



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, July 9, 2018

6:00 PM

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

**Special Meeting: Closed Session - 6 PM | Study Session - 6:30 PM | Special Meeting -
Public Hearing 7 PM**

6 P.M. SPECIAL PLANNING COMMISSION MEETING (Closed Session)

Call to Order in the West Conference Room

Roll Call

Public Comment

The public may provide comments regarding the Closed Session item just prior to the Commission beginning the Closed Session. Closed Sessions are not open to the public.

Convene to Closed Session

[18-0499](#)

CLOSED SESSION PURSUANT TO GOV. CODE SECTION 54957(a):
Meeting with officers of the Department of Public Safety to discuss
matters related to threats to the security of public buildings and facilities.

Adjourn Closed Session

6:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0621](#)

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT: to redevelop existing
industrial site with 18 duets and 47 townhomes for a total of 65
residential units.

Location: 370 San Aleso Avenue (APN: 204-01-005)

File #: 2018-7315

Zoning: PPSP/NT

Applicant / Owner: Toll Brothers Inc./ Eos At San Aleso LLC

Project Planner: Gerri Caruso, (408) 730-7591,
gcaruso@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. A [18-0622](#) Approve Planning Commission Meeting Minutes of June 25, 2018

Recommendation: Approve Planning Commission Meeting Minutes of June 25, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0559](#) **Proposed Project:** Related applications on a .34-acre site:
**SPECIAL DEVELOPMENT PERMIT and VESTING
TENTATIVE MAP** to allow a three-story six-unit townhouse development.
Location: 669 & 673 Old San Francisco Rd. (APNs 209-17-050 & 209-17-051)
File #: 2018-7048
Zoning: R-3/PD
Applicant / Owner: Innovative Concepts / George Nejat
Environmental Review: Mitigated Negative Declaration
Project Planner: Ryan Kuchenig, (408) 730-7431,
rkuchenig@sunnyvale.ca.gov

Recommendation: Alternative 1: Recommend that the City Council: Make the findings required by CEQA in Attachment 4, adopt the Negative Declaration; approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 4 to the report and with the recommended conditions of approval in Attachment 5 to the report.

3. [18-0532](#)

Proposed Project:

DESIGN REVIEW: To allow a one-story addition of 308-s.f. and a two-story addition of 898-s.f. to an existing one-story single-family home, resulting in 3,435 square feet (2,592 square feet of living space and an 843-square foot 3-car garage) and 49% floor area ratio (FAR).

Location: 348 Morse Avenue (APN: 204-40-028)

File #: 2018-7431

Zoning: R-2

Applicant / Owner: KDG (applicant) / Ravi K Purushotma and Olwen T Reina (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

Recommendation: Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

4. [18-0612](#)

Proposed Project: Related applications on a 6,186-square foot residential lot:

DESIGN REVIEW: To allow demolition of an existing one-story single family residence and construction of a new two-story single-family home resulting in 3,223 square feet (2,790 square feet living area and 433 square feet garage) and 52% Floor Area Ratio (FAR).

Location: 1159 Norththumberland Drive (198-38-040)

File #: 2018-7065

Zoning: R-0

Applicant / Owner: Nilsene Builder Inc (applicant) / Jamie Young (property owner)

Environmental Review: Categorically exempt from CEQA pursuant to Section Class 3, Section 15303 (New Construction or Conversion of

Small Structures) of the California Environmental Quality Act (CEQA).

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

Recommendation: Recommend Alternative 1 to approve the Design Review in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

5. [18-0557](#)

Proposed Project: General Plan Amendment Initiation to consider amending the Lawrence Station Area Plan (LSAP) to expand the boundary of the plan area to include 932 and 950 Kifer Road (APNs 205-49-005 and 205-49-012).

File #: 2018-7447

Locations: 932 Kifer Road (APN 205-49-005); 950 Kifer Road (APN 205-49-012); 945 Kifer Road (APN 205-40-002); and 955 Kifer Road (APN 205-40-001).

Applicant/Owner: Intuitive Surgical, Inc.

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (a).

Project Planner: George Schroeder, (408) 730-7443,
gschroeder@sunnyvale.ca.gov

Recommendation: Alternative 1: Initiate the General Plan Amendment to add the properties at 932, 950, 945- 955 Kifer Road in the Lawrence Station Area plan boundaries and direct staff to include these amendments in the LSAP residential study currently underway.

6. [18-0618](#)

Selection of Chair

7. [18-0619](#)

Selection of Vice Chair

8. [18-0620](#)

Selection of Seats

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT



City of Sunnyvale

Agenda Item

18-0499

Agenda Date: 7/9/2018

CLOSED SESSION PURSUANT TO GOV. CODE SECTION 54957(a): Meeting with officers of the Department of Public Safety to discuss matters related to threats to the security of public buildings and facilities.



City of Sunnyvale

Agenda Item A.

18-0621

Agenda Date: 7/9/2018

SUBJECT

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT : to redevelop existing industrial site with 18 duets and 47 townhomes for a total of 65 residential units.

Location: 370 San Aleso Avenue (APN: 204-01-005)

File #: 2018-7315

Zoning: PPSP/NT

Applicant / Owner: Toll Brothers Inc./ Eos At San Aleso LLC

Project Planner: Gerri Caruso, (408) 730-7591, gcaruso@sunnyvale.ca.gov



City of Sunnyvale

Agenda Item 1.A

18-0622

Agenda Date: 7/9/2018

SUBJECT

Approve Planning Commission Meeting Minutes of June 25, 2018

RECOMMENDATION

Approve Planning Commission Meeting Minutes of June 25, 2018 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, June 25, 2018

5:30 PM

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

Special Meeting - Study Session - 5:30 PM | Special Meeting - Public Hearing 7 PM

5:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

- A. [18-0518](#) El Camino Real Corridor Specific Plan - Presentation of Design Examples
- B. [18-0582](#) **Proposed Project:**
 SPECIAL DEVELOPMENT PERMIT: to demolish an industrial and office campus and construct 1,074 dwelling units (130 townhomes, 887 mid-rise apartments, 57 walk up apartments) including extension of a public street, and dedication of a 6.5-acre public park.
 TENTATIVE MAP: Subdivide a 34.75-acre site into a 6.5-acre public park, 6.05 acres of R-3 medium density townhomes, 20.57 acres of R-4 high density low rise and mid-rise apartments and approximately 1.6 acres dedicated for a public street.
Location: 1 AMD Place (APN: 205-22-024) and 975 Stewart Drive (APN: 205-22-014)
File #: 2016-8035
Zoning: 1 AMD Place SP/ITR R3 and SP/ITR R-4 (Split Zoning, Industrial-to-Residential R-3 and R-4), 975 Stewart ITR R-3
Tentative Map: To subdivide one 32.44-acre parcel at 1 AMD Drive into six lots
Lot Line Adjustment: To allow a lot line adjustment at 975 Stewart Drive
Applicant / Owner: Irvine Company/1090 East Duane Avenue LLC
Project Planner: Gerri Caruso, (408) 730-7591, gcaruso@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items**Adjourn Study Session****7 P.M. PLANNING COMMISSION MEETING****CALL TO ORDER**

Chair Rheume called the meeting to order at 7:04 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Rheume led the salute to the flag.

ROLL CALL

Present: 6 - Chair Ken Rheume
Vice Chair Carol Weiss
Commissioner Sue Harrison
Commissioner Daniel Howard
Commissioner Ken Olevson
Commissioner David Simons
Absent: 1 - Commissioner John Howe

Status of absence; Commissioner Howe's absence is excused.

