY WORK ONLY. THE PAPER BOUNDARY SHOWN ABOVE IS NOT THE RESULT OF A RESOLVED BOUNDARY.
5. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT ISSUED BY ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA, ORDER NO. 520-2227669-60, DATED JULY 1, 2021.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BOW	BOTTOM OF WALL
BW	BACK OF WALK
CLDR	CENTERLINE OF DOORWAY
CONC	CONCRETE
EG	EXISTING GROUND
EV	ELECTRIC VAULT
FL	FLOW LINE
GUY	GUY WIRE
JP	JOINT POLE
LG	LIP OF GUTTER
M-M	MONUMENT TO MONUMENT DISTANCE
O.R.	OFFICIAL RECORDS
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIRS
TC	TOP OF CURB
WM	WATER METER

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

148 & 156 CRESCENT AVENUE
EXISTING CONDTIIONS AND TREE DISPOSITION PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

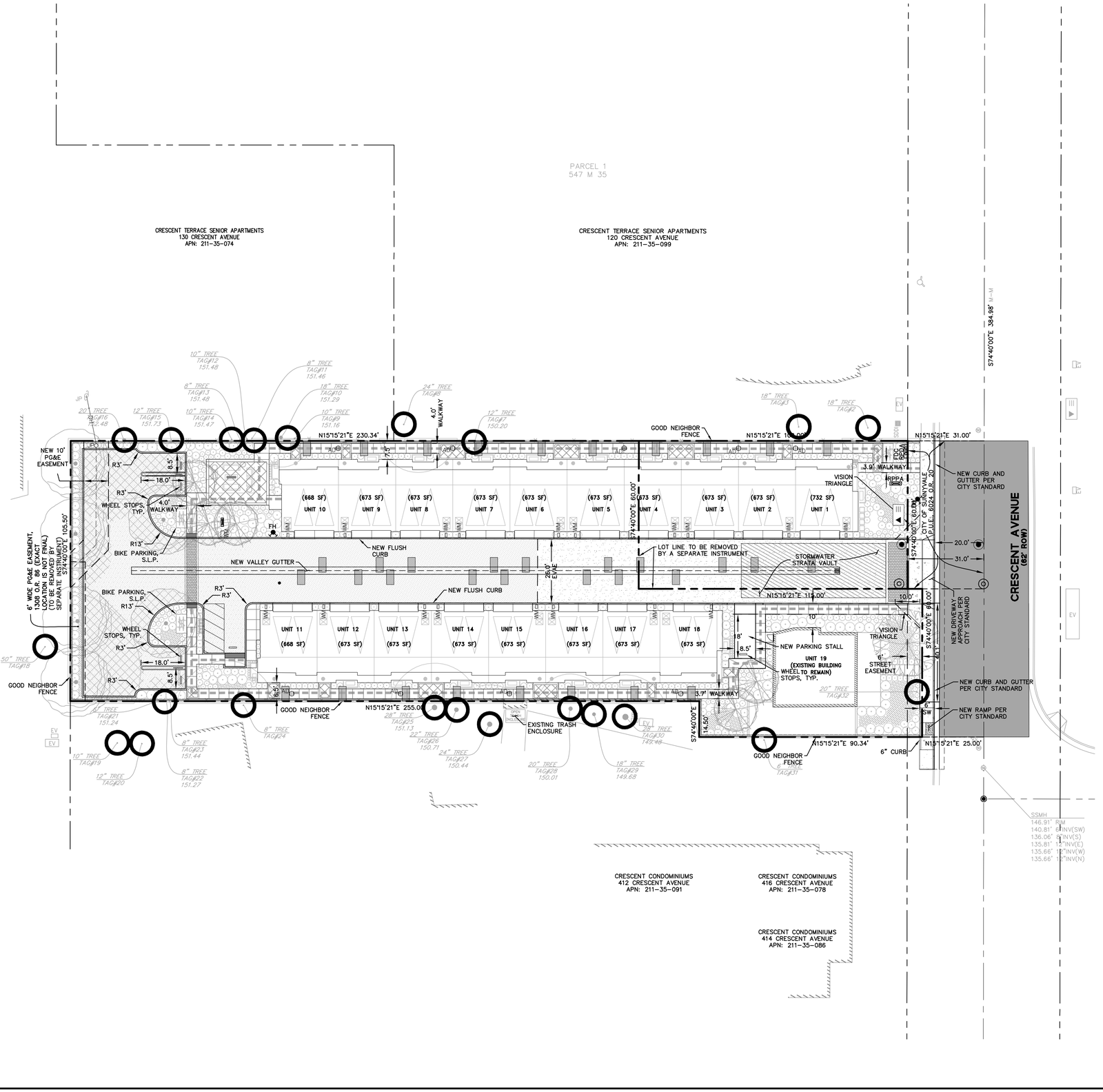
Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved
Job No 20211268

Drawing Number:
C1.0
2 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\01_CA_EC.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend

© BKF Engineers



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- CURB AND GUTTER
- SAWCUT LINE
- VISION TRIANGLE
- PEDESTRIAN PATH OF TRAVEL
- TYPE II SLURRY SEAL
- NEW CONCRETE SIDEWALK
- NEW FIRE ROAD SECTION SEE DETAIL 1 ON C6.0
- NEW AC SECTION
- LADDER PAD
- TREATMENT AREA
- STRATA VAULT
- TRANSFORMER (FOR REFERENCE ONLY)
- BUBBLER BOX (BB)
- SD AREA DRAIN (AD)
- OVERFLOW DRAIN
- SD MANHOLE
- FIRE HYDRANT (FH)
- WATER METER (WM)
- SANITARY SEWER CLEANOUT (SSCO)
- TREE TO REMAIN

ABBREVIATIONS

EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SW	SIDEWALK
O.R.	OFFICIAL RECORDS
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
WME	WATER METER EASEMENT
EUCA	EXCLUSIVE USE COMMON AREA

NOTES

1. HAND DIG FOR EXCAVATION NEAR EXISTING TREES.
2. CONTRACTOR SHALL USE COOL SURFACE MATERIAL ON THE DRIVEWAY.

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

148 & 156 CRESCENT AVENUE
PRELIMINARY SITE PLAN

SUNNYVALE CALIFORNIA
SANTA CLARA COUNTY

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved K
Job No 20211268

Drawing Number:
C2.0
3 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\02_CA_SP.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend

© BKF Engineers

CRESCENT TERRACE SENIOR APARTMENTS
130 CRESCENT AVENUE
APN: 211-35-074

CRESCENT TERRACE SENIOR APARTMENTS
120 CRESCENT AVENUE
APN: 211-35-099

CRESCENT CONDOMINIUMS
412 CRESCENT AVENUE
APN: 211-35-091

CRESCENT CONDOMINIUMS
416 CRESCENT AVENUE
APN: 211-35-078

CRESCENT CONDOMINIUMS
414 CRESCENT AVENUE
APN: 211-35-086

CRESCENT AVENUE

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- GRADE BREAK
- CURB AND GUTTER
- STORM DRAIN LINE
- TYPE II SLURRY SEAL
- TREATMENT AREA
- TREATMENT AREA
- TRANSFORMER
- OVERLAND RELEASE
- STORM DRAIN AREA DRAIN
- OVERFLOW DRAIN
- BUBBLER BOX
- SD MANHOLE
- SANITARY SEWER CLEANOUT

ABBREVIATIONS

BW	BACK OF WALK
CB	CATCH BASIN
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
LP	LOW POINT
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
TB	TOP OF BANK
TC	TOP OF CURB
TOE	TOE OF SLOPE
TYP	TYPICAL

SECTION A–A
NO SCALE

SECTION B–B
NO SCALE

SECTION C–C
NO SCALE

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

148 & 156 CRESCENT AVENUE
PRELIMINARY GRADING AND DRAINAGE PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved K
Job No 20211268

Drawing Number:
C3.0
4 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\03_CA_GRAD.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend

© BKF Engineers

PARCEL 1
547 M 35

CRESCENT TERRACE SENIOR APARTMENTS
130 CRESCENT AVENUE
APN: 211-35-074

CRESCENT TERRACE SENIOR APARTMENTS
120 CRESCENT AVENUE
APN: 211-35-099

CRESCENT CONDOMINIUMS
412 CRESCENT AVENUE
APN: 211-35-091

CRESCENT CONDOMINIUMS
416 CRESCENT AVENUE
APN: 211-35-078

CRESCENT CONDOMINIUMS
414 CRESCENT AVENUE
APN: 211-35-086

CRESCENT AVENUE
(58-62' ROW)

EXISTING FIRE HYDRANT

NEW OVERHEAD LINE
NEW INTERCEPT POLE W/ RISER (SHOWN FOR REFERENCE ONLY)

EXISTING OVERHEAD LINES TO BE UNDERGROUNDED AT DEVELOPER'S OWN EXPENSE

NEW 10.0' PG&E EASEMENT

6' WIDE PG&E EASEMENT, SHOWN AS EXACT LOCATION IS NOT FINAL)

EASEMENT TO BE REMOVED BY SEPARATE INSTRUMENT

UNIT 1 FIRE RISER POC
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18 FIRE RISER POC
UNIT 19 (EXISTING BUILDING TO REMAIN)

CONNECT NEW 6" FW SERVICE TO EX. 10" CALWATER LINE
CONNECT NEW 6" DW SERVICE TO EX. 10" CALWATER LINE
CONNECT NEW 6" FIRE HYDRANT SERVICE TO EX. 10" MAIN

SSMH
INV 139.23
SSMH
INV 136.05

6" PVC C900 CLASS 200
6" PVC SDR-26
4" PVC SDR-26
12" PVC SDR-26

SDMH
146.22' RIM
139.62' 8"INV(N)
139.62' 8"INV(N)
139.47' 15"INV(W)
139.42' 12"INV(S)
139.37' 15"INV(C)

SSMH
146.91' RIM
140.81' 8"INV(SW)
136.06' 8"INV(S)
135.81' 12"INV(E)
135.66' 12"INV(W)
135.66' 12"INV(N)

SDMH
146.85' RIM
139.05' 12"INV(W)
139.00' 12"INV(N)

8" VCP PER BLOCK MAP
6" VCP PER BLOCK MAP
10" VCP PER BLOCK MAP (E=0.4% EAST)
10" CIP PER BLOCK MAP
2" PVC PER WATER SYSTEM MAP (CALWATER)
2" PVC PER WATER SYSTEM MAP (CALWATER)
10" AC PER WATER SYSTEM MAP (CALWATER)

