



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, October 24, 2016

7:00 PM

Council Chambers and West Conference Room,
City Hall, 456 W. Olive Ave., Sunnyvale, CA
94086

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION CANCELLED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the 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 commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

1.A. [16-1009](#) Approve Planning Commission Meeting Minutes of October 17, 2016

Recommendation: Approve Planning Commission Meeting Minutes of October 17, 2016 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [16-0946](#)**File #:** 2016-7264**Location:** 890 W. Iowa Avenue (APN 165-05-003)**Zoning:** RO**Proposed Project:** Related applications on a 0.13-acre site:

DESIGN REVIEW: to allow demolition of an existing single family residence and construction of a new two-story single family residence with 1,530 square foot basement resulting in a total floor area of 2,782 square feet (2,342 square feet living area and 440 square foot garage) and a 52% Floor Area Ratio (FAR).

Applicant / Owner: Useldinger Architect / Kailin Wang

Environmental Review: Categorically exempt from CEQA pursuant to Section Class 1, 15301, Class 3, Section 15303 (New Construction of Small Structures) Class 4, 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA).

Recommendation: Alternative 1: Approve the Design Review subject to the recommended findings (Attachment 3) and conditions of approval (Attachment 4).

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**NON-AGENDA ITEMS AND COMMENTS**

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

*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 at Presentations.inSunnyvale.com.*

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.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.106 ADA Title II)



City of Sunnyvale

Agenda Item

16-1009

Agenda Date: 10/24/2016

SUBJECT

Approve Planning Commission Meeting Minutes of October 17, 2016

RECOMMENDATION

Approve Planning Commission Meeting Minutes of October 17, 2016 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, October 17, 2016

6:00 PM

Council Chambers, City Hall, 456 W. Olive
Ave., Sunnyvale, CA 94086

Special Meeting - Study Session - 6:00 PM | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

A. [16-0987](#)

File #: 2016-7293

Location: 1008 E. El Camino Real (313-03-011) and 1314-1320
Poplar Ave. (313-03-013)

Proposed Project: Related applications on a 2.05-acre site:

Rezone 1314 Poplar Ave (313-03-013) from R-1/ECR (Low Density
Residential/Precise Plan for El Camino Real) to C-2/ECR (Highway
Business/Precise Plan for El Camino Real);

Special Development Permit to redevelop a project site consisting of
a former mobile home park (Conversion Impact Report certified and
closure approved in January 2016) and duplex property into a
108-unit, 5-story mixed income (20% of units will be affordable to very
low income households) rental housing complex with associated site
improvements.

Applicant / Owner: St. Anton Communities / Sunnyvale Park LLC

Environmental Review: Mitigated Negative Declaration

Project Planner: Rosemarie Zulueta, (408) 730-7437,
rzulueta@sunnyvale.ca.gov

B. [16-0989](#)**File #:** 2015-7256**Location:** 520 Almanor Ave. (APN: 165-43-016, -017 & -018)**Proposed Project:** Peery Park Plan Review Permit to construct a 207,620-square foot, four-story corporate/research and development office building with a freestanding parking structure (partially below grade) and up to 4,000 square feet of retail for a total of 110% FAR, and includes onsite and right-of-way improvements..**Applicant / Owner:** Lane Partners, LLC / Lane Partners, LLC**Environmental Review:** No additional review required as per CEQA Guidelines section 15168(c)(2) and (4) - Peery Park Specific Plan Program EIR.**Project Planner:** Rosemarie Zulueta, (408) 730-7437,
rzulueta@sunnyvale.ca.gov**4 Public Comment on Study Session Agenda Items****5 Adjourn Study Session****7 P.M. PLANNING COMMISSION MEETING****CALL TO ORDER**

Chair Harrison called the meeting to order in Council Chambers.

SALUTE TO THE FLAG

Chair Harrison led the salute to the flag.

ROLL CALL

Present: 6 - Chair Sue Harrison
Vice Chair Ken Rheaume
Commissioner Russell Melton
Commissioner Ken Olevson
Commissioner David Simons
Commissioner Carol Weiss

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

Commissioner Simons requested removal of 'it assumed' on page 4 of the Draft Minutes and to indicate that there are existing bike facilities that are separate from roadways. He also requested removal of 'have the tools' and the redundant word 'now' in the same sentence on page 9.

MOTION: Commissioner Simons moved and Vice Chair Rheume seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 5 - Vice Chair Rheume
Commissioner Melton
Commissioner Olevson
Commissioner Simons
Commissioner Weiss

No: 0

Abstained: 1 - Chair Harrison

1.A. [16-0990](#) Approve Planning Commission Meeting Minutes of October 10, 2016

PUBLIC HEARINGS/GENERAL BUSINESS

2. [16-0980](#)

Request continuance to November 14, 2016 regarding:
Forward Recommendations related to the **LAWRENCE STATION
AREA PLAN AND ENVIRONMENTAL IMPACT REPORT**
(2013-7653) to the City Council to:

1. Adopt a Resolution to:

- Certify the EIR; Make the Findings Required by the California Environmental Quality Act; Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
- Adopt the Water Supply Assessment
- Amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation; and Update the General Plan Map to Reflect the Lawrence Station Area Plan Area;
- Adopt the Lawrence Station Area Plan, with Modifications;
- Adopt the Lawrence Station Area Plan Incentive Zoning Table.