PRESENTATION**Recognition of Service**

Mayor Glenn Hendricks stated that Chair Rheume and Commissioner Harrison have completed their terms of service and have been reappointed to the Planning Commission. Mayor Hendricks presented certificates of appreciation to Chair Rheume and Commissioner Harrison. Mayor Hendricks thanked all the Planning Commissioners for the time and energy that they dedicate to the Planning Commission. Mayor Hendricks offered to answer any questions and responded to comments made by Commissioner Simons and Commissioner Howard.

ORAL COMMUNICATIONS

Maria Hamilton, Sunnyvale resident, requested additional community meetings and more Planning Division outreach to City residents.

CONSENT CALENDAR

1. A [18-0588](#) Approve Planning Commission Meeting Minutes of June 11, 2018

Vice Chair Weiss moved and Commissioner Howard seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Howe

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0521](#) **Proposed Project:**
 SPECIAL DEVELOPMENT PERMIT to redevelop a commercial site (Denny's) into a five-story mixed-use building consisting of 4,860 square feet of restaurant floor area (Denny's) and 75 residential units (rental apartments) utilizing the State Density Bonus and City's Green Building Incentive for density bonus.
 VESTING TENTATIVE MAP to create 75 residential condominium units and 1 commercial condominium unit.
Location: 311 South Mathilda Avenue (APN: 165-13-050)
File #: 2017-7379
Zoning: DSP15 - Downtown Specific Plan Block 15
Applicant / Owner: Lane Partners (applicant) / C B Development 5no Five Inc (owner)
Environmental Review: Mitigated Negative Declaration
Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Associate Planner Momoko Ishijima presented the staff report.

Commissioner Harrison asked staff about the distribution of Below Market Rate (BMR) units by size and the retention of the BMR designation by unit. Associate Planner Ishijima advised that the BMR units are distributed between unit types and that staff will follow up regarding the BMR designations.

Commissioner Simons commented on the 15 foot first-floor plate height and

confirmed with Assistant Director Andrew Miner that currently there isn't a higher standard at this location.

Commissioner Olevson clarified with Associate Planner Ishijima that the proposed project is being developed as an apartment complex but that the Tentative Map would allow future conversion to condominiums. Commissioner Olevson asked staff about the permit requirements for a potential future conversion. Assistant Director Miner advised that a Use Permit could be required due to the Tentative Map but that the applicant would have to meet the Conditions of Approval (COA). Senior Assistant City Attorney Rebecca Moon advised that the BMR units may have to be retained as rental units.

Chair Rheume opened the Public Hearing.

Henry LiChi, representing Studio T Square, Inc., presented images and information about the proposed project.

Vice Chair Weiss confirmed with Mr. LiChi that Denny's currently owns the subject site and if the project is approved, would own the one commercial condominium unit and the associated parking garage. Vice Chair Weiss confirmed with Mr. Beritzhoff, representing Bay West Development, that Denny's could sell or lease the space if they cannot maintain their profitability.

Vice Chair Weiss confirmed with Mr. LiChi that they are amenable to using real turf instead of artificial.

Commissioner Simons asked the applicant about the first-floor plate height. Mr. Beritzhoff advised that 15 feet is standard for their mixed-use developments and that this height meets Denny's requirements.

Commissioner Simons discussed the potential for the Red Maple trees along S. Mathilda Avenue to block Denny's signage with Mr. LiChi.

Mr. LiChi advised that Denny's requested a 14 foot first floor plate height.

Commissioner Harrison confirmed with Mr. LiChi that the history of the six-foot jog in the property line is unknown and that the jog is not part of a street dedication.

Commissioner Harrison asked the applicant about the layout of the bedrooms on the

ground floor and the living space on the second floor. Mr. LiChi explained that this is due to Americans with Disabilities (ADA) requirements and provided details.

Assistant Director Miner returned to Commissioner Olevson's earlier question and advised that it is unclear if a conversion to condominiums would require a Use Permit but that the requirement would be delineated in the agreement with the applicant. Senior Assistant City Attorney Moon stated that staff is proposing an addition to the COA to state that the BMR agreement will provide for the legally required number of BMR units for sale in the event of a future conversion.

Chair Rheame confirmed with Assistant Director Miner that the applicant will be required to provide infrastructure improvements as outlined by the Downtown Specific Plan (DSP).

Uday Vallamsetty, Sunnyvale resident, discussed his concerns with height, balconies, solar impact and parking for the proposed project. Mr. Vallamsetty requested resident permit parking on Charles Street.

Jason Lopez, Sunnyvale resident, discussed his concerns with parking, safety, direct access to Charles Street and public access to the trash enclosure for the proposed project.

Judi Richards, Sunnyvale resident, discussed her concerns with height, parking, removal of the existing bus stop and setbacks for the proposed project.

Steve Caroompas, Sunnyvale resident, discussed his concerns with parking, safety, setbacks and deliveries for the proposed project. Mr. Caroompas requested resident permit parking on Charles Street.

Mr. Beritzhoff presented additional information about the proposed project.

Commissioner Harrison confirmed with Mr. Beritzhoff that they do not have any history on the six-foot jog in the current property line.

Commissioner Harrison confirmed with Mr. Beritzhoff they are amenable to a modified COA that requires them to work with the Department of Public Safety (DPS) on a design solution to prevent public access to the trash enclosure.

Commissioner Harrison discussed the project's design for ADA access with Mr.

LiChi.

Commissioner Olevson discussed the front plane of the proposed project along Charles Street with respect to the front plane of the other buildings on Charles Street with Mr. LiChi.

Chair Rheume clarified with Mr. LiChi that the proposed project will provide 48 commercial parking spaces and 82 residential parking spaces and that Denny's currently has 74 parking spaces. Assistant Director Miner stated that the residential parking will meet the code requirements and the commercial parking will exceed the minimum requirements.

Chair Rheume closed the Public Hearing.

Commissioner Howard confirmed with Associate Planner Ishijima that the property line in front of Denny's is six feet behind the rest of the property lines along Charles Street.

Commissioner Howard asked staff about the payment process for resident permit parking. Shahid Abbas, Transportation and Traffic Manager, provided information about the process to obtain residential permit parking and advised that residents pay a yearly fee.

Commissioner Howard confirmed with Assistant Director Miner that permit parking and traffic calming fees cannot be included as part of approval for the proposed project. Commissioner Howard asked staff about prioritizing permit parking for Charles Street. Transportation and Traffic Manager Abbas provided details about street qualifications for permit parking and different types of traffic calming measures.

Commissioner Harrison commented that the front face of the proposed project along Charles Street appears to be two feet closer to the center of the street than the adjacent building to the south. Assistant Director Miner advised that the existing homes predate the Downtown Specific Plan (DSP) but that this block will likely redevelop and that the proposal meets the block's current zoning standards.

Assistant Director Miner provided clarification regarding the ADA requirements and associated design layout to Commissioner Harrison.

Transportation and Traffic Manager Abbas provided information about minimum traffic volume thresholds, speed thresholds and curb ramps to Chair Rheume. Chair Rheume asked staff about prioritizing permit parking for Charles Street. Transportation and Traffic Manager Abbas provided information about pending applications and City policy. Assistant Director Miner advised that it will be in the applicant's best interest to work with the neighborhood to help them obtain permit parking.