CITY OF SUNNYVALE P.U.E. 6024 O.R. 20

RPPA

OPEN TRASH ENCLOSURE

50" TREE TAG#18
20" TREE TAG#21 151.24
10" TREE TAG#19
12" TREE TAG#20
8" TREE TAG#23 151.44
8" TREE TAG#22 151.27
8" TREE TAG#24
28" TREE TAG#29 151.13
20" TREE TAG#26 150.71
24" TREE TAG#27 150.44
20" TREE TAG#28 150.01
28" TREE TAG#30 149.46
18" TREE TAG#29 149.68
6" TREE TAG#31
20" TREE TAG#32
18" TREE TAG#3
18" TREE TAG#2
24" TREE TAG#9
10" TREE TAG#12 151.48
8" TREE TAG#11 151.46
8" TREE TAG#13 151.48
18" TREE TAG#10 151.29
10" TREE TAG#14 151.47
10" TREE TAG#8 151.16
10" TREE TAG#7 150.20

GRAPHIC SCALE
20 0 20 40

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- SANITARY SEWER LINE — SS —
- STORM DRAIN LINE — SD —
- DOMESTIC WATER — W —
- OVERHEAD LINE (FOR REFERENCE) — OH —
- JOINT TRENCH LINE (SHOWN FOR REFERENCE)
- CURB AND GUTTER
- TREATMENT AREA
- STRATA VAULT
- TRANSFORMER (FOR REFERENCE ONLY)
- STORM DRAIN AREA DRAIN AD
- OVERFLOW DRAIN
- BUBBLER BOX
- SD MANHOLE
- SANITARY SEWER CLEANOUT • SSCO
- FIRE HYDRANT FH
- WATER METER WM
- JOINT POLE (FOR REFERENCE) JP
- TREE TO REMAIN
- REDUCED PRESSURE PRINCIPLE ASSEMBLY
- REDUCED PRESSURE DETECTOR ASSEMBLY

UTILITY NOTES

1. 10' PG&E EASEMENT SHOWN FOR REFERENCE ONLY. PENDING PG&E REVIEW AND APPROVAL OF JOINT TRENCH INTENT DRAWINGS.

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

148 & 156 CRESCENT AVENUE
PRELIMINARY UTILITY PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

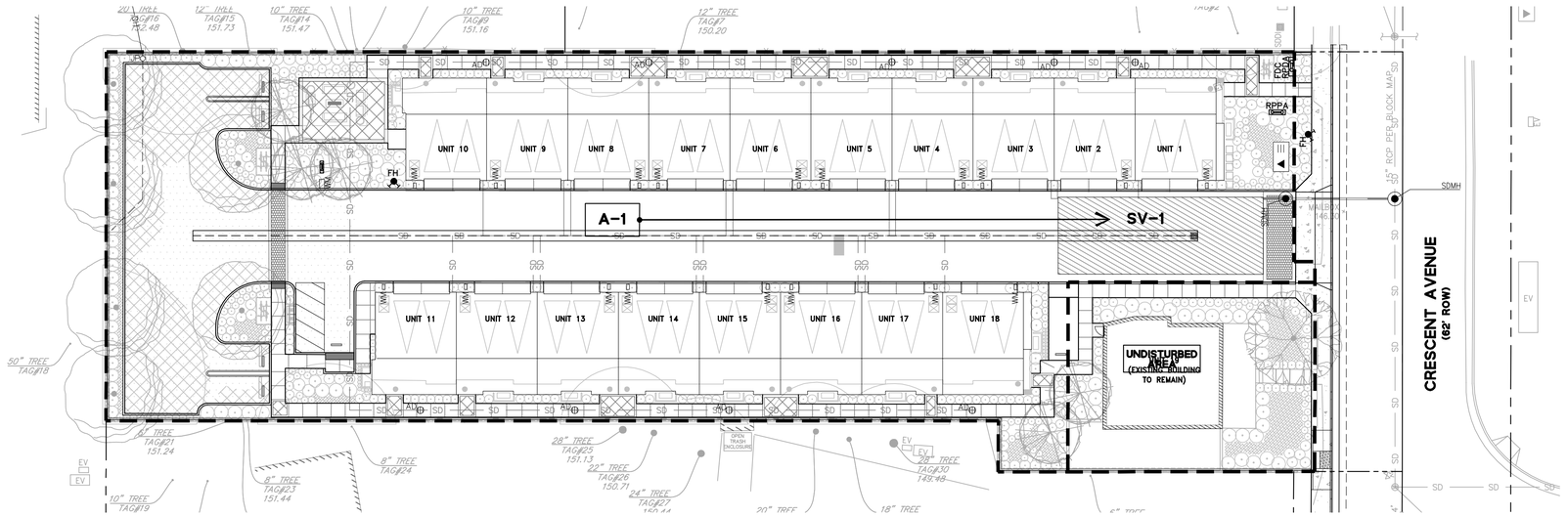
Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved
Job No 20211268

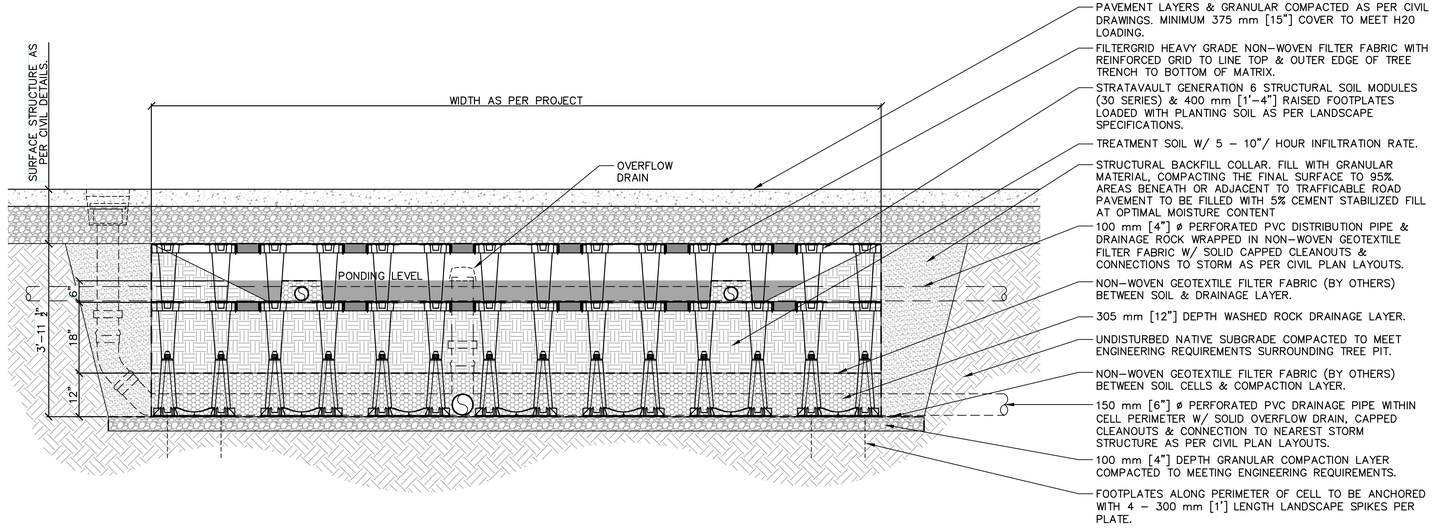
Drawing Number:
C4.0
5 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\04_CA_UTIL.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend

© BKF Engineers

TREATMENT CONTROL MEASURE SUMMARY								
DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
						REQUIRED (SF)	PROVIDED (SF)	
A-1	34,581	5,800	Landscape	28,781	ROOF/HARDSCAPE	1,151	1,288	SV-1
Undisturbed Area	3,812	500	Landscape	3,312	ROOF/HARDSCAPE	-	-	-
TOTAL	**38,393**	**6,300**	**--**	**32,093**	**--**	**1,151**	**1,288**	**--**





STRATA VAULT SECTION (TYPICAL)

LEGEND

- PROJECT BOUNDARY
- DRAINAGE AREA BOUNDARY (A-8)
- POINT OF TREATMENT OF DRAINAGE AREA
- TREATMENT AREA
- STRATA VAULT
- OVERLAND RELEASE
- DRAINAGE SLOPE (SOFTSCAPE)
- DRAINAGE SLOPE (HARDSCAPE)

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

148 & 156 CRESCENT AVENUE
PRELIMINARY STORMWATER MANAGEMENT PLAN

SUNNYVALE CALIFORNIA
SANTA CLARA COUNTY

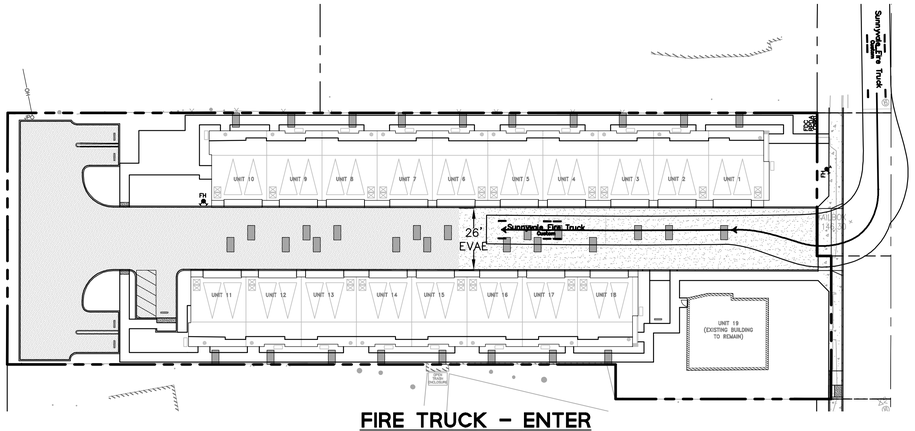
Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved K
Job No 20211268