2. Introduce an ordinance to:

- Amend Sunnyvale Municipal Code (SMC) Section 19.16.020 (Zoning Districts - Creation); Add SMC Section 19.27.040 (Lawrence Station Area Plan District);
- Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan District.

Commissioner Simons confirmed with Planning Officer Andrew Miner that he should submit typo corrections for the Lawrence Station Area Plan and Environmental Impact Report in writing.

Planning Officer Miner announced that this item is proposed to return to the Planning Commission on November 14.

MOTION: Commissioner Simons moved and Vice Chair Rheaume seconded the motion to continue this item to the Planning Commission meeting of November 14.

The motion carried by the following vote:

Yes: 6 - Chair Harrison
Vice Chair Rheaume
Commissioner Melton
Commissioner Olevson
Commissioner Simons
Commissioner Weiss

No: 0

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Chair Harrison verified with Planning Officer Miner that any Study Issues suggested would be placed on the 2017 list.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Miner noted that staff will be adding a Special Planning Commission meeting on November 7, and announced that he would not be present at the next meeting as he will be attending a conference. He also said he would be sending out information about the Planning Commissioners Academy.

ADJOURNMENT

Chair Harrison adjourned the meeting at 7:18 p.m.



City of Sunnyvale

Agenda Item

16-0946

Agenda Date: 10/24/2016

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2016-7264

Location: 890 W. Iowa Avenue (APN 165-05-003)

Zoning: RO

Proposed Project: Related applications on a 0.13-acre site:

DESIGN REVIEW: to allow demolition of an existing single family residence and construction of a new two-story single family residence with 1,530 square foot basement resulting in a total floor area of 2,782 square feet (2,342 square feet living area and 440 square foot garage) and a 52% Floor Area Ratio (FAR).

Applicant / Owner: Useldinger Architect / Kailin Wang

Environmental Review: Categorically exempt from CEQA pursuant to Section Class 1, 15301, Class 3, Section 15303 (New Construction of Small Structures) Class 4, 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA).

Project Planner: Cindy Hom, Assistant Planner (408) 730-7411, chom@sunnyvale.ca.gov.

REPORT IN BRIEF

General Plan: Residential Low Density (0-7 du/ac)

Existing Site Conditions: Single Family Residence

Surrounding Land Uses

North: Single Family Residence

South: Single Family Residence

East: Single Family Residence

West: Single Family Residence

Issues: Floor Area Ratio (FAR) and compatibility with surrounding neighborhood

Staff Recommendation: Approve Design Review based on the Findings with the recommended Conditions in Attachment 4.

BACKGROUND

Site Context

The project is located southeast of the intersection at West Iowa Avenue and Sunset Avenue. The subject site is bounded by W. Iowa Avenue to the north and other single family homes on the east, west and south. The existing neighborhood includes a blend of one and two-story homes consisting of traditional and contemporary style architecture. Some common design elements found in the neighborhood include low or moderately pitched roofs, combination of stucco and horizontal siding,

brick, or stone veneer exterior finishes, and gabled front door entries.

Existing Conditions/Permit History

The existing home was built in 1948 as a single story residence that provided approximately 1,605 square feet of living area and a 440 square foot two car garage. There were no previous planning permits granted for this site except for building permits that were issued for minor repairs including a re-roof and replacement of the garage door, window, exterior siding and water heater.

Description of Proposed Project

The project is a request to demolish an existing 2,045 square foot one-story single family residence on a 0.13 acre lot and construct a 2,782 square foot, two-story residence that includes a 1,530 square foot basement. Other amenity structures include a new concrete patio built at the lower basement level and a new open patio trellis that is attached to the rear of the home. The proposed two-story home results in a 52% FAR and 38% lot coverage

The application is submitted pursuant to Sunnyvale Municipal Code (SMC) Chapter 19.80 (Design Review) which requires Planning Commission review and approval for homes that exceed the 45% FAR or 3,600 square foot limitation for the R-0 Zoning District. The purpose of the design review is to ensure neighborhood compatibility as well as compliance with Zoning development standards and Single Family Home Design Techniques.

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

DISCUSSION**Development Standards**

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code. Compliance with the R-0 development standards are summarized in the Project Data Table located in Attachment 2. Floor Area Ratios over 45% in the single family zoning districts are allowed with Planning Commission approval.

Floor Area Ratio

Based on the proposed 2,782 square foot home, the proposed FAR is at 52%. The 1,530 square foot basement is not counted towards floor area. Per SMC 19.12.080 (12), basement area may be exempt from the calculation as long as it is located no higher than two feet above grade. As proposed, the basement is one-foot above the adjacent finished grade.

In context with the surrounding neighborhood, the proposed home is within an area that is composed of one and two-story homes with FARs ranging between 21% and 73%, with an average of 37% and gross floor areas ranging from 924 square feet to 3,690 square feet with an average of 1,475 square feet (Attachment 6). As such, there is already an established high FAR precedent in the neighborhood.