Commissioner Howard confirmed with Transportation and Traffic Manager Abbas that he is not aware of any request submitted by the residents of Charles Street for the initiation of a traffic study.

Assistant Director Miner stated that there was a Traffic Impact Analysis (TIA) prepared for the proposed project and that the Planning Commission can direct staff to investigate the potential for a traffic study.

MOTION: Commissioner Simons moved and Commissioner Howard seconded the motion for Alternative 2 – Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration, and approve the Special Development Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and modified conditions of approval in Attachment 4 –

1. Modify the COA as suggested by staff to outline the process for a potential future conversion to condominiums;
2. Modify the COA to specify the process for converting BMR rental units to BMR ownership units and include the legally required percentage of BMR units in each instance; and,
3. Modify the COA to indicate that no artificial turf will be allowed.

Commissioner Simons provided the following recommendations to staff:

1. Staff should review the first-floor ceiling height with consideration for an appropriate generic restaurant retail height and the potential use of the site by higher utility vehicles, understanding that a greater first-floor ceiling height will result in a greater overall building height;
2. Staff should review signage placement with the developer to ensure that it does not conflict with the required street trees;
3. Staff should review limiting public access to the trash enclosure on Charles Street;

4. Staff should review the placement of the Mathilda Avenue street trees and the potential addition of another tree on the south side of driveway; and,
5. Staff should consider the processes to initiate a traffic study and recommend to the applicant that they initiate a traffic study to place traffic calming measures on Charles Street.

Commissioner Simons commented on zoning transition conflicts in the City and that the parking permitting process should alleviate negative impacts on lower density residential areas. Commissioner Simons noted his concern that enough parking is developed for the proposed project and that the restaurant parking can accommodate utility trucks. Commissioner Simons stated that the first-floor height should be scaled as a functional retail space for future owners or lessees.

Commissioner Howard stated that he can make the findings. Commissioner Howard noted the traffic and parking concerns along Charles Street and the need for permit parking and traffic calming measures. Commissioner Howard stated his hope that the applicant will assist the neighborhood in applying for permit parking.

Commissioner Howard stated his appreciation for this mixed-use development with BMR units and the retention of a less gentrified restaurant option. Commissioner Howard noted that balcony privacy screens are only required with the potential for side view privacy impacts. Commissioner Howard complimented Commissioner Simons for his motion.

Commissioner Olevson stated that he will be supporting the motion with clarification about the BMR conversion issues. Commissioner Olevson stated that he can make the findings for the Mitigated Negative Declaration and Special Development Permit. Commissioner Olevson commented on his appreciation of the concerns presented by the residents but stated that these issues are always present at the edge of the DSP. Commissioner Olevson stated that he could not make any of findings required to deny the Tentative Map.

Vice Chair Weiss stated her appreciation of the comments made by the Charles Street residents. Vice Chair Weiss stated her hope that the developer will work with the residents to resolve the issues. Vice Chair Weiss stated that she can make the findings and commended the step backs, second floor windows and corner plaza. Vice Chair Weiss stated that she will be supporting the motion.

Chair Rheume stated that he will be supporting the motion and can make the findings. Chair Rheume stated that the applicant has an opportunity to be a good

neighbor and that his hope is for the applicant to work with the residents of Charles Street.

The motion carried by the following vote:

Yes: 6 - Chair Rheume
Vice Chair Weiss
Commissioner Harrison
Commissioner Howard
Commissioner Olevson
Commissioner Simons

No: 0

Absent: 1 - Commissioner Howe

Assistant Director Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

3. [18-0547](#) **Proposed Project:** Related applications on a 9,200 square feet site:
 TENTATIVE MAP: to subdivide one parcel into two lots.
 USE PERMIT: to allow lot area and lot width less than the
 minimum required.
 DESIGN REVIEW: for two new two-story single family homes
 (2,414 square feet and 2,427 square foot gross floor area)
 resulting in an overall Floor Area Ratio (FAR) of 53.5 percent.
Location: 305 Beemer Avenue (APN: 204-51-022)
File #: 2017-7219
Zoning: R-2
Applicant / Owner: Beemer Development LLC (applicant) / Rachel
Rodriguez Trustee & Et Al (owner)
Environmental Review: Class 3 Categorical Exemption relieves this
project from the California Environmental Quality Act (CEQA) provisions
that include new construction of up to three single-family residences in
urbanized area (CEQA Guidelines, Section 15303).
Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

Assistant Planner Aastha Vashist presented the staff report.

Commissioner Simons confirmed with Assistant Planner Vashist that the Planning Commission can recommend to staff that the base of the pillars match between the homes. Commissioner Simons confirmed with Assistant Planner Vashist that the

driveway surface will use pavers.

Vice Chair Weiss noted that the second lot exceeds 4,200 square feet and asked staff about the application of the City Council Policy - Maximum Standards for Small Lot Single Family Residential Developments. Assistant Planner Vashist provided information about recent applications of this policy. Assistant Director Andrew Miner noted that both lots need to be analyzed using the same standard.

Commissioner Harrison asked staff about the decorative driveway paving. Assistant Planner Vashist advised that it will demarcate the property line. Assistant Director Miner advised that a band could be used instead of a change in the pavers.

Chair Rheume confirmed with staff that there will be enough room for the tenants to back out of the driveways. Chair Rheume asked staff about the average distance between a house and a property line. Assistant Director Miner stated that ten feet is the minimum requirement for the driveway width.

Chair Rheume opened the Public Hearing.

Chris Taylor, representing Beemer Development LLC, presented images and information about the proposed project.

Commissioner Simons confirmed with Mr. Taylor that they are amenable to using the same materials for the base of the pillars on both homes.

Commissioner Simons confirmed with Daryl Fazekas, Architect, that a concrete band can be utilized for the driveway demarcation. Commissioner Simons confirmed with Mr. Fazekas that gloss paint can be used for the entry doors.

Vice Chair Weiss asked the applicant about the visual impacts from the second floor of the house on the second lot. Mr. Fazekas provided information about the distance between the two houses and the landscaping that will provide screening.

Vice Chair Weiss discussed the design orientation of the two homes with Mr. Fazekas.

Chair Rheume confirmed with Mr. Fazekas that the external window grids and garage door will be built as depicted in the site plans. Chair Rheume discussed the planned and potential additional landscaping with Mr. Fazekas.

Ramachandran Syamkumar, Sunnyvale resident, discussed his concerns with effects of demolition on health and safety of his family in regards to lead based paint and asbestos.

Chris Frye, Sunnyvale resident, spoke in support of the proposed project and noted his appreciation of the design.

Mr. Fazekas presented additional information about the proposed project.

Vice Chair Weiss asked Mr. Fazekas about the containment process for demolition. Mr. Fazekas provided information about the demolition process and advised that any lead or other contaminants would have to be removed prior to demolition. David Fiore, representing Beemer Development LLC, provided additional information about the testing process prior to demolition and advised that the current site contains less than 1% of lead based paint and asbestos which is grounds for approval.

Chair Rheame closed the Public Hearing.

MOTION: Commissioner Harrison moved and Commissioner Simons seconded the motion for Alternative 1 – Approve the Use Permit, Design Review and the Parcel Map subject to recommended conditions of approval in Attachment 4.

Commissioner Harrison stated that the applicant has met all the conditions and has proposed a high-quality aesthetic design. Commissioner Harrison commented that the applicant has obtained their certificate from the Bay Area Air Quality Management District and stated an opinion that less than 1% of lead based paint or asbestos is a very low level. Commissioner Harrison noted that it appears that the applicant is trying to be responsive to the neighbor's concerns.