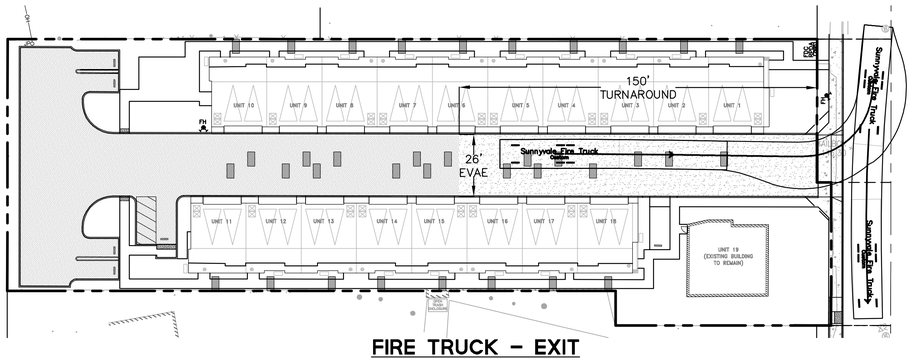
Drawing Number:
C5.0
6 OF 7

DRAWING NAME: \\BKF-Sj\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\05_CA_SWMP.dwg
PLOT DATE: 05-15-23
PLOTTED BY: mend

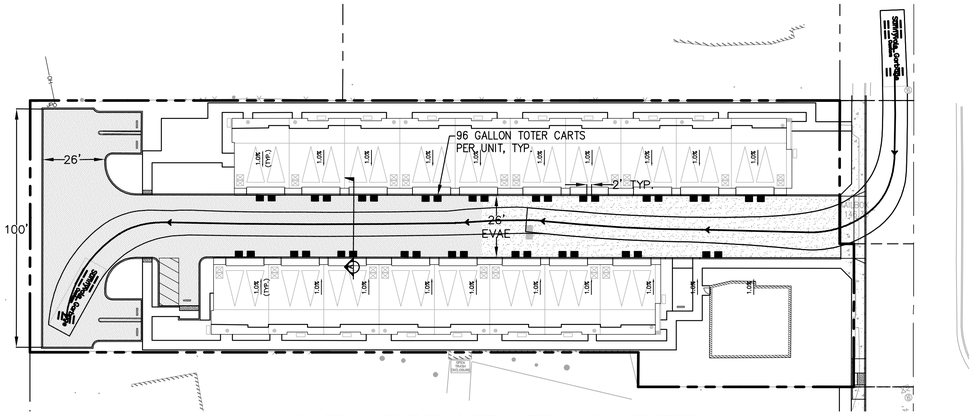
© BKF Engineers



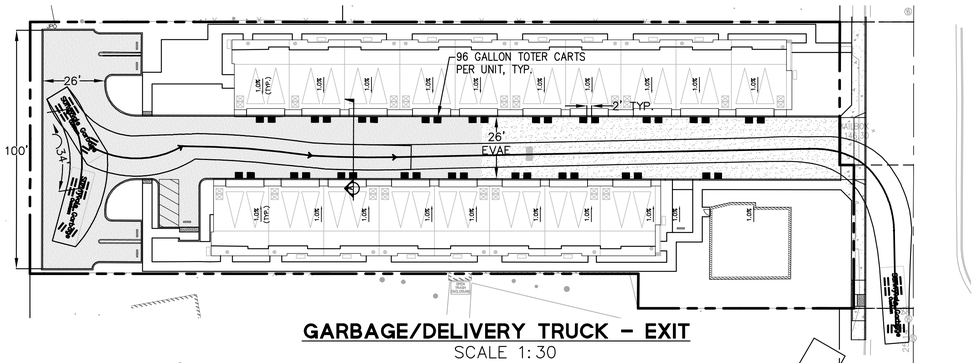
FIRE TRUCK – ENTER
SCALE 1:30



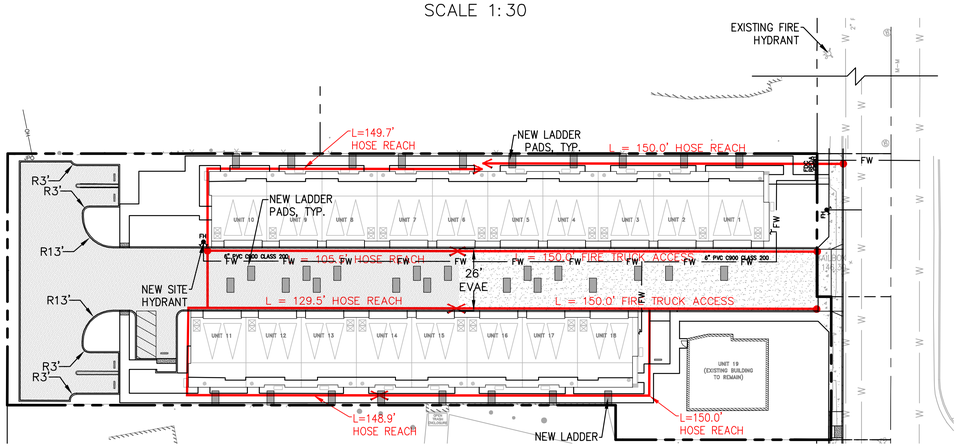
FIRE TRUCK – EXIT
SCALE 1:30



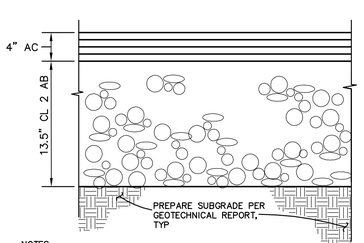
GARBAGE/DELIVERY TRUCK – ENTER
SCALE 1:30



GARBAGE/DELIVERY TRUCK – EXIT
SCALE 1:30

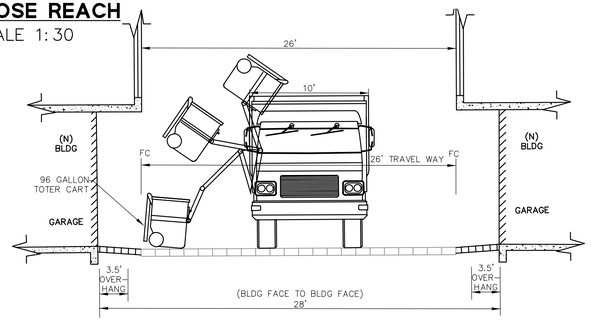


FIRE HOSE REACH
SCALE 1:30

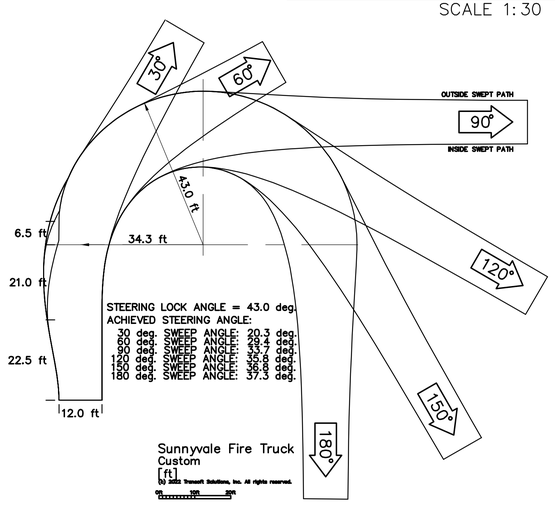


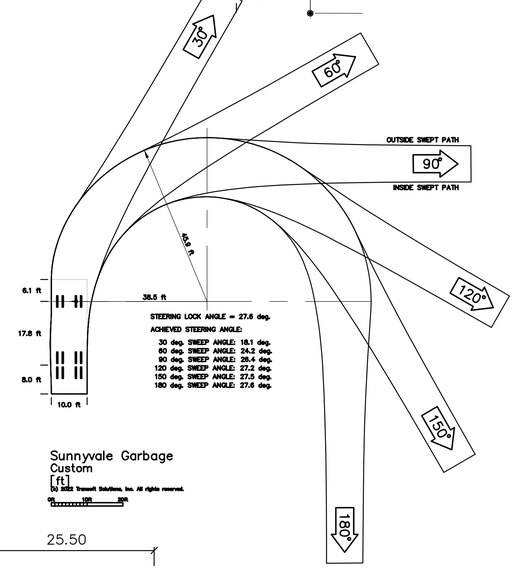
NOTES:
1. FIRE APPARATUS ACCESS ROAD SHALL BE ASPHALT, CONCRETE OR APPROVED ALL WEATHER DRIVING SURFACE AND IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. FIRE APPARATUS PAVEMENT SECTIONS TO BE VERIFIED WITH GEOTECHNICAL REPORT.

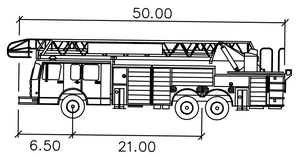
1 FIRE APPARATUS PAVEMENT SECTION
SCALE: NTS