The proposed 52% FAR would not appear to be out of character considering the homes located

across the street and directly behind the proposed home are two-stories with FARs that are greater than 50%. Although the neighboring homes to immediate east and west are single story, the project has been designed to maintain sensitivity and provide some design consistency. To minimize the perception of bulk and mass, the new home is design to:

- Utilize 9-foot wall plate on the first floor and an 8-foot plate height on the second so that the proposed home does not appear tall or disproportionate in scale.
- Provide second floor setbacks so that there is adequate transition from neighbors and the public street
- Use similar roof forms, materials and finishes so that there is design compatibility with the neighborhood.

Staff recommends as a condition of approval, that the final colors and materials selection shall be subject to approval by the Community Development Director.

Architecture and Site Layout

The project proposes contemporary bungalow architectural elements such as a wide covered porch entry feature, combination of horizontal siding, stucco and stacked stone exterior finishes, hipped roof with asphalt composition shingles, casement windows, and divided garages doors. As proposed, the materials and styles are in keeping with the architectural style and provide for an aesthetic and harmonious development.

The proposed home is located on a standard rectangular, interior lot and will have the same relative layout as the existing home. The proposed site modifications include new decorative paving for the driveway and walkway as well as new native, drought resistant landscaping in the front yard. The rear yard includes an attached open patio trellis that will be constructed within the building envelope. Per SMC 19.080 (12) and 19.12.130 (14), the open patio structure would not count towards lot coverage or FAR since the roof cover is 50% open. The proposed basement patio would encroach into the 20-foot rear setback but provides the required 10-foot rear setback from the rear property line. The terrace would cover approximate 238 square feet of rear yard which is within the 25% or 250 square feet that is allowed per SMC 19.48.050.

The proposed structures in the rear yard would impact one existing 3-inch diameter fruit tree as well as three fruits along the perimeter of the backyard. The project will be subject to the City's Tree Replacement standards as recommend in Condition No. BP-6. The condition requires the applicant to submit a landscaping and irrigation plan to demonstrate compliance with the City's tree replacement standards and water efficient landscaping requirements prior to building permit issuance.

Privacy

The anticipated privacy impacts are minimal in that the majority of the new windows are small, high sill windows on the second floor. The larger, egress windows for the bedrooms are offset from the adjacent neighbors' windows. There is a proposed second floor balcony located off of the master

bedroom on the second floor that is approximately 40 square feet in size. However, it is setback approximately 49-feet from the rear property line and is also offset from the adjacent neighbor's second floor window.

Solar Access

SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The proposed new two-story home will have no impact on the solar access for nearby properties.

Applicable Design Guidelines and Policy Documents

The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design maintains the existing form and materials of the neighborhood. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

ENVIRONMENTAL REVIEW

The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review under Section 15301, Section 15303 (New Construction of Small Structures) 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA). The project entails demolition of an existing one-story single family to allow for a new two-story home with underground basement, rear patio deck and a concrete patio at the basement level.

CONCLUSION

Staff was able to make the required Findings for the Design Review (Attachment 3) and the Recommended Conditions of Approval (Attachment 4).

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 Sun newspaper
- Posted on the site
- 82 notices mailed to property owners and residents within 300 feet of the project site
- Provided at the Reference Section of the City's Public Library
- 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 subject to the recommended findings (Attachment 3) and

- conditions of approval (Attachment 4).
- 2. Approve the Design Review with modified conditions.
- 3. Deny the Design Review and provide direction to staff and the applicant on what changes should be made.

RECOMMENDATION

Alternative 1: Approve the Design Review subject to the recommended findings (Attachment 3) and conditions of approval (Attachment 4).

Prepared by: Cindy Hom, Assistant Planner

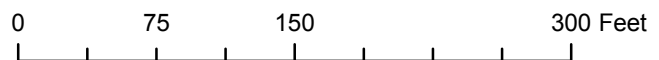
Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

- 1. Vicinity and Noticing Map
- 2. Project Data Table
- 3. Recommended Findings
- 4. Recommended Conditions of Approval
- 5. Site and Architectural Plans
- 6. Floor Area and Floor Area Ratio Table



2016-7264
 890 W IOWA AV (APN: 165-05-003)
 DESIGN REVIEW
 300-ft Area Map



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	--
Zoning District	R-0	Same	--
Lot Size (s.f.)	5400	Same	---
Gross Floor Area (s.f.)	2045 s. f.	2,782 s. f.	2,430 s. f. (Threshold for Planning Commission review)
Floor Area Ratio (FAR)	39 %	52 %	45% (Threshold for Planning Commission review)
Lot Coverage (%)	39%	38%	40% max.
Building Height (ft.)	15'	27'-3"	30'-0" max.
No. of Stories	1	2	2 max.
Setbacks: First Floor			
Front (ft.)	29'-0"	23'-5"	20'-0" min.
Left Side (ft.)	10'-2"	6'-0"	4'-0" min
Right Side (ft.)	4'-3"	4'-0"	4'-0" min
Combined	14'-5"	10'-0"	10'-0" min
Rear (ft)	19'	21'	20'-0" min.
Rear Yard Encroachment		23% (238 s. f.)	25 % of the required rear yard
Setbacks: Second Floor			
Front (ft.)		25'-0"	25'-0" min
Left Side (ft.)		11'-10"	7'-0" min
Right Side (ft.)		10'-0"	7'-0" min
Combined		21'-10"	16'-0" min
Rear (ft.)		42'-0"	20'-0" min
Parking			
Total Uncovered	2	Same	2 min.
Total Covered	2	Same	2 min.