Assistant Director Miner stated that staff recommended an additional COA for a reciprocal private easement for driveway ingress and egress that includes provisions for maintenance of the shared driveway approach. Commissioner Harrison and Commissioner Simons accepted the modification to the motion.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to modify COA BP-6 d) to specify that the concrete band, as described by the applicant, will be used to separate the driveway, with a recommendation for the use

of similar paver colors and styles. Commissioner Harrison accepted the friendly amendment.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to specify that the base of the pillars will match between the homes. Commissioner Harrison accepted the friendly amendment.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to specify that the architectural details will be constructed as shown in the site plans, including the doors, garage door styles and molding. Commissioner Harrison accepted the friendly amendment.

FRIENDLY AMENDMENT: Commissioner Simons offered a friendly amendment to specify that gloss paint shall be used for the entry doors. Commissioner Harrison accepted the friendly amendment.

Commissioner Olevson stated that he will be supporting the motion and stated that there are odd lot layouts in this area of the City. Commissioner Olevson stated that he can make the findings required for the Use Permit, that the proposed project meets the City's General Plan and that the application will not impair the orderly development of the neighborhood. Commissioner Olevson stated an opinion that this project will be an improvement to the neighborhood. Commissioner Olevson advised that he could not make any of the required findings to recommend denial of the Tentative Map.

Commissioner Howard asked the applicant to make an effort to notify the neighbors of the demolition and construction schedules. Commissioner Howard noted an opinion that the houses will be beautiful. Commissioner Howard advised that keeping the windows closed, with air conditioning, can help alleviate issues during construction.

Chair Rheaume stated that he will be supporting the motion and can make the findings. Chair Rheaume noted his appreciation of the proposed project's quality design and acknowledged staff efforts in striving for quality designs. Chair Rheaume commented that this project will be a good addition to the neighborhood and the City.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Howe

Assistant Director Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

4. [18-0516](#) **Proposed Project:** Related applications on an 8.09-acre site:
DESIGN REVIEW PERMIT AND USE PERMIT: To allow site and building modifications to an existing office building complex resulting in 7,449 net new square footage (42% FAR) on an 8.09-acre site developed with (4) three-story buildings and various site improvements and a request to utilize square footage from the city-wide development reserve.
Location: 1230-1290 Oakmead Parkway (APN: 216-44-124)
File #: 2017-7886
Zoning: Manufacturing and Services (M-S)
Applicant / Owner: Embarcadero Realty Services (Applicant) / Oakmead Terrace LLC (owner)
Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include additions less than 10,000 to existing structures [CEQA Guidelines Section 15301 (e)(2)].
Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Associate Planner Cindy Hom presented the staff report.

Commissioner Harrison asked staff about the updated 2017 Building Code requirements for Electric Vehicle (EV) charging stations. Associate Planner Hom advised that EV parking is based on the parking ordinance. Assistant Director Andrew Miner advised that if the Building Code has stricter requirements those will be applied.

Vice Chair Weiss asked staff about the retention of the two Valley Transportation Authority (VTA) bus lines. Assistant Director Miner stated that it's speculative at this

point and that a Transportation Demand Management (TDM) program uses a balance of different options. Commissioner Howard directed Vice Chair Weiss towards VTA's Next Network project.

Chair Rheume opened the Public Hearing.

Eric Yopes, representing Embarcadero Capital Partners, presented information about the proposed project. Greg Cary, representing Embarcadero Capital Partners, presented information about the proposed project.

Mr. Yopes provided information about the average company size of their tenants to Commissioner Olevson.

Commissioner Harrison asked the applicant about their current percentage of occupation. Mr. Yopes advised that currently they are approximately at 55% occupancy. Commissioner Harrison noted that the TDM plan won't go into effect until they are at 75% occupancy or more.

Chair Rheume asked staff about the TDM requirements. Assistant Director Miner provided information about the review that must occur because the proposed project exceeds the 35% Floor Area Ratio (FAR) and the City Council TDM policy. Assistant Director Miner stated that all business owners have same difficulties in achieving TDM goals but that additional development only occurs with an expected reduction in traffic measures.

Commissioner Howard provided additional information about the VTA Next Network project.

Commissioner Simons noted an opinion that City TDM standards are slightly aggressive but less than the TDM requirements in Mountain View and Palo Alto. Commissioner Simons stated an opinion that a company has never been penalized in the City for not meeting their TDM requirements.

Vice Chair Weiss stated an opinion that this project should not be compared with projects such as Moffett Towers or other large campuses with a single employer, and that an owner trying to update their aging infrastructure should not be penalized.

Mr. Yopes presented additional information about the proposed project.

Commissioner Harrison confirmed with the applicant that specific areas for ride sharing have not been designated.

Chair Rheume closed the Public Hearing.

MOTION: Commissioner Olevson moved and Vice Chair Weiss seconded the motion for Alternative 2 – Approve the Design Review and Use Permit with modified Conditions of Approval –

Recommend to the City Council to substantially reduce the financial penalties associated with the applicant's potential future failure to meet the TDM requirements.

Commissioner Olevson commented that it's a great idea to upgrade and modernize existing buildings. Commissioner Olevson stated the importance of updating TDM requirements for owners but noted that in this case there are multiple employers. Commissioner Olevson stated an opinion that the City can achieve its traffic reduction goal by encouraging the applicant and their tenants to make improvements. Commissioner Olevson noted that large employers can have a dramatic effect on the City and that consideration should be given to the small employer tenants in this application.

Vice Chair Weiss stated an opinion that a TDM program is not one size fits all and that some flexibility is needed. Vice Chair Weiss commented that this rigidity will discourage the use of office space by smaller employers and tenants. Vice Chair Weiss strongly recommended to consider lowering the TDM penalties or threshold. Vice Chair Weiss noted that the project meets the City Design Guidelines, has incorporated the study session suggestions and will upgrade the building instead of demolishing and rebuilding it.

Commissioner Simons stated that he will most likely not be supporting the motion. Commissioner Simons commented that the City puts considerable effort into working with applicants to modify the TDM programs and reduce the number of trips. Commissioner Simons stated his understanding of the applicant's concerns but noted that these requirements are associated with exceeding thresholds. Commissioner Simons commented that a study issue could be proposed to potentially modify the TDM requirements but that it does not seem likely that City Council would support an exemption.

Commissioner Howard stated that he will not be supporting the motion but that he would support Alternative 1. Commissioner Howard cautioned against reconfiguring City Council policy from the dais and noted the project parameters are distinct from the TDM parameters. Commissioner Howard stated that the monetary penalty for failure to meet TDM requirements is scaled to the degree of the problem. Commissioner Howard noted the different transportation types that will support the proposed project. Commissioner Howard commented that the City's goal is to assist applicants with their TDM requirements to reduce trips.

Commissioner Harrison seconded Commissioner Howard's comments. Commissioner Harrison noted her appreciation of the adaptive reuse of the building and the applicant's goal to attract more tenants, but stated an opinion that it is not within the Planning Commission's authority to recommend reduction or elimination of any of the TDM requirements. Commissioner Harrison stated that she will not be supporting the motion.

Chair Rheame asked staff about the existing City Council TDM policy. Assistant Director Miner provided information about the policy and stated that the Planning Commission does not have the authority to waive the TDM requirements.