TYPICAL SECTION A-A
N.T.S

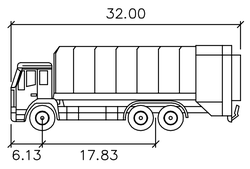






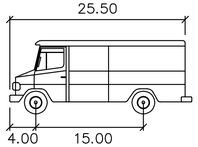
Sunnyvale Fire Truck

feet	
Width	: 12.00
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 43.0



Sunnyvale Garbage

feet	
Width	: 10.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 27.6



UPS TRUCK

feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

GRAPHIC SCALE
30 0 30 60

148 & 156 CRESCENT AVENUE
FIRE, GARBAGE, AND DELIVERY TRUCK VEHICULAR CIRCULATION & FIRE HOSE REACH

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

Revisions

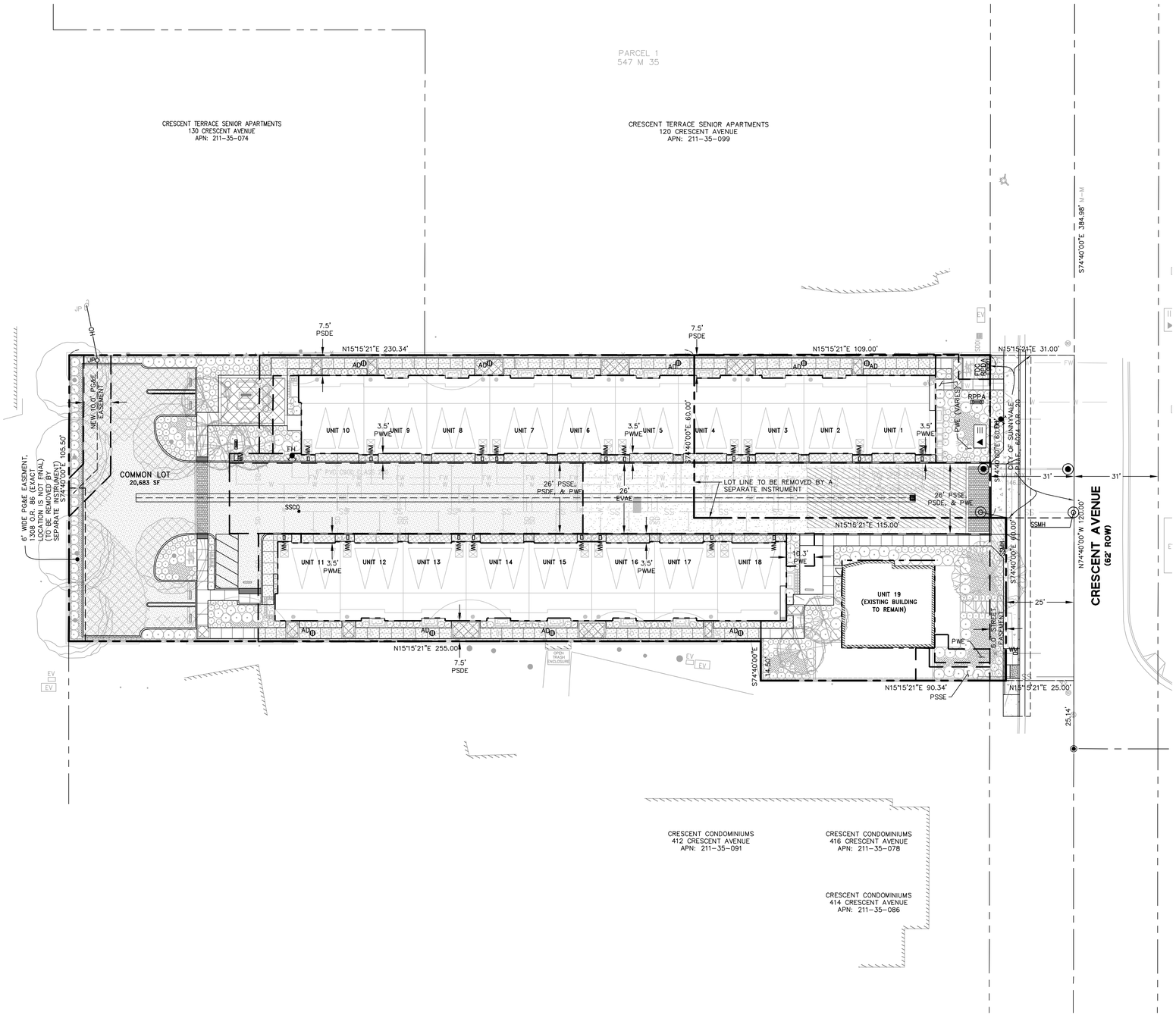
Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved K
Job No 20211268

Drawing Number:
C6.0
7 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\06_CA_VEH.dwg
PLOT DATE: 05-15-23
PLOTTED BY: mend

©BKF Engineers

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
148 & 156 CRESCENT AVENUE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CA



LEGEND

PROJECT BOUNDARY	
ADJACENT LOT LINE	
INTERIOR LOT LINE	
EASEMENT	
ROAD CENTER LINE	
CURB AND GUTTER	
SAWCUT LINE	
NEW CONCRETE SIDEWALK	
NEW FIRE ROAD SECTION	
NEW AC SECTION	
PRIVATE STORM DRAIN EASEMENT (PSDE)	
PUBLIC WATER METER EASEMENT (WME)	
STREET EASEMENT	
NEW PEDESTRIAN PAVING	
TREATMENT AREA	
TRANSFORMER (FOR REFERENCE ONLY)	

GENERAL NOTES

1. OWNER/DEVELOPER: SAMIR SHARMA
1184 SOLANA DRIVE
MOUNTAIN VIEW CA, 94040
2. CIVIL ENGINEER: BKF ENGINEERS
1730 N. 1ST STREET SUITE #600
SAN JOSE, CA 95112
CONTACT(S): ISAAC KONTOROVSKY
PHONE: 408-467-9100
3. PROPERTY: PARCEL 1: PORTION OF LOT 5 IN BLOCK A, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "EASTER GABLES MAP NO. ONE." WHICH MAP WAS FILED FOR RECORD ON THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 1, 1929 IN BOOK X OF MAPS AT PAGE31.

PARCEL 2: BEING A PORTION OF LOTS 5 AND 6 IN BLOCK "A" AS SAID LOTS AND BLOCK ARE SHOWN UPON MAP OF EASTER GABLES, MAP NO. L, WHICH SAID MAP WAS FILED FOR RECORD APRIL 1, 1920 IN BOOK "X" OF MAPS, PAGE 31, SANTA CLARA COUNTY RECORDS.
4. ASSESSORS PARCEL NO.: 211-35-008
211-35-009
5. GENERAL PLAN (LAND USE): MEDIUM DENSITY RESIDENTIAL
6. EXISTING ZONING: R3-PD
7. PROPOSED ZONING: R3-PD
8. EXISTING USE: MULTI-FAMILY & SINGLE RESIDENTIAL
9. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
10. GROSS AREA: ±0.86
11. NET AREA: ±0.86
12. NUMBER OF LOTS: 19 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL
13. UTILITIES:
A. WATER:
PUBLIC STREETS: CALWATER
PRIVATE STREETS: HOMEOWNERS ASSOCIATION
B. SANITARY SEWER:
PUBLIC STREETS: CITY OF SUNNYVALE
PRIVATE STREETS: HOMEOWNERS ASSOCIATION
C. STORM DRAIN
PUBLIC STREETS: CITY OF SUNNYVALE
PRIVATE STREETS: HOMEOWNERS ASSOCIATION
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
E. TELEPHONE: AT&T
F. CABLE TV: COMCAST
14. BENCHMARK: CITY OF SUNNYVALE BENCHMARK: BM NO. 50. BRASS DISC ON TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD. ELEVATION=139.046 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
15. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED AUGUST 10, 2021.
16. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOR INSURANCE RATE MAP COMMLOTY PANEL NO.06085C0208H
17. LOT SIZES: COMMON LOT = 24,188 SF
UNITS 1-19 = 13,195 SF
TOTAL = 37,383 SF

ABBREVIATIONS

EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SW	SIDEWALK
O.R.	OFFICIAL RECORDS
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
PWME	PRIVATE WATER METER EASEMENT
EUCA	EXCLUSIVE USE COMMON AREA

NOTES

1. THE TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.
2. LOTS SHOWN ON THIS TENTATIVE MAP WILL BE RESIDENTIAL CONDOMINIUM UNITS.
3. 10' PG&E EASEMENT SHOWN FOR REFERENCE ONLY. PENDING PG&E REVIEW AND APPROVAL OF JOINT TRENCH INTENT DRAWINGS.

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

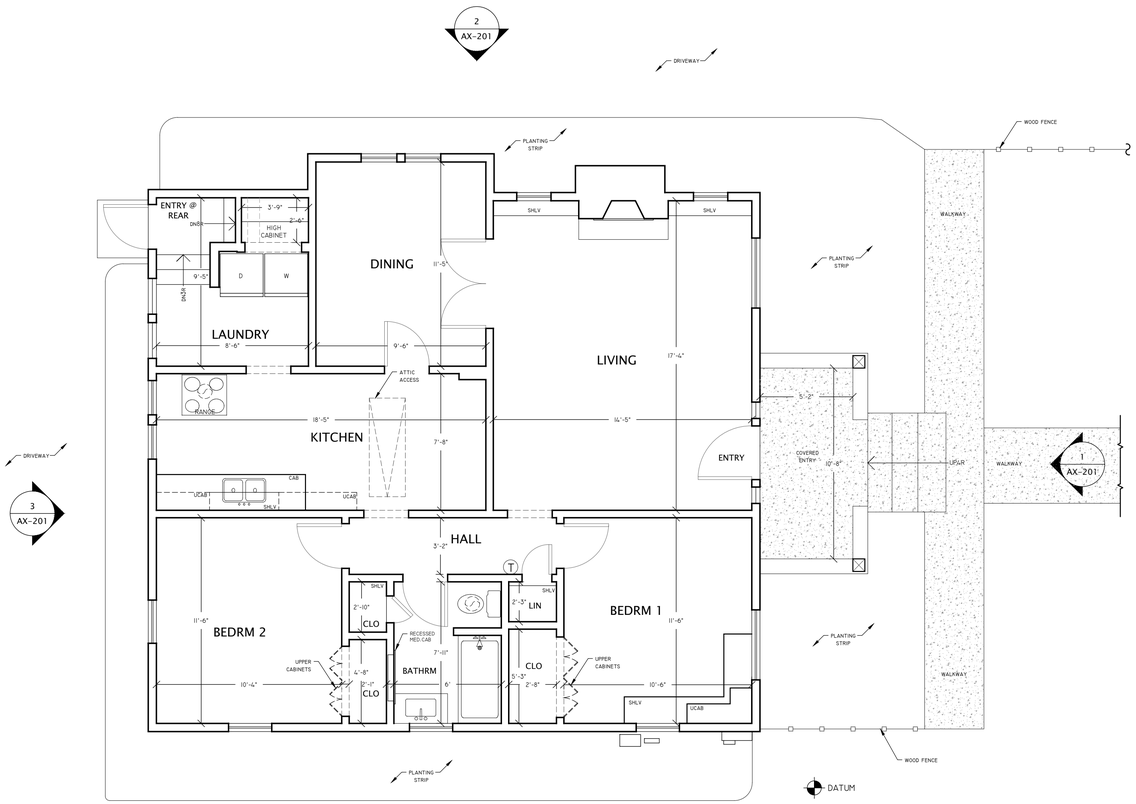
148 & 156 CRESCENT AVENUE
VESTING TENTATIVE MAP
SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved JK
Job No 20211268

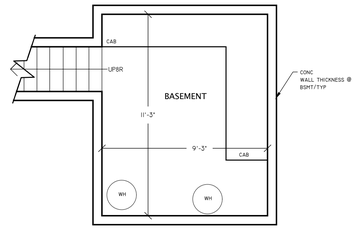
Drawing Number:
TM1.0
1 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\00_CA_TM.dwg
PLOT DATE: 05-17-23 PLOTTED BY: sgue



1 EXISTING ENTRY LEVEL FLOOR PLAN

1,062 SQFT GROSS MEASURED AREA
98 SQFT MEASURED EXTERIOR SURFACES



2 EXISTING BASEMENT LEVEL FLOOR PLAN

142 SQFT GROSS MEASURED AREA

DATUM

156 CRESCENT AVENUE
SUNNYVALE, CA 94087

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE *EXACT* MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.

EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.

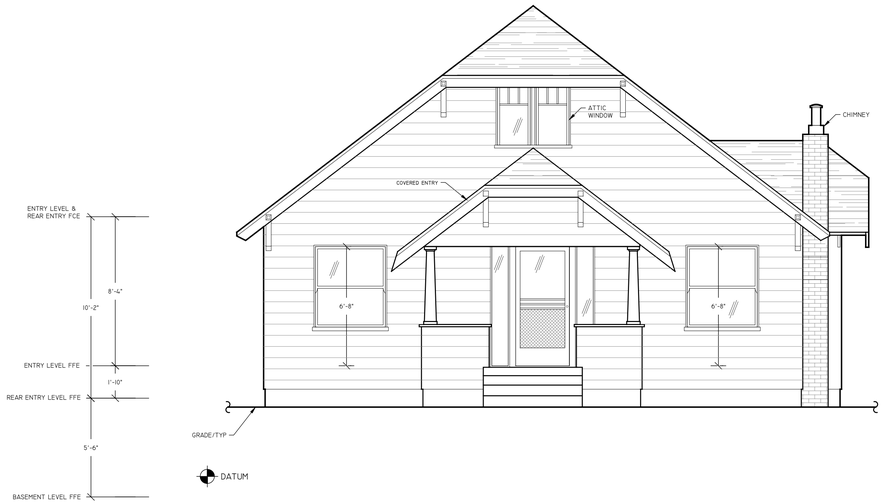
ASBUILT SERVICES
FOR THE RECORD SINCE 1990
1-800-318-0099 ASBUILTSERVICES.COM

EXISTING FLOOR PLAN

REF: 156sf_South_SFD
REV: 0
DRAWN BY: AL
AUDITED BY: TL

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
08/30/2022

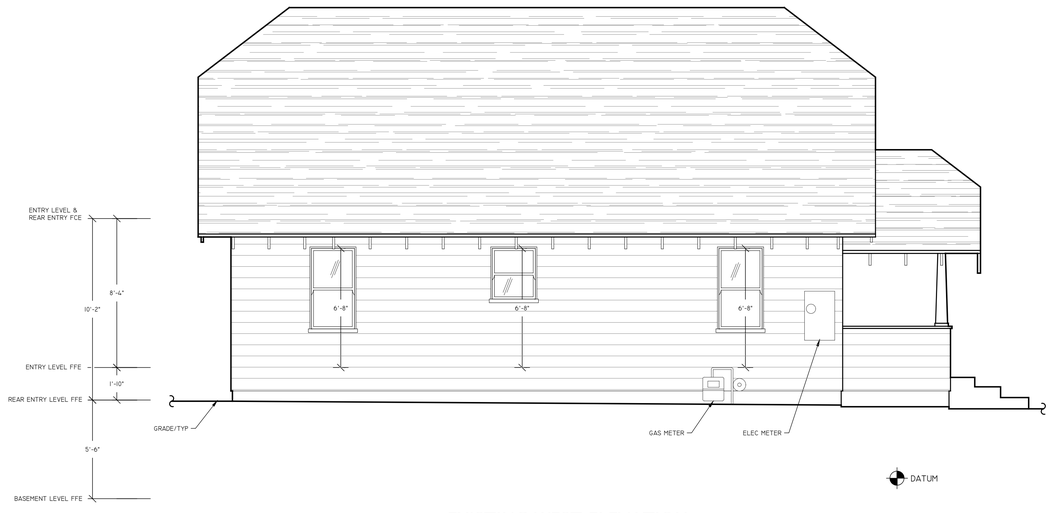
AX-101
1 OF 2



1 EXISTING NORTH ELEVATION

2 EXISTING EAST ELEVATION

3 EXISTING SOUTH ELEVATION



4 EXISTING WEST ELEVATION

156 CRESCENT AVENUE
SUNNYVALE, CA 94087

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE *EXACT* MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.

EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.

ASBUILT SERVICES
FOR THE RECORD SINCE 1990
1-800-318-0099 ASBUILTSERVICES.COM

EXISTING EXTERIOR ELEVATIONS

REF: 156sf_South_SFD
REV: 0
DRAWN BY: AL
AUDITED BY: TL

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
08/30/2022

AX-201
2 OF 2

CRESCENT AVENUE

DIGITAL COLOR BOARDS

MARCH 1, 2023

TERRA HOLDINGS

CRESCENT AVENUE

JOB# 980-21222

COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
ROOF: GAF
WROUGHT IRON: SW 6990 CAVIAR
WINDOW FRAME: VPI - BRONZE

FEBRUARY 6, 2007
REVISED MAY 18, 2022(REVISED ALL SCHEMES TO CRAFTSMAN)
***REVISED SEPTEMBER 21, 2022(ROOF TO GAF)**

	1	2
TAILS, EAVES, KICKERS, BEAMS & GARAGE DOORS	SW 7005 PURE WHITE	SW 7040 SMOKEHOUSE
SHUTTERS & FRONT ENTRY DOORS	SW 6069 FRENCH ROAST	SW 6230 RAINSTORM
BASE STUCCO	SW 7668 MARCH WIND	SW 7638 JOGGING PATH
SIDING	SW 6235 FOGGY DAY	SW 6207 RETREAT
GABLE SIDING	SW 7005 PURE WHITE	SW 7040 SMOKEHOUSE
COMP ROOF	**CHARCOAL**	**MISSION BROWN**

SCHEME 1

COMP ROOF
GAF CHARCOAL

BASE STUCCO
SW 7688 MARCH WIND

SIDING
SW 6235 FOGGY DAY

FASCIA. EAVES, TRIM, HEADERS, POSTS, GARAGE DOORS & BEAMS
SW 7005 PURE WHITE

FRONT ENTRY DOOR
SW 6069 FRENCH ROAST

GABLE SIDING
SW 7005 PURE WHITE

WROUGHT IRON
SW 6990 CAVIAR

SCHEME 2

COMP ROOF
GAF MISSION BROWN

BASE STUCCO
SW 7638 JOGGING PATH

SIDING
SW 6207 RETREAT

FASCIA. EAVES, TRIM, HEADERS, POSTS, GARAGE DOORS & BEAMS
SW 7040 SMOKEHOUSE

FRONT ENTRY DOOR
SW 6230 RAINSTORM

GABLE SIDING
SW 7040 SMOKEHOUSE

WROUGHT IRON
SW 6990 CAVIAR

TERRA HOLDINGS

148 CRESCENT AVENUE

JOB# 980-21222

COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
WINDOW FRAME: TBD
ROOF: EAGLE
STONE: CREATIVE MINES

FEBRUARY 27, 2023

TAILS, EAVES, KICKERS, BEAMS & GARAGE DOORS	SW 7005 PURE WHITE
tFRONT ENTRY DOORS	SW 6069 FRENCH ROAST
SIDING	SW 7010 WHITE DUCK
BRICK	EXISTING
COMP ROOF	WEATHERED WOOD

148 CRESCENT AVENUE

COMP ROOF
GAF BARKWOOD

SIDING
SW 7010 WHITE DUCK

FASCIA. EAVES, TRIM, HEADERS, POSTS, GARAGE DOORS & BEAMS
SW 7005 PURE WHITE

FRONT ENTRY DOOR
SW 6069 FRENCH ROAST

PROPOSED PROJECT DESCRIPTION
148&156 Crescent Ave, Sunnyvale, CA 94087

This property is zoned R3/PD, Medium Density Residential District. The property currently has two single-family residences located on the 2 different lots. We are proposing to demolish the home and garage on 148 Crescent Ave, and keep the existing home on 156 Crescent Ave. All the buildings in the rear of both homes will also be demolished. The project would build 18 new townhome style condominiums and we would do exterior work and interior work to the home at 156 Crescent Ave.

Please see a list of the structures being demolished at 156 Crescent Ave:

1) Small warehouse- approx. 895 sq.ft.
2) Car port- approx. 406 sq.ft.
3) Large warehouse- approx. 5,814 sq.ft.

Please see the list of exterior improvements that will be made at 156 Crescent Ave:

1) New exterior paint
2) Siding will be repaired and replaced where necessary to match the existing facade
3) Gutters will be painted and replaced where necessary
4) Windows will be replaced and upgraded to double pane windows
5) The front door and back door will be repainted

Please see the list of interior improvements that will be made at 156 Crescent Ave:

1) Refurbish the floors
2) Update the bathroom fixtures and hard surfaces
3) New interior paint through out

The maximum gross density on the site allows up to 22.3 Units/Acre. We are proposing a total of 19 units under the Special Development Permit process.

The parcel is unique in that it’s a very narrow parcel but extends out quite deep. In an effort to provide market rate and below market rate units, we’ve designed the site with a single drive aisle down the center of the site. Utilizing this approach, we’re able to provide adequate 2 car parking garages for each unit and also provide 3 bedroom units for all the units. Furthermore, by keeping one of the existing houses on the site we’re further restricted in providing adequate clearance from one building to the next. But keeping in mind the existing neighborhood and other existing multi-family units that are surrounding our site, we feel we have done a good job of designing something that will fit into the existing area and enhance the look and feel of the neighborhood.

Per the State Density Bonus Laws, we are providing 15% BMR Units and have requested the deviations outlined below to be permitted to help develop the site to it’s full potential.

1. Side and combined building setback for 10-plex and 8-plex buildings

   Side setback required: per 19.34.080 (b) 12' side yard measured at ground level

   Side setback provided : 7.5' measured from first floor

   10.5' measured from 2nd and 3rd floor

   Combined side setback required: 24' per 19.34.080 (b)

   Combined side setback provided : 15' measured from first floor

   21' measured from 2nd and 3rd floor

2. Minimum Garage Size

   Required : 450 sq.ft. if using single family cart service

   Provided : 435 sq.ft. with 17'x18' clear parking area and trash bins storage area

3. Landscaping and open space
   Required : Per 19.37.040
   Useable Open Space of 400 sq.ft./unit and Other Landscaped Area of 425 sq.ft./unit

   Provided : Total Landscaped Area Provided : 6,420 sq.ft. (337.9 sq.ft./unit)

   Useable Common Open Space Area : 3,705 sq.ft. (195 sq.ft./unit)
   (12' min. dimension)

4. Parking deviation required but will be achieved through state density bonus law concession

5. Distance between buildings is 26 feet- We aren't able to meet this criteria because the distance between Building 2 and 156 Crescent Ave (existing home) does not meet this criteria. We are seeking to preserve the existing home, therefore this deviation is being requested.