Starred items indicate deviations from Sunnyvale Municipal Code requirement

Design Review

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

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The project home's entry, garage, and new front porch are oriented toward W. Iowa Avenue and compatible with the homes within the neighborhood. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed homes has been design to minimize the perception of bulk and mass through modest plate heights, provide adequate setbacks for the second story, and the use of architectural styles, materials and finishes that complement the neighborhood. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The design of the new two-story home respects the adjacent neighbors by providing setbacks for the second floor, reduce massing, and utilizing window sizes and placements that minimize privacy impacts. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project provides the minimum parking requirements of two covered and two uncovered parking spaces. The garage is recessed behind the wide porch entry and utilizes divided openings to be in keeping with the prevailing character of the neighborhood. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The exterior materials are similar to those found in the neighborhood and applied in a manner that is consistent with the architecture. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project design includes the use of high quality materials such as horizontal wood siding and stacked stone veneering that provide good articulation and visual interest. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	The project intends to maintain all but one fruit tree located in the backyard. The tree needs to be removed as it is in the way of construction. As conditioned, any trees to be removed will require a tree removal permit and subject to the city's tree replacement standards. Trees that are preserved will need to be protected in place. <i>Finding Met</i>

California Environmental Quality Act

In order to approve the Design Review Permit, the Planning Commission must find the following:

An environmental assessment of the project was done in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review pursuant to Section 15301, Section 15303 (New Construction of Small Structures) 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA). The project entails demolition of an existing one-story single family to allow for a new two-story home with underground basement, patio trellis, and a concrete patio at the basement level.

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
OCTOBER 24, 2016

Planning Application 2016-7264
890 W. Iowa Ave.
(APN 165-05-003)

DESIGN REVIEW: to allow demolition of an existing single family residence and construction of a new two-story single family residence with 1,530 square foot basement resulting in a total floor area of 2,782 square feet (2,342 square feet living area and 440 square foot garage) and a 52% 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. PERMIT EXPIRATION:

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

GC-3. 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-4. 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]

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-5. TREE PROTECTION:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, the Permittee shall submit a tree protection plan for trees to be preserved on-site and shall include measures noted in Title 19 of the Sunnyvale Municipal Code such as but not limited to:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-6. TREE REPLACEMENT

Prior to issuance of a Building Permit, the Permittee shall submit a landscaping and irrigation plan to demonstrate compliance with the City of Sunnyvale's Tree Replacement Standards and Water Efficient Landscaping requirements.

BP-7. 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.

BP-8. EXTERIOR MATERIALS AND FINISHES REVIEW:

Final exterior building materials, finishes, color scheme, exterior and fixtures are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [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.

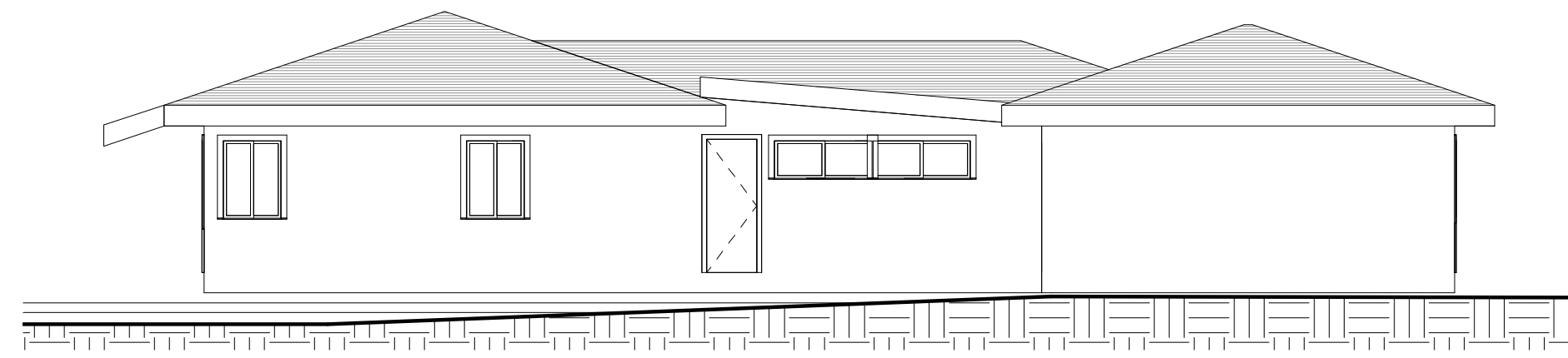
OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

- 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]