Chair Rheame stated that he will not be supporting the motion based on the City Council policy.

The motion failed by the following vote:

Yes: 2 - Vice Chair Weiss
Commissioner Olevson

No: 4 - Chair Rheame
Commissioner Harrison
Commissioner Howard
Commissioner Simons

Absent: 1 - Commissioner Howe

MOTION: Commissioner Simons moved and Commissioner Howard seconded the motion for Alternative 1 – Approve the Design Review and Use Permit subject to the Findings in Attachment 4 and Conditions of Approval in Attachment 5.

Commissioner Simons stated his appreciation of reuse projects and noted that different triggers are associated with reuse projects. Commissioner Simons commented that consideration should be given for a study issue to address the concerns with the impacts of TDM requirements. Commissioner Simons stated that he can make the findings for the proposed project.

Commissioner Howard noted his agreement with all of Commissioner Simons' comments and with Commissioner Olevson's earlier comments in regards to the virtues of this project.

The motion carried by the following vote:

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

No: 0

Absent: 1 - Commissioner Howe

Assistant Director Miner stated that this item goes to the City Council on July 31, 2018.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Vice Chair Weiss asked staff about a TDM study issue. Assistant Director Miner stated that a TDM study issue would be reviewed by the Department of Public Works (DPW) and not by the Planning Commission. Commissioner Simons discussed this request with Assistant Director Miner.

Vice Chair Weiss asked staff about a study session regarding AB 2502. Assistant Director Miner advised that this will be part of the Housing Strategy, which is an existing study issue.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Assistant Director Miner advised that the project at 445 and 455 N. Mary Avenue was approved by the City Council on June 12, 2018 and that some of the Planning Commission modifications were removed. Assistant Director Miner stated that the LSAP Preferred Housing Study will be heard by the City Council on June 26, 2018. Assistant Director Miner provided additional information about a General Plan Amendment Initiation request from Intuitive Surgical to expand the western LSAP boundary.

ADJOURNMENT

Chair Rheame adjourned the meeting at 10:37 PM.



City of Sunnyvale

Agenda Item 2

18-0559

Agenda Date: 7/9/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Related applications on a .34-acre site:

SPECIAL DEVELOPMENT PERMIT and **VESTING TENTATIVE MAP** to allow a three-story six-unit townhouse development.

Location: 669 & 673 Old San Francisco Rd. (APNs 209-17-050 & 209-17-051)

File #: 2018-7048

Zoning: R-3/PD

Applicant / Owner: Innovative Concepts / George Nejat

Environmental Review: Mitigated Negative Declaration

Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Medium Density

Existing Site Conditions: Two Single Family Homes

Surrounding Land Uses

North: Medium Density Residential - Condominiums (Pebble Creek Condos)

South: Medium Density Residential - Apartments (Renaissance Apartments across Old San Francisco Road)

East: Low Density Residential - Single Family Home

West: Medium Density Residential - Condominiums (Pebble Creek Condos)

Issues: Visual

Staff Recommendation: Recommend that the Planning Commission: Make the findings required by CEQA in Attachment 4, adopt the Mitigated Negative Declaration (Attachment 7); and approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 4 and with the recommended conditions of approval in Attachment 5.

BACKGROUND

Description of Proposed Project

The project site is .34 acres in size and is currently developed with two single family homes. The application includes the redevelopment of the site with the construction of six townhomes through a Special Development Permit. In addition, a Tentative Map is proposed for the subdivision of the existing two lots into six individual townhouse lots and a common lot.

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

• **Special Development Permit**

A Special Development Permit (SDP) is required for site and architectural review on project sites with

the PD designation. A SDP also allows for consideration of deviations from specified development standards in exchange for superior design, environmental preservation or public benefit. The applicant is requesting deviations from the requirements for minimum front yard setbacks and distance between buildings. The findings required to grant a SDP and deviations are discussed in Attachment 4.

- **Vesting Tentative Map**

The Tentative Map is required prior to a Final Map for the creation of six individual ownership lots and one common lot. The Tentative Map shows the location of the proposed lot lines, public and private streets and other improvements (see Attachment 6). A Vesting Tentative Map grants the developer the right to build the project for the life of the map and secures the approved project against future Sunnyvale Municipal Code (SMC) amendments that might otherwise affect the project. The Vesting Tentative Map is valid only in conjunction with the approved site plan and conditions of approval. The Tentative Map conditions of approval are listed in Attachment 4. The Final Map is approved by the Director of Public Works and must be in substantial conformance to the Vesting Tentative Map.

See Attachment 2 for the vicinity and noticing radius map and Attachment 3 for the project data table.

Previous Actions on the Site

A proposal to rezone the site from R-0 to R-3/PD and Special Development Permit/Tentative Map for six townhouses was considered by the Planning Commission and City Council in March and April of 2017. Ultimately, the City Council approved the rezone but denied the Special Development Permit/Tentative Map, based on concerns with the architectural design. Specifically, it was noted that the upper story massing appeared too large and that building materials needed to be improved. A PD combining district rezoning is no longer being requested. The project as proposed meets the R-3 standards.

EXISTING POLICY

General Plan Goals and Policies: Key goals and policies from the Land Use and Transportation Chapter of the General Plan, Council Policy Manual and Citywide Design Guidelines which pertain to the proposed project are provided in Attachment 4.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act (CEQA) provisions and City guidelines (see Attachment 7). An Initial Study has determined that the proposed project would not experience or create any significant environmental impacts with implementation of the recommended mitigation measures. Environmental issues that required mitigation include historical and cultural resources and hazardous materials. The Mitigation Measures have been incorporated as Conditions of Approval (see Attachment 4).

DISCUSSION

Present Site Conditions

The approximately 14,977 sq. ft. (0.34 acre) project site is located on Old San Francisco Road and is developed with two one-story single family homes. The property is currently zoned R-3/PD (Medium Density/ Planed Developed). The project site is adjacent to two-story multi-family condominiums zoned R-3/PD to the west and north. East of the site are single family homes (R-0) that continue

along Old San Francisco Road to Gail Avenue. The Renaissance Apartments (R-3) are located across Old San Francisco Road. VTA bus stops are located within (300-400 feet) of the project site. The Wolfe-Reed shopping center and Braly Park are located approximately 0.3 miles away from the site.

Special Development Permit

Use: The application is for the construction of six three-story multi-family residential townhouses. The existing two one-story single family homes will be demolished. A detached garage on the 673 Old San Francisco Road property and two sheds on the 669 Old San Francisco Road property will also be demolished.

Development Standards

The project complies with all applicable development standards in the SMC, such as setbacks, density, lot coverage, parking, landscaping, usable open space and solar access. The "Project Data Table" in Attachment 2 summarizes the project's compliance.

Site Layout and Architecture

The proposal would combine two lots and replace the two existing driveways positioned adjacent to a shared property line with one new centralized driveway off Old San Francisco Road. Two three-story three-unit buildings are proposed centrally on the site. Each building is slightly angled away from the front property line while parallel to the east and west property lines.

The proposed architectural design is contemporary in style. The previous proposal included a predominantly stucco material. This revised design includes a combination of stucco and horizontal wood siding material along the façade and stacked stone treatment within much of the first story. The stone wraps from the interior private street side elevations to the south side facing Old San Francisco Road. Wood material will also be utilized for balconies and window treatment including trim and faux shutters.