6. Per LA2.2 of the Citywide design guidelines, a 4' wide landscape strip should be provided along sides and rear of all projects.
   Provided : 1' wide strip along sides and more than 4' wide strip along rear.

148 & 156 Crescent Avenue

Final Sunnyvale Residential TDM Compliance Plan

Prepared for:

Terra Holdings

Prepared by:

TDM SPECIALISTS, INC.
A Transportation Demand Management Company

(408) 420-2411

November 18, 2022
Updated: January 10, 2023

SUNNYVALE RESIDENTIAL TDM COMPLIANCE PLAN

The 148 & 156 Crescent Ave. Transportation Demand Management Compliance Plan provides basic information about the project and outlines how the project will comply with the Sunnyvale Residential TDM Ordinance. The 148 & 156 Crescent Ave. TDM Plan incorporates TDM strategies to reduce traffic impacts and maximize mobility options.

City of Sunnyvale Transportation Demand Management Program

In June of 2021, the City of Sunnyvale adopted an update to the TDM Ordinance, which amended Chapter 10.32 of the Municipal Code. The TDM Ordinance aims to address the transportation-related impacts of new and existing developments to establish strategies that decrease the number of daily vehicle trips to and from a property.

All multi-family development projects consisting of 10 or more residential units shall participate in the Multi-family Residential TDM Program.

Project Description

The approved project includes one single-family home and 18 condominium units.

Residents can walk or bike to nearby employment sites, transit stops, dining, shopping, and recreation. The complex includes commercial and community space, with on-site amenities for residents, such as secure bike parking, guest bike parking, and a bicycle repair station.

Potential residents and new occupants will be given information about alternative transportation and commute options during occupancy. Early outreach is a critical juncture to educate people about the benefits of alternative transportation. They may be more receptive to this information as their commute patterns have changed after the relocation.

The future homeowner association (HOA) will provide residents with information and updates regarding transportation resources and implement many of the measures outlined in the TDM Measure Implementation table below.

TDM Measure Implementation Table

The 148 & 156 Crescent Ave. project must achieve a minimum of 1.9 points through its residential TDM Program strategy.

Page 2 shows the TDM measures that the project plans to implement. The following section describes each mitigation element the project intends to implement. The mitigation measures listed total 2 points.

148 & 156 Crescent Ave. Residential TDM Strategies

Transportation Demand Management Strategies		Points Available*	Points Requested
Proximity to Commercial Uses	Less than .5 miles from: 1. A shopping center consisting of at least three tenant spaces, or 2. Three separate retail/restaurant/service/recreational uses	1	1
Bicycle Facilities	Provide an on-site bicycle repair station and secured bicycle parking	0.5	0.5
TDM Communication	Distribution of transit, wayfinding and other TDM informational materials to new residents as they move in and annually to all residents New property owners will receive a "Homeowner Trip Reduction Acknowledgement" form to encourage their participation in reducing solo vehicle trips. Attached is a copy of the acknowledgment form.	0.5	0.5
TDM Reference in Covenants, Conditions, and Restrictions	The project will include CC&Rs that record the TDM Plan. In this manner, the CC&Rs will maintain the program's longevity and be responsible for its ongoing implementation. Incorporating TDM program requirements into the CC&Rs of a property ensures that the TDM Plan remains a component of the site.		
* If a TDM category has multiple options, only one option/point value can be used.		**Total**	**2**
		Required	1.9
		overage	0.1

Sunnyvale Residential TDM Measure Descriptions

Proximity to Commercial Uses (1 point)

148 & 156 Crescent Ave. is less than 0.5 miles from three retail, restaurant, services, and recreational uses. These services allow residents to access food or groceries without driving within walking distance.

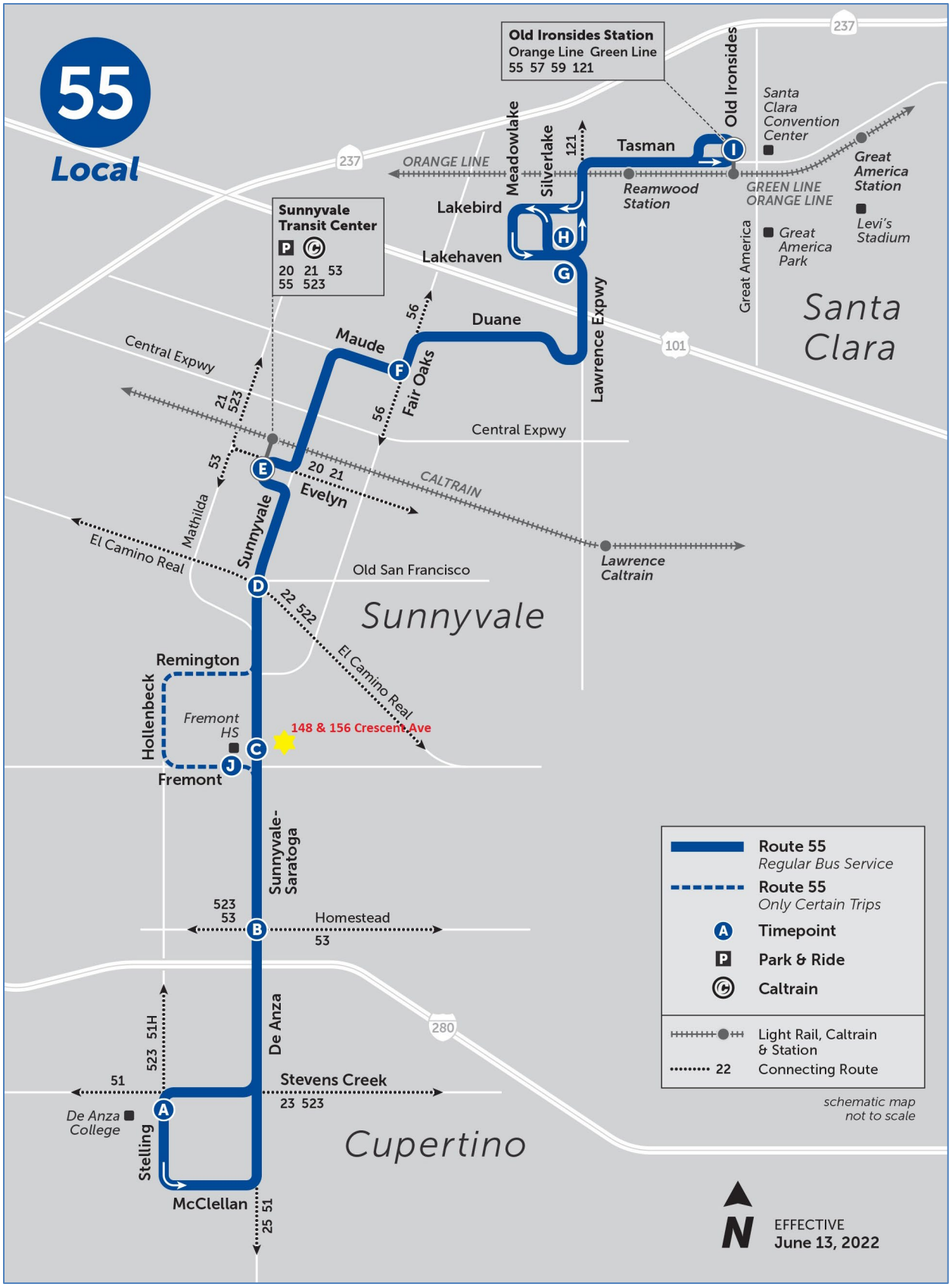
Proper lighting and signage will provide a safe, pedestrian-oriented environment that supports bicycle and walking trips.

On-site landscaping will provide an appealing setting to walk in. Wayfinding signage will help residents find bike parking facilities and the bike repair stand.

Also within walking distance is VTA bus Route 55, and transit connectivity serves various transit centers and light rail stations. Route 55 provides 23 trips for residents with connecting features to the Sunnyvale Transit Center, Sunnyvale Caltrain Station, Light Rail Green, Orange Lines, and De Anza College. On page 3 is a VTA transit system map showing various bus routes and connections to the Caltrain station, and page 4 is the VTA Route 55 map.

VTA Transit System Map

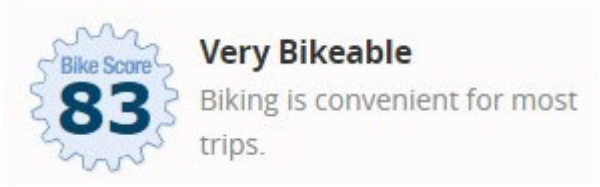
VTA Bus Route 55



Bicycle Facilities (0.5 points)

The project provides an on-site bicycle repair station, short-term bike racks, and 19 secured bicycle parking facilities by providing bike hooks in each garage. A bicycle Fix-it repair station offers do-it-yourself bike repair tools, an air pump, a functional pedestal, and steel braided cables for theft protection.

According to WalkScore.com, this project location scores 83 out of 100 for bikeability. An 83 score means biking is convenient for most trips, and this connectivity provides excellent bicycle access for the project.