Scale	As indicated
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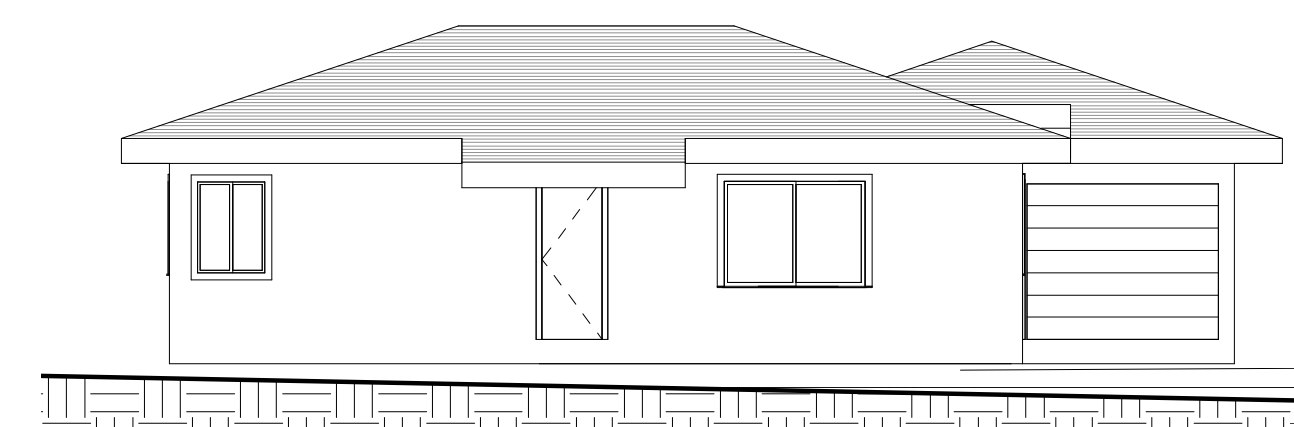
West