Entrances are provided for the middle units at the garage level, which lead to a covered stairwell to the second floor. Covered exterior entrances are provided for the rear units, similar to the front units, but face the interior street, so that additional privacy is provided with respect to the neighboring property to the north. In response to privacy concerns raised by neighbors to the north (Pebble Creek Condos), the third story bedroom windows for each building were modified to a raised sill height.

To address concerns raised at the City Council hearing as part of the previous proposal, each of the end units (total of four) were reduced in size through the removal of one bedroom, resulting in the four end units now having three bedrooms while the two middle units retain four bedrooms. This modification reconfigures and reduces floor area within the second and third stories to improve massing and enable the overall design to appear less top-heavy. Overall, each of the units are smaller by approximately 100 to 300 feet compared to the previous project. All six units retain two car garages. The project is in a flood zone that requires living space to be elevated; therefore, no living area is proposed for the first floor of the units.

The R-3 zoning district has a maximum height limit of 35 feet; however, since the project site is adjacent to a single family residential zoning district, Sunnyvale Municipal Code further restricts the height of townhouse uses to 30 feet (which is measured from top of the public curb). The height of

the proposed buildings meets this standard at 29 feet when measured from the top of public curb. The site will be graded down slightly; therefore, the height of the home, when measured from the interior private street, is slightly taller (31 feet 3 inches), but meets the zoning requirement.

Setbacks

The previous proposal included a deviation to the front setback. This revised proposal meets all setback requirements. A list of the proposed setbacks is listed in the Project Data Table in Attachment 2.

Parking

Each unit provides two covered spaces within an enclosed garage. The garages exceed 450 sq. ft. in area to accommodate storage of solid waste and recycling carts as well as bicycle parking. The project provides the required guest parking with four spaces located towards the rear of the site.

Landscaping and Tree Preservation

The project meets landscaping requirements by providing approximately 555 sq. ft. of landscaped area per unit where a minimum of 425 sq. ft. per unit is required. The proposed landscaping plan shows decorative pervious paving within the vehicular driveway entrance and through the private drive aisle. Decorative pavers are also planned to be utilized for the pedestrian walkways leading up to the front units as well as guest parking spaces and a common area at the rear corner of the site. In response to comments from a recent study session, the entire area has been modified to utilize pervious pavers.

There are two significant size trees on the site that are in poor condition and planned to be removed. Four other smaller fruit trees in poor condition would also be removed.

Several trees are located just beyond the property line to the west and north. Per the Conditions of Approval, tree protection measures are required to ensure these trees are not impacted during construction. Approximately 23 trees of varying size are to be added on site, plus four new street trees. To provide screening and improve privacy between the adjacent properties, nine of these trees would be located along the rear property line and eight within the yards of the individual units. These trees were selected based on input from residents of the neighboring development and the City Arborist.

The applicant discussed the condition of the six-foot wooden fence with the property management of the neighboring Pebble Creek Condos development, and it was agreed that a one-foot lattice would be added to the existing fence along the north and west property lines. Currently, the applicant is proposing to keep the six-foot wooden fence along the eastern boundary abutting the single-family home. Similar six-foot fences are proposed between the individual yards of the proposed units. In response to concerns raised by neighbors to the north, the proposed plan increases the landscape buffer at the rear from four feet behind the driveway and parking area to eight feet. The proposed species of these buffer trees (*Lagerstroemia Indica Natchez*) has also been coordinated with the adjacent complex.

In response to recommendations made at a recent Planning Commission study session, enhancements have been made to improve the visual appearance of the homes along Old San Francisco Road. Landscaping has been added through a raised berm with shrubs to soften the south facing elevation. The number of steps to the entrance has also been reduced from three to one.

Usable Open Space

The project exceeds the minimum usable open space requirement with approximately 500 sq. ft. of area per unit proposed, where 400 sq. ft. per unit is required. Each unit includes a private rear patio. In addition to the private patio areas, common useable open space is provided at the northeast corner of the site, as currently designed with a decorative paved (pervious) surface.

Trash and Recycling Access

The project will utilize service similar to single family homes with curbside pickup along the public street. The previous proposal required trucks to enter the site and back up into the right-of-way. City staff recommended that the location for this service be modified so that trucks are no longer entering the private street, but rather would pick up along Old San Francisco. This service would be similar to single-family homes east the site. The bins will be brought to locations by homeowners to curbside locations as shown on the provide site plans.

Density

The project would create six lots for individual ownership and a common lot for the drive aisle and open space at the north end of the site. The unit count is within the R-3 standard of an average of 1,800 sq. ft. per dwelling unit. The project exceeds the minimum standard with 2,496 sq. ft. per dwelling unit. The common lot provides each property with access to a public street. The proposed subdivision meets the City's General Plan policy for building at least 75% of the allowable density for the R-3 Zoning District.

FISCAL IMPACT

The project is subject to Park In-lieu and Traffic Impact Fees, as noted in the Conditions of Approval. The project is also subject to payment of school impact fees to the Santa Clara Unified School District.

PUBLIC CONTACT

- Public Hearing Notice
- Published in the *Sun* newspaper
- Posted on the site
- 1,526 notices were mailed to property owners and residents within 1,000 ft. of the project site

Staff Report

- Posted on the City's Web site
- Provided at the Reference Section of the City's Public Library
- Made available at the City's One-Stop Permit Center

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's Web site

As of the date of staff report preparation, staff has received six letters from neighbors noting concerns with the proposal (See Attachment 8). The comments note concerns with increased population, traffic, three-story design, and the impact to the value of nearby single family homes. Additional concerns note concerns with the location of parking for the new development, smoking by new

residents and request for additional landscaping and reduced construction hours.

Outreach Meeting

An outreach meeting was held at Braly Park on March 29, 2018. Approximately 15-20 people, mostly neighbors of the project site, attended the meeting. Neighbors noted concerns related to the increased number of units proposed for the site, as well as privacy impacts and lack of parking. Increased landscaping was also recommended. As noted in the staff report, the applicant has since modified the project to reduce privacy impacts, including higher sill height windows, increased landscape buffer area, and added additional trees at the rear of the site.

ALTERNATIVES

1. Make the findings required by CEQA in Attachment 3, adopt the Negative Declaration; approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 3 and with the recommended conditions of approval in Attachment 4.
2. Make the findings required by CEQA in Attachment 3, adopt the Negative Declaration; approve the Special Development Permit and Vesting Tentative Map with modified findings or conditions.
3. Make the findings required by CEQA in Attachment 3, adopt the Negative Declaration; deny the Special Development Permit and Vesting Tentative Map.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

STAFF RECOMMENDATION

Alternative 1: Recommend that the City Council: Make the findings required by CEQA in Attachment 4, adopt the Negative Declaration; approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 4 to the report and with the recommended conditions of approval in Attachment 5 to the report.