Virtual Wayfinding Station (0.5 points)

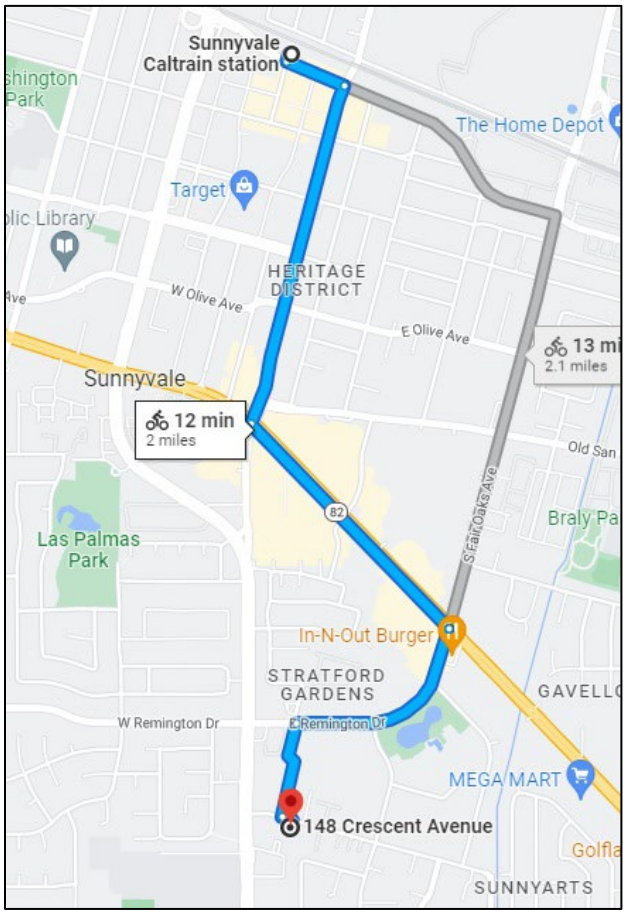
The project will add a widget on the resident dashboard containing information and links to commuter resources. The virtual wayfinding page will include features on the Commuter Resource flier below.

TDM Communication (0.5 points)

At occupancy, the HOA will invite new residents to participate in an initial commuter training session to learn about the site's transportation resources, incentives, and sustainability goals. In addition, residents will receive e a commute resource flier. Shown on page 6 is a sample commute resource flier.

All residents will receive an online distribution of transit, wayfinding, and other TDM informational materials annually.

The Sunnyvale Caltrain Station is two miles from the project and is a 12-minute bike ride.



Sample Commuter Resource Flier

148 &156 Crescent Commuter Resources

TRANSIT & SHUTTLE SERVICES

Caltrain Time Schedule

Real-time Sunnyvale Caltrain Station – mobile

Transit Trip Planner

Transit App – Real-time bus crowding information

VTA Transit System Map

VTA Bus Route 56 – Light Rails Orange & Green Lines, Sunnyvale Transit Center & Caltrain

CARPOOL & VANPOOL SERVICES

Merge 511 online Carpool Matching

$25 Carpool reward (for every 25 trips logged)

$400 MTC Monthly Vanpool Group Subsidy

$350 VTA Monthly Vanpool Group Subsidy

INCENTIVES & SERVICES

Commuter Kiosk Materials in each lobby

Bay Area Spare the Air Alert Notices

BICYCLE PARKING & FACILITIES

Bicycle Fix-it Repair Stations in plaza and garage

City of Sunnyvale Bike Map

San Mateo County Bike Map

Santa Clara County Bikeways Map

Regional City Bike Maps

Bicycle Resource Guide

Santa Clara Valley Transportation Authority

Caltrain

SILICON VALLEY BICYCLE COALITION

spare the air

511 SF Bay

TERRA HOLDINGS

DRAFT

Homeowner Trip Reduction Acknowledgement

New property owners will receive a "Homeowner Trip Reduction Acknowledgement" form to encourage their participation in reducing solo vehicle trips. Attached is a copy of the acknowledgment form.

Homeowners Association Section

- The HOA will encourage resident awareness throughout the year by providing annual newsletters or emails about commute resources and options, highlighting transit and trip-planning services, rideshare matching, incentives, and other commute opportunities available to residents.

- The HOA will be responsible for ongoing maintenance and availability of the on-site bicycle repair Fix-it station and air pump.

- The HOA will distribute to new property owners through the Commuter Resource flier. The HOA will biannually update the Commuter Resource flier and redistribute it to property owners as regular communication material.

TDM Reference in Covenants, Conditions, and Restrictions

The project will include CC&Rs that record the TDM Plan. In this manner, the CC&Rs will maintain the program's longevity and be responsible for its ongoing implementation. Incorporating TDM program requirements into the CC&Rs of a property ensures that the TDM Plan remains a component of the site.

Provided below is sample homeowner CC&R language:

Transportation Demand Management (TDM) Submittal. The Property (and every portion thereof) and every Owner and Occupant thereof shall be subject to and shall abide by and satisfy each and all of the provisions and obligations contained in that certain Transportation Demand Management submittal for the (148 & 156 Crescent Avenue project) approved by the City of Sunnyvale (Date, Year - to be provided by client), applicable to the Property and/or each Parcel therein, including any obligations to provide funding and resources to implement the Transportation Demand Management submittal and compliance with any applicable requirements of any condition of approval enacted by the City of Sunnyvale applicable to the Property or to Sunnyvale generally.

ATTACHMENT

Homeowner Trip Reduction Acknowledgement

148 & 156 Crescent Avenue, Sunnyvale
Homeowner Trip Reduction Acknowledgement
Commuter Programs and Sustainable Transportation Goals

The City of Sunnyvale requires the 148 & 156 Crescent Avenue residential project to implement green transportation, mobility, and commuter programs and report annual trip reduction successes. Homeowners and residents are asked to reduce single-vehicle occupant (SOV) commuter trips. The trip reduction goal of the Crescent Avenue project is for residents to use transit, carpool, bike, walk, or telework instead of driving alone.

This program aims to reduce our peak period (commute) vehicular trips and maximize public transit, shuttles, carpooling, car-sharing, bicycles, and walking options.

I acknowledge receipt of the 148 & 156 Crescent Avenue Commuter Resource Flier, which includes links to the online 511.org transportation website and sites for VTA, Caltrain, and Commute with Enterprise. The flier provides transportation and commuter information and links to local and regional transportation services and benefits. Commuter benefits include cash incentives for carpoolers, vanpool subsidies, transit planning and incentives, ridematching support, and bicycle route planning.

_____
Homeowner Name

_____
Homeowner Name

_____
Address

_____
Phone Number

_____
Email Address

_____
DATE

SAMPLE

Sunnyvale

File #: 23-0590

Document Title: Link to Heritage Preservation Commission May 3, 2023 Staff Report

Link: https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=6189389&GUID=9B1D3C88-A205-4ED1-B3E1-4567B9357673&Options=&Search=

City of Sunnyvale

Excerpt Meeting Minutes - Draft
Heritage Preservation Commission

Wednesday, May 3, 2023 **7:00 PM** **Online and Bay Conference Room (Room 145), City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

Regular Meeting - 7 PM

CALL TO ORDER

Chair Sharma called the meeting to order at 7:00 PM.

PUBLIC HEARINGS/GENERAL BUSINESS

2. 23-0521 **Proposed Project:**

RESOURCE ALTERATION PERMIT: to remove 148 Crescent Avenue from the Heritage Resource Inventory and consider the impacts of an 18-unit townhouse development (#2021-7826) and minor exterior improvements for the house at 156 Crescent Avenue.

Location: 148 and 156 Crescent Avenue (APNs: 211-35-008 and 211-35-009)
File #: 2021-7265
Zoning: R-3/PD (Medium Density Residential / Planned Development)
Applicant / Owner: Samir Sharma (applicant) / Crescent Ave LLC (owner)
Environmental Review: A Class 32 categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Ms. Ishijima noted that the townhouse proposal will be going to the Planning Commission for review on May 22, 2023 and said that the Heritage Preservation Commission's role is to make the decision on the removal of the 148 Crescent Avenue from the City's Heritage Resource Inventory list and consider the impacts of the townhouse project on the heritage resource to remain at 156 Crescent Avenue. She noted that the area was mapped out as part of the Easter Gable subdivision in the 1920's and was a poultry farm owned by the Parish family for over 80 years. She also said that the design would not impact the historic integrity of the original house at 156 Crescent Avenue.

Chair Sharma asked staff of the possibility of adding another heritage resource in its place and Principal Planner George Schroeder replied that a new Heritage Resource Inventory listing would be a future study separate from tonight's Proposal and that there is a larger study issue for consideration (Study Issue CDD 18-02) to do a comprehensive update of the Heritage Resource Inventory.

Vice Chair Patel discussed the concern that the historical aspect of the area is already lost because part of the significance was the poultry farm and not the home. The poultry farm and its associated accessory structures should have been addressed further in the historic evaluation. Mr. Schroeder responded that this consideration is part of the decision the Commission needs to make.

Commissioner Caroompas said that the warehouse in the rear is being used as car storage and the public can't enjoy the property in its current state and is an eyesore. He asked if there were any signs of the former egg farm. Ms. Ishijima noted that there is a mural (noted on page 6 and 7 of the report) in the rear that depicts the Parish Family Egg Farm and Mr. Caroompas asked staff if the Parish family is considered historically significance to the City's history. Ms. Ishijima said they were not and that the Commission's decision tonight may include a condition to memorialize the historical significance of the home, such as a plaque.

Commissioner Johnson noted that she has been studying this property for years as she is a member of the Sunnyvale Heritage Park Museum and that she was able to tour the property with the Parish family. She noted that the mural was part of the egg farm retail store in the rear. She also suggested installation of a plaque onsite. Ms. Ishijima noted that it is in the Commission's purview to include a requirement for a plaque.

Commissioner Hopkins noted that the property may be eligible for the state and national register, in which the owner may apply for this. She noted that the City's Plaque Program may be good to reference in the plaque design.

Chair Sharma opened the public hearing.

Samir Sharma, applicant, delivered a slide presentation.

Chair Sharma asked Mr. Sharma what 156 Crescent Avenue will be used as and Mr. Sharma replied that it will be a residential home.

Commissioner Caroompas asked if a solar study has been completed and Mr. Sharma replied yes.

Commissioner Caroompas asked Mr. Sharma if there are any artifacts that may be worth saving and whether they would be opposed to keeping the mural. Mr. Sharma responded they would take it under consideration.

Chair Sharma discussed the possibility of adding a plaque to commemorate the historical significance and Mr. Sharma noted that he can consider that idea as long as the privacy of the residents will not be impacted.

Vice Chair Sharma noted that a plaque in the front of the house may add value to the home and Mr. Sharma replied that it may cause unwanted foot traffic to the owners.

Commissioner Caroompas agreed that a historic plaque to commemorate the historical significance at a proper location is a good idea.

Commissioner Bratton asked Mr. Sharma whether there is a name for the development and asked him if they would include the Parish family in the name of the development.

Chair Sharma opened up the public comment section.