5 E House WEST Elevation 4 - a
1/8" = 1'-0"



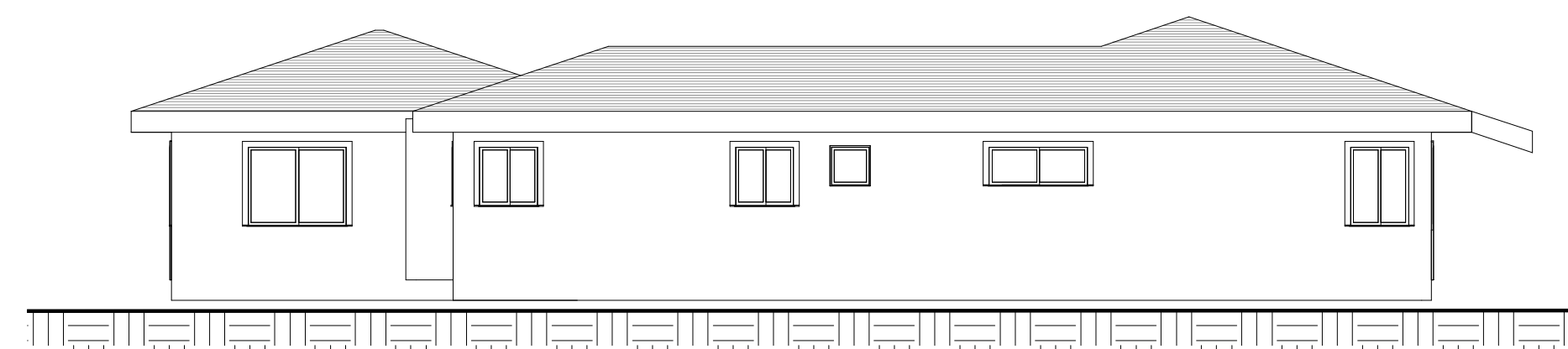
South

4 E house SOUTH Elevation 2 - a
1/8" = 1'-0"



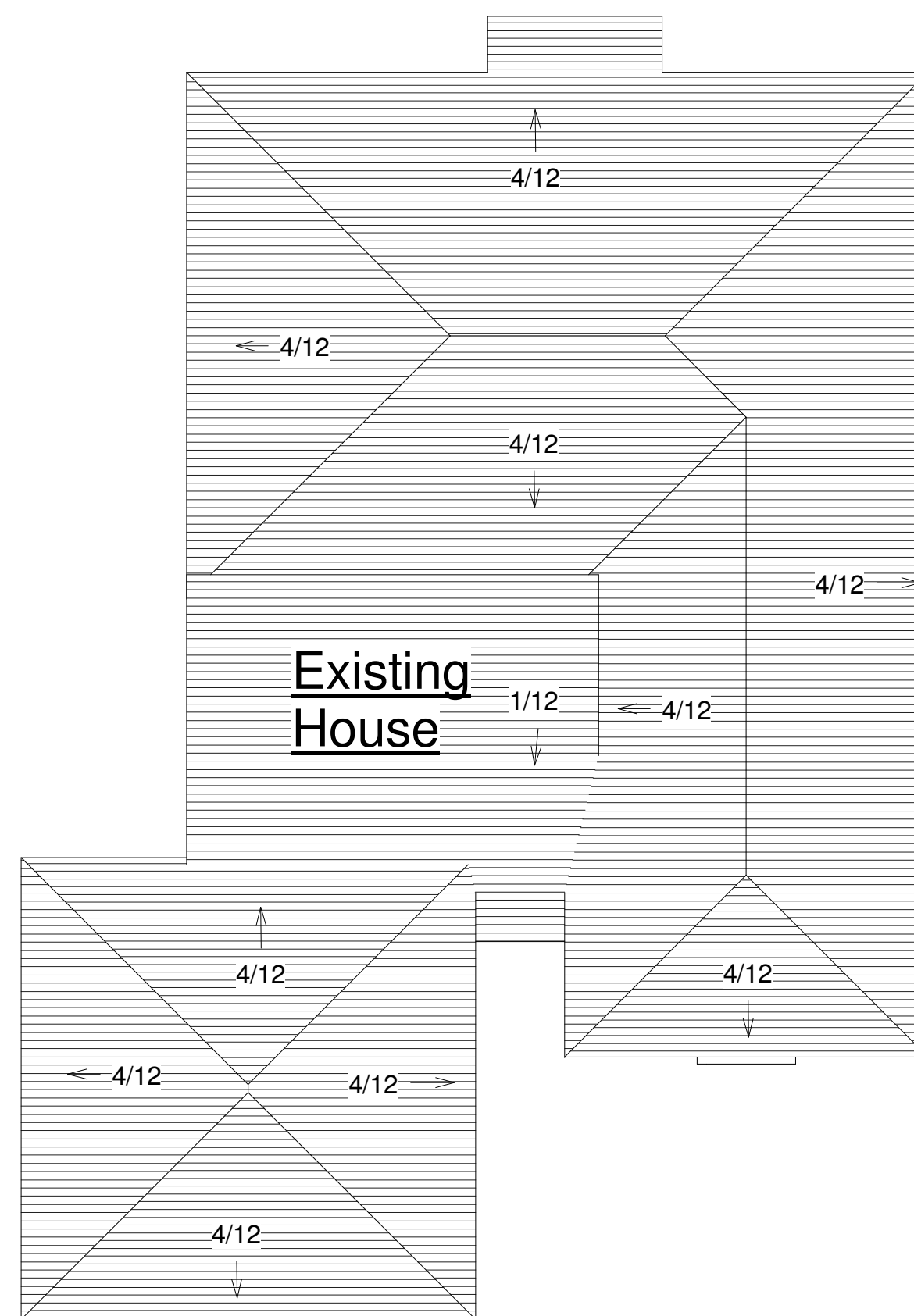
North

3 E House NORTH Elevation 1 - a
1/8" = 1'-0"



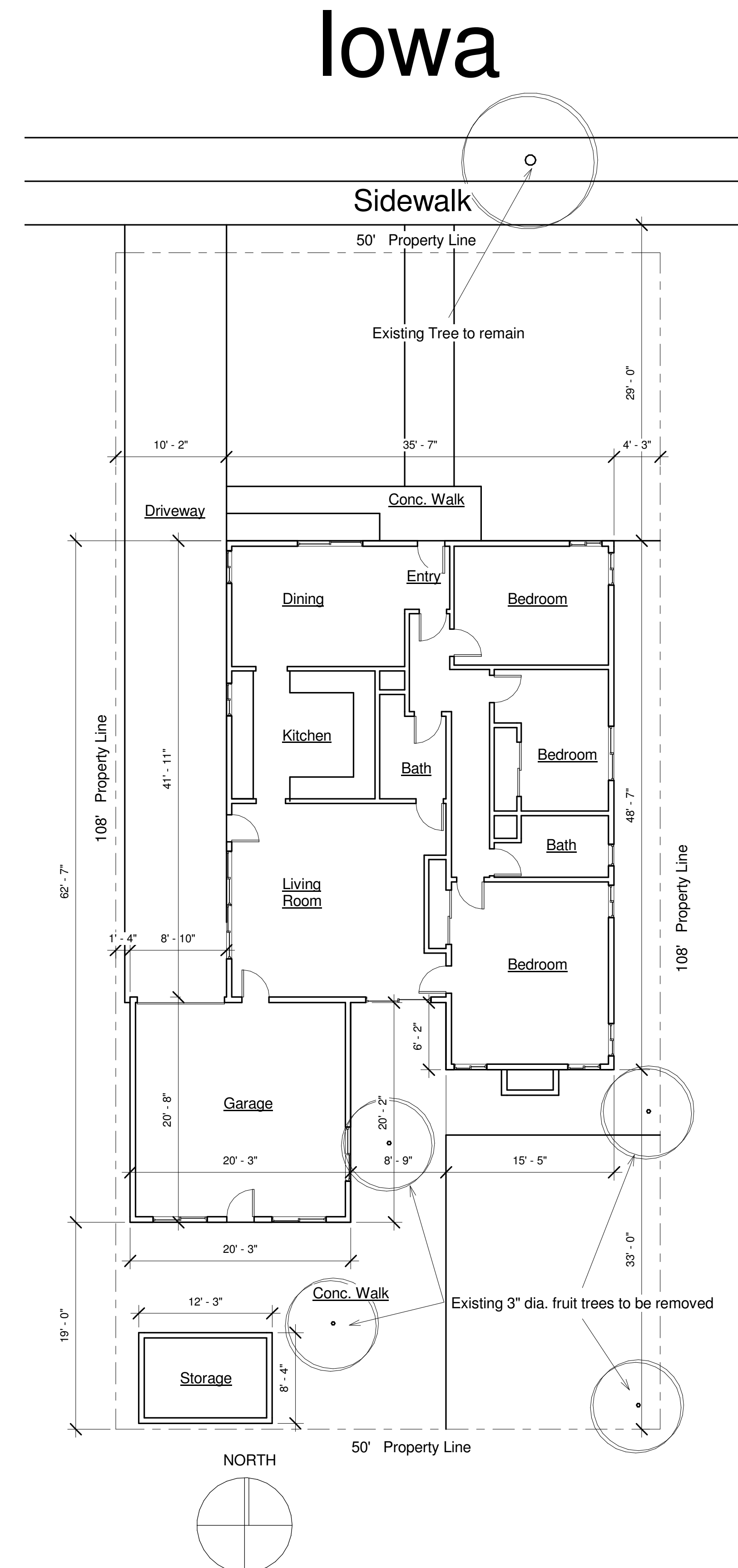
East

② E House EAST Elevation 3 - a
1/8" = 1'-0"



Existing Roof

6 Copy of Site EHOUSE Roof
1/8" = 1'-0"



Existing Site + Floor Plan

Floor Area	1625 SF
Garage	420 SF

① E House Copy of Level 2
1/8" = 1'-0"



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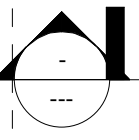
[illegible]

Wang Gudgin
New Residence
Existing House

Project number	352015
Date	October 4 2016
Drawn by	KU
Checked by	KU

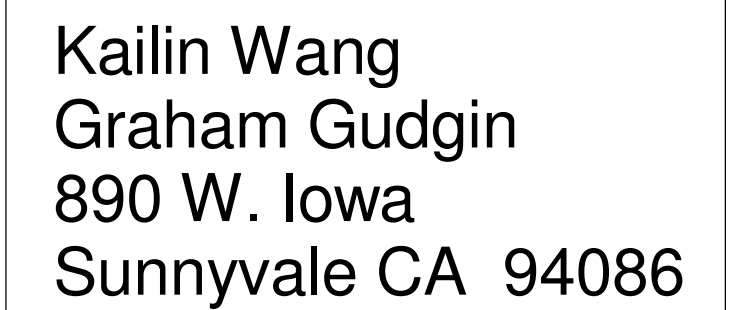
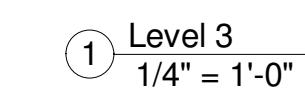
A102

Scale	1/8" = 1'-0"
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[illegible]

Project number	352015
Date	28 August 2016
Drawn by	KU
Checked by	KU

Scale	1/4" = 1'-0"
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[illegible]

Wang Gudgin
New Residence
3rd Floor

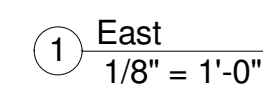
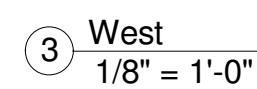
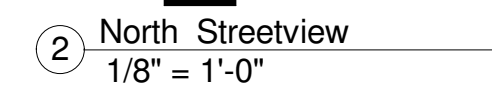
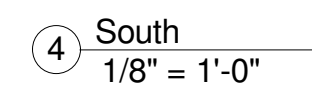
Project number	352015
Date	28 August 2016
Drawn by	KU
Checked by	KU