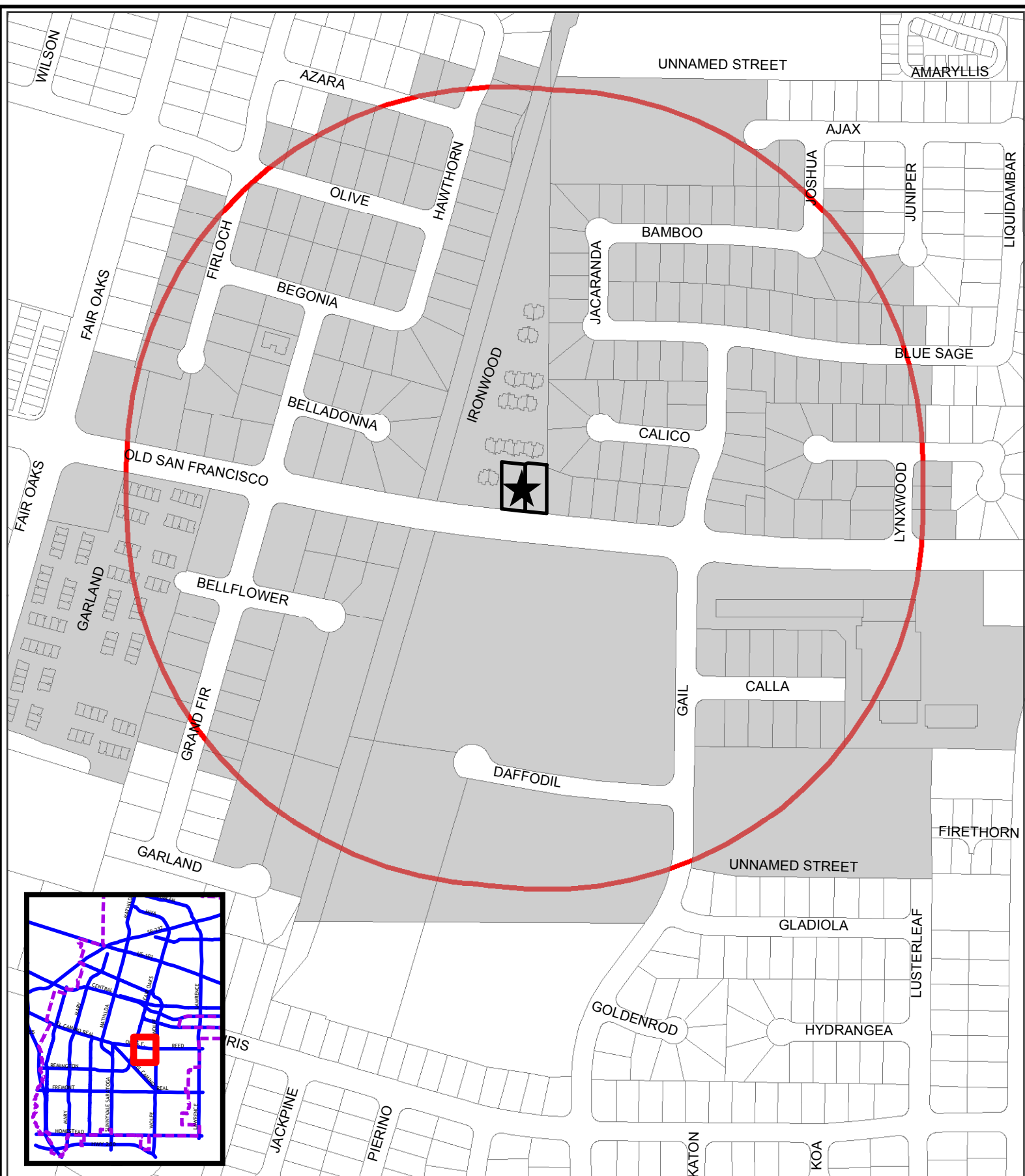
Prepared by: Ryan Kuchenig, Senior Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Assistant Director of Community Development

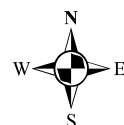
ATTACHMENTS

1. Vicinity and Noticing Radius Map
2. Project Data Table
3. Findings for Approval and General Plan Goals and Policies
4. Recommended Conditions of Approval
5. Project Plans and Tentative Map
6. Project Rendering
7. Mitigated Negative Declaration
8. Letters from Interested Parties



File # 2018-7048
 669 Old San Francisco Rd.(APN:209-17-050 209-17-051)
 Special Development Permit | Tentative Map
 1000-ft Area Map

0 110 220 440 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Medium Density	No Change	Residential Medium Density
Zoning District	R-3/PD	Same	Rezone Requested
Lot Size (s.f.)	14,977 (0.34 ac)	Same	8,000 min.
Gross Floor Area (s.f.)	4,102	12,190	No Max
Floor Area Ratio (FAR)	27%	81.3%	No Max
Lot Coverage	28%	35%	40% max.
No. of Units	N/A	6	8 max.
Density (units/acre)	N/A	18	24 max
Meets 75% min?	N/A	Yes	6 min.
Bedrooms/Unit	N/A	3 – Four Units 4 – Two Units	---
Unit Sizes (s.f.)	N/A	1,990 - 2,115 incl. garage	N/A
Lockable Storage/Unit	N/A	Within 2-car garage	300 cu. ft. min. storage or 2-car garage
No. of Buildings On-Site	3	2	N/A
Distance Between Buildings (ft.)	N/A	26'	26 min. for 3-story
Building Height (ft.)	Approx. 15'	29'	30 max.
No. of Stories	1	3	3 max.
Setbacks			
Front (ft.)	N/A	18' min. / 20' average	15' min./20' average
Side (ft.)	N/A	12' min.	12 min.
Rear (ft.)	N/A	23'1" – 28' 8"	20' min.
Landscaping			
Total Landscaping (sq. ft.)	N/A	3,330	2,550 min.
Landscaping (sq. ft. per unit)	N/A	555 per unit	425 min. per unit

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Usable Open Space (sq. ft. per unit)	N/A	500 per unit	400 min. per unit
Parking Lot Area Shading	0%	50%	50% min. in 15 years
Water-Efficient Landscaping Compliance	N/A	Water Budget (0% turf)	Water Budget Or 80% min. water-conserving plants and limit 25% turf
Parking			
Total Spaces	2 covered and 2 uncovered per unit) – 8 Total	2 Covered/ assigned per unit 4 unassigned - 16 Total	1 covered/ assigned per unit; 4 unassigned - 10 Total
Accessible Spaces	N/A	Per Building Code	Per Building Code
Covered Spaces	N/A	2 per Unit	1 per Unit
Aisle Width (ft.)	N/A	26	20-26 min.
Bicycle Parking	N/A	6 Secured in Garages	4 Secured
Impervious Surface Area (sq. ft.)	7,185	8,420	None per zoning code
Impervious Surface (%)	48%	56%	None per zoning code

RECOMMENDED FINDINGS
2018-7048
669-673 Old San Francisco Road

Adoption of Negative Declaration

In order to adopt the Negative Declaration, the Planning Commission must make the following findings per CEQA Guidelines Section 15074:

1. The Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
2. The Planning Commission has read and considered the Negative Declaration and finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed Project will have a significant effect on the environment.
3. The Negative Declaration reflects the Planning Commission independent judgment and analysis.
4. The mitigation measures listed in the Mitigated Negative Declaration have been incorporated as conditions of approval of the Project, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects.
5. The Department of Community Development, Planning Division, is the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 West Olive Ave., Sunnyvale, CA 94086.

Special Development Permit

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

- **Policy LT-2.1** Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.
- **Policy LT-3.2** Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.
- **Policy LT-4.1** Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.
- **Policy LT-4.2** Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

- **Policy LT-4.4** Preserve and enhance the high-quality character of residential neighborhoods.
- **Policy CC-1.3** Ensure that new development is compatible with the character of special districts and residential neighborhoods.
- **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.