Lisa Prather, neighbor northwest of the project site, did not attend the previous community outreach meeting. She asked about the proposed project's construction, traffic, and noise may affect the neighborhood. There are currently traffic impacts. She asked if any studies were made in regard to traffic and noise impacts and Ms. Ishijima noted that a noise impact study was done and that the development portion of this project is scheduled for the May 22, 2023 Planning Commission hearing.

Commissioner Caroompas commented that the proposed townhouse project should be more compatible with the original home to remain at 156 Crescent Avenue. Mr. Sharma noted that their historical consultant was not pleased with the initial design because it matched too much. They believe they have achieved a balance of a difference in architecture and compatibility with the existing home.

Commissioner Hopkins noted that a historic building should differentiate from the surrounding structures.

Chair Sharma closed the public hearing.

Mr. Schroeder reminded the Commissioners that the proposed townhome project design is not in this Commissions purview (it is the Planning Commission), although they may certainly comment on the proposed design.

MOTION:

Chair Sharma moved and Commissioner Hopkins seconded the motion to approve Alternative 2: Approve the Resource Alteration Permit with modified conditions to include a plaque.

HISTORICAL PLAQUE: A plaque honoring the heritage resource and the significance of the agricultural heritage of the site shall be placed prior to final occupancy of the townhome project. Location, size and language of the plaque shall be reviewed and approved by the Director of Community Development prior to issuance of building permits.

FRIENDLY AMENDMENT: Commissioner Caroompas proposed a friendly amendment to include the preservation of the mural along with adding a historical plaque.

The friendly amendment was not accepted by Chair Sharma. Commissioner Caroompas rescinded his friendly amendment.

The original motion carried by the following vote:

Yes: 6 - Chair Sharma
Vice Chair Patel
Commissioner Bratton
Commissioner Caroompas
Commissioner Hopkins
Commissioner Johnson

No: 0

Absent: 1 - Commissioner Rajkumar

City of Sunnyvale

Agenda Item 5

23-0564 **Agenda Date:** 5/22/2023

REPORT TO PLANNING COMMISSION

SUBJECT
Review Planning Program Budget and Fees for FY 2023-2024

REPORT IN BRIEF
Boards and Commissions are asked to provide comments to the City Council on the recommended City budget where it could affect the Commission's work. Staff recommends that the Commission review the following sections of the FY 2023-2024 Recommended Budget (see link in Attachment 1):

- City Manager's Memorandum, pages 8-12
- Budget Summary Highlights, pages 16-28
- Community Development Department (CDD) Budget Summary, pages 320-340

ENVIRONMENTAL REVIEW
The recommendation of the Planning Commission on the budget is not subject to environmental review because it is a fiscal or administrative activity that will not result in direct or indirect changes to the physical environment (CEQA Guidelines Section 15378(b)(4), (5)).

DISCUSSION
Sunnyvale's budget process alternates each year between the operating budget and the projects budget. This year is focused on the projects budget. While the last two budget cycles were reflective of uncertainty around the COVID-19 pandemic, the current projects budget reflects a balanced budget in the short and long term. As described in the City Manager's Memorandum, the City's finances are "moving in the right direction as the impacts of the COVID-19 pandemic subside".

Budget Summary Highlights
The 2023/24 operating budget for all funds totals $334.5 million, up $26.1 million from FY 2022/23. Additionally, the FY 2023/24 Recommended Budget includes several budget Supplements. Budget Supplements are proposals to supplement services or add new initiatives that require specific Council approval. There are 11 Study Issues included in Budget Supplement No.1 totaling $1,188,000 to be considered for funding. Nine of the 11 Study Issues are funded by the General Fund for a total impact of $990,000, with the remaining two funded by the Technology and Communications Services Sub-Fund of the General Services Internal Service Fund. Overall staffing levels have only decreased by 0.5 Full Time Equivalent (FTE).

Project highlights included in this year's budget include the following:

- **Sunnyvale Clean Water Program**: Renovations of the Wastewater Pollution Control Plant, total cost of $1.1 billion over the twenty-year planning period. Approximately $649.8 million has been provided from other funding sources such as the Environmental Protection Agency and

California State Water Resources Control Board with more favorable repayment terms.

- **Civic Center Modernization/Administrative Facilities Projects:** Main components of Phase I have been completed including completion of the new City Hall and the Emergency Operations Center. Remaining components of Phase I include demolition of the old City Hall and infrastructure and construction of new surface parking and surrounding park areas. Phase II includes $15 million for the new Main Library. This project also includes funding for the Corporation Yard Master Plan and a new Fire Station 2.
- **Parks and Recreation Projects:** The FY 2023/24 Projects Budget reflects a continuation of park projects with updated labor and construction costs. The Recommended Budget has $163.5 million in park and recreation projects, which includes an aggregate of $73.5 million in various projects over the next twenty years for golf infrastructure renovation.
- **Water Distribution and Sewer Collection Infrastructure:** In addition to the Sunnyvale Clean Water Program, the City also has projects to maintain and rehabilitate our aging water distribution and sewer collection infrastructure. The Recommended Budget includes $142 million over twenty years in water system projects and $96.8 million in wastewater system projects not related to the Sunnyvale Clean Water Program.
- **Public Safety:** The City continues significant investments in public safety. The budget includes funding for the recruitment and training of 72 new public safety officers over the first 10 years of the General Fund, thirty of which come in the first four years. The total allocation increased by $13.4 million over that period for a new total of $72.3 million.

CDD Budget Summary

CDD is organized into four programs: Building/Safety; Planning; Housing/Community Development Block Grant (CDBG); and Department Management. The Planning Program mostly affects the Planning Commission's work.

The Planning Program oversees policy planning and current planning, with the aim of improving the quality of life in the City through comprehensive and effective policy planning. Program activities include preparing and administering the City's General Plan, specific plans and other land use policy documents, reviewing and processing development applications for planning permits, conducting research on Council-adopted study issues, reviewing proposed legislation affecting the City's zoning authority, monitoring community conditions and conducting community outreach. In addition to the Planning Commission, staff provides support to the Heritage Preservation Commission.

The last fiscal year has been a very busy and productive time, with many large and complex projects moving forward. The proposed budget includes a list of accomplishments. The following are highlights:

- Specific Plans:
  - El Camino Real Specific Plan, adopted in June 2022.
  - Moffett Park Specific Plan continues on with an anticipated adoption in July 2023.
  - Central Arques Specific Plan amendment is underway.
  - Perry Park Specific Plan General Plan Initiation was approved by City Council and work will begin after the Moffett Park Specific Plan is adopted and the General Plan Amendment application is submitted by the project applicant.

- Continued work on three General Plan sections (Noise, Air Quality and Environment Justice).
- Completed Study Issue to update Nonconforming Ordinance to allow existing legal nonconforming single-family and two-family dwellings to expand the existing use.
- Made Ordinance updates in accordance with recent State Legislation regarding parking and Accessory Dwelling Units.
- Continued work on Village Center Master Plans: The Village Center Master Plan process began in January 2022 with public outreach beginning in April 2022. A Planning Commission Study Session was held in March 2023, and formal development of the Plan will begin within the next two months with adoption in Fall 2023.
- Single-Family/Duplex/DUO Design Guidelines: The update will provide objective design standards/guidelines for single-family dwellings, duplex dwellings, and DUO development. The design guidelines are underway with an anticipated adoption in Fall 2023.
- Citywide Design Guidelines: Updates to existing City Design Guidelines for residential and mixed-use development and Landscape Design Guidelines is nearing completion and is anticipated to be adopted in June 2023.
- Approved planning entitlements for Downtown:
    - New four story 121,800 square foot office building with two levels of underground parking at 480 S. Mathilda approved by the City Council on August 16, 2022.
    - Block 20 Amendments changing the total allocated units to 70 and commercial space to 30,348 square feet approved by City Council on February 14, 2023.
    - Construction of the former Macy's site and Redwood Square area is underway; staff coordinates with the applicant and other downtown stakeholders.
- Other planning applications under review:
    - 172 units and 142,270 square feet of office space at 1154 Sonora Court (LSAP).
    - 105 units with 77,249 square feet of office space at 1170 Sonora Court (LSAP).
    - 225 units at 1150-1170 Kifer Road (LSAP).
    - New 44,101 square foot office building with underground parking at 111 E Evelyn Avenue (DSP).
    - 597,600 square feet research and development building and an eight-level above-ground parking structure for Applied Materials at 974 E Arques Avenue.
    - 50 townhouses (including 6 BMR units) and approximately 35,400 square feet of medical office, and a 0.46-acre open space at 877 W. Fremont Avenue (Village Center 1).
    - General Plan Amendment to change commercial to multi-family with mixed-use component at 1313 S Wolfe Road.
    - 514,700 square feet of industrial buildings at 1230 E. Arques Avenue.
    - 88 units, 5 single-family homes and 30,345 square feet of commercial space at 1124 W El Camino Real (ECRSP).

Permit activity continues to increase steadily. It is anticipated that numerous infill projects along El Camino Real will continue to come in this next year. There are also 10 to 12 large projects waiting for the adoption of the Moffett Park Specific Plan this summer. Staff also expects an increasingly complex development process that is reflective of recently adopted and pending new State laws.

PUBLIC HEARING

The Planning Commission has the option to make comments on the budget or to make a motion on the budget. The Planning Commission discussion (and motion, if there is one) will be provided to the

City Council for the public hearing on the recommended budget on June 6, 2023, with adoption scheduled for June 20, 2023.

PUBLIC CONTACT

Public contact was made through posting of the Planning Commission agenda on the City's official notice bulletin board and the agenda and staff report on the City's website.

RECOMMENDATION

Provide comments to the City Council or make a formal recommendation to the City Council on the Recommended FY 2023-2024 budget for the Planning Program.

Prepared by: Shaunn Mendrin, Planning Officer

ATTACHMENTS

1. FY 2023-2024 Recommended Budget Volume 1 - Summary and Operating Budget
2. FY 2023-2024 Recommended Budget Volume 2 - Projects Budget

Sunnyvale

File #: 23-0564

Document Title: FY 2023-2024 Recommended Budget Volume 1 - Summary and Operating Budget

Link: https://www.sunnyvale.ca.gov/home/showpublisheddocument/4475

Sunnyvale

File #: 23-0564

Document Title: FY 2023-2024 Recommended Budget Volume 2 - Projects Budget

Link: https://www.sunnyvale.ca.gov/home/showpublisheddocument/4477