A104

Scale	1/4" = 1'-0"
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5 Ext Front 3 Streetview

[illegible]

Project number	352015
Date	28 August 2016
Drawn by	KU
Checked by	KU
A105	
Scale	1/8" = 1'-0"



Building Section 2

Kailin Wang
Graham Gudgin
890 W. Iowa
Sunnyvale CA 94086

<p>Wang Gudgin New Residence Building Sections</p>	
Project number	352015
Date	28 August 2016
Drawn by	KU
Checked by	KU
<p>A106</p>	
Scale	1/4" = 1'-0"

[illegible]

Project number	352015
Date	28 August 2016
Drawn by	KU
Checked by	KU

Scale	1/16" = 1'-0"
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December 21

9:00 AM

Project number	352015
Date	28 August 2016
Drawn by	KU
Checked by	KU

Scale	1/16" = 1'-0"
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1. Landscape work to follow City of Sunnyvale Landscaping Requirements.

3. Turf/ lawn is limited to 25% of the landscaped area. Of the non-turf area, at least 80% shall be planted with native, low water or no water use plants. Refer to the Landscaping Resources handout for lists of water-wise plants.

4 Landscaping Requirements
1/4" = 1'-0"



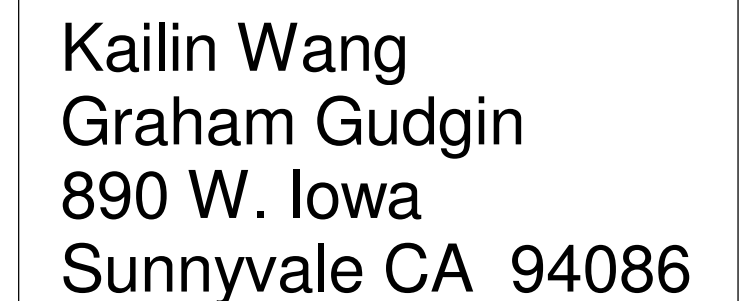
① Site
1/8" = 1'-0"

Existing single level house to be demolished and construct a new 2 story house with basement. The house will have fire sprinklers.

② Project Data
1/4" = 1'-0"

A101	Site Plan + Project Data
A102	Existing Site, Floor Plan + Elevations
A103	Proposed Floor Plans
A104	Proposed Floor Plan
A105	Streetview + Exterior Elevations
A106	Building Sections
A107	Solar Studies
A108	Neighborhood Study

③ Drawing Index
1/4" = 1'-0"



<h1 style="text-align: center;">Wang Gudgin</h1> <h2 style="text-align: center;">New Residence</h2> <h3 style="text-align: center;">Site + Project Data</h3>	
Project number	352015
Date	28 August 2016
Drawn by	KU
Checked by	KU
<h1 style="font-size: 4em;">A101</h1>	
Scale	As indicated

APN	SiteNumber	SiteStreetDirection	SiteStreet	Zoning	LandSqFt	CountyBuildingSqFt	GarageSqFt	TotalSqFt	FAR	Stories
16505001	898	W	Iowa	R0	6088	1506	432	1938	32%	1
16505002	894	W	Iowa	R0	5558	924	222	1146	21%	1
16505003	890	W	Iowa	R0	5558	1605	440	2045	37%	1
16505004	886	W	Iowa	R0	5558	1842	400	2242	40%	1
16505005	880	W	Iowa	R0	5558	1038	480	1518	27%	1
16505006	876	W	Iowa	R0	5558	816	528	1344	24%	1
16505007	872	W	Iowa	R0	5558	924	400	1324	24%	1
16505008	866	W	Iowa	R0	5558	1316	528	1844	33%	1
16505009	860	W	Iowa	R0	5558	1339	704	2043	37%	1
16505010	854	W	Iowa	R0	5558	924	440	1364	25%	1
16505011	850	W	Iowa	R0	5558	1335	440	1775	32%	1
16505012	846	W	Iowa	R0	5558	1014	432	1446	26%	1
16505013	842	W	Iowa	R0	5558	924	300	1224	22%	1
16505014	838	W	Iowa	R0	5558	1050	400	1450	26%	1
16505015	834	W	Iowa	R0	5558	944	400	1344	24%	1
16505016	830	W	Iowa	R0	5558	1682	380	2062	37%	1
16505017	826	W	Iowa	R0	5558	1403	1294	2697	49%	1
16505018	822	W	Iowa	R0	5558	3690	380	4070	73%	1
16505019	818	W	Iowa	R0	5558	1157	399	1556	28%	1
16505020	812	W	Iowa	R0	5558	1714	380	2094	38%	1
16505021	802	W	Iowa	R0	5979	1084	400	1484	25%	1
16546001	843	W	Iowa	R1.7	3846	1568	425	1993	52%	2
16546002	849	W	Iowa	R1.7	3993	1644	420	2064	52%	2
16546003	855	W	Iowa	R1.7	3846	1568	425	1993	52%	2
16546004	861	W	Iowa	R1.7	3993	1644	420	2064	52%	2
16546005	867	W	Iowa	R1.7	3846	1568	425	1993	52%	2
16546006	873	W	Iowa	R1.7	3993	1644	420	2064	52%	2
16546007	879	W	Iowa	R1.7	3846	1568	425	1993	52%	2
16546008	885	W	Iowa	R1.7	3993	1644	420	2064	52%	2
16546009	891	W	Iowa	R1.7	3993	1568	425	1993	50%	2
16546010	897	W	Iowa	R1.7	3993	1644	420	2064	52%	2
16505022	399	S	Pastoria	R0	5050	1043	440	1483	29%	1
16546011	398		Sunset	R1.7	3990	1644	420	2064	52%	2
16546012	394		Sunset	R1.7	3993	1644	420	2064	52%	2
16505023	803		Sutter	R0	5914	1201	506	1707	29%	1
16505024	815		Sutter	R0	5300	1468	462	1930	36%	1
16505025	829		Sutter	R0	5300	1201	429	1630	31%	1
16505026	833		Sutter	R0	5300	1615	438	2053	39%	1
16505027	839		Sutter	R0	6980	1431	440	1871	27%	1
16505028	845		Sutter	R0	7241	2646	504	3150	44%	1
16505029	849		Sutter	R0	6750	1201	506	1707	25%	1
16505030	853		Sutter	R0	7467	2222	378	2600	35%	1
16505031	857		Sutter	R0	5500	1144	378	1522	28%	1
16505032	861		Sutter	R0	5500	1639	378	2017	37%	1
16505033	865		Sutter	R0	5500	1144	378	1522	28%	1
16505034	869		Sutter	R0	5500	1504	378	1882	34%	1
16505035	873		Sutter	R0	5500	1388	378	1766	32%	1
16505036	877		Sutter	R0	5500	1760	378	2138	39%	1
16505037	881		Sutter	R0	5500	1516	378	1894	34%	1
16505038	885		Sutter	R0	5500	1144	378	1522	28%	1
16505039	889		Sutter	R0	5500	2700	378	3078	56%	1
16505040	893		Sutter	R0	5500	1144	378	1522	28%	1
					Average SQ. FT	1475		Average FAR	37%	