In order to approve the Special Development Permit, the decision maker 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. (*Finding met.*)

The proposed project meets the goals and policies of the General Plan as listed above by providing six ownership housing units in compliance with the planned residential density for the area. The project has been improved since the previously denied project through the use of an additional high quality material (horizontal siding) along with reduced massing of the upper stories which results in a greatly improved architectural design. The design of the proposed townhomes will enhance the neighborhood aesthetics and contribute positively to the streetscape and character.

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

The project proposal consists of three-story townhomes which differs from two story development to the north and west and one-to-two story single family uses to the east; however, taller three-story development is located directly across the street. The grade of the site slopes down approximately two feet, which allows for a reduced height for three-story structures and does not exceed what the current zoning would already allow (30 feet). Directly across the street, the three-story Renaissance Apartment development (built in 1998) is approximately 43 feet tall. Similar to the surrounding development, the proposed setback is approximately 20 feet from the property line adjacent to Old San Francisco Road. Currently no trees are located within the front yards of the existing single family homes. The proposal includes six trees (including four street trees) and landscaping within the front setback, which will further soften the appearance of the new structures from the street. Approximately 23 trees are added overall to the site (plus four street trees) over current conditions. These trees are mostly located near the side and rear property lines of the development, which buffer the view and provide more privacy from neighboring development. The project slightly reduces the amount of curb cut needed off the public street using a singular driveway. The garages face the interior of the site, allowing the entrances of the end units to face the public street and better relate to the surrounding neighborhood. Improvements to the architecture include new materials and reduced upper-story massing to further contribute positively to the street presence.

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
JULY 9, 2018**

Planning Application 2018-7048

669-673 Old San Francisco Road

Special Development Permit for the construction of six three-story
attached townhouse units, and

Vesting Tentative Map to subdivide two lots into six townhouse lots
and one common lot.

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]
- GC-5. ON-SITE AMENITIES:
Swimming pools, pool equipment structures, play equipment and other accessory utility buildings, except as otherwise subject to Planning Commission review, may be allowed by the Director of Community Development subject to approval of design, location and colors. [COA] [PLANNING]
- 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 SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-7. 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, signage, striping, street lights, 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-8. 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. Civil Sheets C-1 to C-3 dated 01/10/18 is subject to change during the plan check process. [SDR] [PUBLIC WORKS]

GC-9. 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-10. FINAL MAP RECORDATION:

This project is subject to, and contingent upon the approval of a vesting tentative map and recordation of a Final Map. The submittal, approval and recordation of the Final 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 vesting tentative map are subject to City's technical review and approval during the Final Map process prior to any grading or building permit. [COA] [PUBLIC WORKS]

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]

PS-2. HYDRAULIC MODELING:

Prior to first off-site improvement plan check submittal, developer shall coordinate with the City for a Water System Hydraulic Modeling analysis to ensure that water main servicing the proposed project would meet various City design guidelines and other statutory requirements for fire, domestic and irrigation flows in terms of pipe size, demands, pressure and velocity.

Upgrade of existing water main by the developer may be required as determined by the City and shall be incorporated into first off-site improvement plan check submittal. Developer shall receive fair-share credit as determined by the City if upgrades of water main are required. Contact Environmental Services Department/Water Operations at 408-730-2744 for more information. [COA] [ENVIRONMENTAL SERVICES/PUBLIC WORKS]

PS-3. 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]

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. SOLID WASTE DISPOSAL PLAN:

A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

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- 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. **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 **\$5,358.00**, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]
 - b) **PARK IN-LIEU** - Pay Park In-lieu fees estimated at **\$197,588.16**, prior to approval of the Final Map or Parcel Map. (SMC 18.10). [SDR] [PLANNING]
- BP-8. **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-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) All areas not required for parking, driveways or structures shall be landscaped.
 - b) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
 - c) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
 - d) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

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- e) Backflow device and other appurtenances are to include screening and covers as approved by the Director of Community Development. This includes all devices (irrigation, DCDA, etc.) located in the front yard landscape areas. Covers should be black, metal mesh with rounded top covers (e.g. “mailbox style”).
 - f) As shown on the approved plans, decorative pervious paving shall be used on the drive aisle and on the pedestrian path connecting to Old San Francisco Road.
 - g) Staff shall work with the developer to ensure appropriate placement and selection of native, large species trees [COA] [PLANNING]

BP-10. FENCE AGREEMENT:

A signed agreement with the neighboring Pebble Creek Condos homeowner’s association detailing the final design of the shared fence shall be provided. [SDR] [PLANNING]

BP-11. PRE-APPROVED WATER-EFFICIENT LANDSCAPE PLANS:

The developer must install all landscaping and irrigation within the common lots and the private usable open space areas per approved site water-efficient landscape plans, and must submit a Landscaping Certificate of Completion, Irrigation Audit Report and Irrigation Schedule, and Landscaping Maintenance Schedule. Any future changes to the approved landscaped areas or planting changes that may affect the approved landscaping water budget calculations are subject to approval by the Director of Community Development. [COA] [PLANNING]

BP-12. 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-13. 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) 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).

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- 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-14. **STORMWATER MANAGEMENT CALCULATIONS:**
Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]

BP-15. **STORMWATER MANAGEMENT PLAN:**
Submit two copies of a Stormwater Management Plan subject to review and approval by 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-16. **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-17. **BEST MANAGEMENT PRACTICES - STORMWATER:**
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

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

BP-18. CITY STREET TREES (SUBDIVISION):

At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.37) prior to issuance of a Building Permit. [SDR] [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, and shall not exceed 8 feet.
- 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.

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- f) Lights shall have shields to prevent glare onto adjacent residential properties. [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. **LIGHTING SPACING:**
Installation of lights at a minimum of 50 feet intervals along all private streets. [COA] [PLANNING]
- BP-22. **PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):**
A Parking Management Plan is subject to review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:
- a) A clear definition of “guest” as proposed by the property manager/homeowner’s association and subject to review and approval by the Director of Community Development.
 - b) The property manager/homeowner’s association may specify that 25% to 75% of unassigned spaces be reserved for guest use.
 - c) Clearly indicate that the property manager/homeowner’s association shall not rent unassigned spaces, except that a nominal fee may be charged for parking management.
 - d) Tenants shall use their assigned parking spaces prior to using unassigned parking spaces.
 - e) Prohibit tenants from parking RV’s, trailers, or boats in assigned spaces.
 - f) Notify potential residents that number of parking spaces provided for each unit on-site as per the approved plans. [PLANNING] [COA]
- BP-23. **GREEN BUILDING:**
The plans submitted for building permits shall demonstrate the project achieves a minimum of 80 points on the Green Point Rated checklist, or the minimum points required effective at the time of building permit submittal. The project plans shall be accompanied with a letter from the project’s Green Point Rater/LEED AP verifying the project is designed to achieve the required points. [COA] [PLANNING] [BUILDING]
- BP-24. **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) 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.
- f) Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses.
- g) 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.
- h) Manage construction parking so that neighbors are not impacted by construction vehicles. When the site permits, all construction parking shall be on-site and not on the public streets.
- i) Prohibit unnecessary idling of internal combustion engine-driven equipment and vehicles.
- j) 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.
- k) 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-25. 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, per City's "waste & recycling reporting form" (electronic copy available) or a similar chart approved by the City. As part of the project's construction specifications, the developer shall track the type, quantity, and disposition of materials generated, and forward a complete report to the Department of Environmental Services, Solid Waste Division both periodically and at project completion. [COA] [ENVIRONMENTAL SERVICES]
- BP-26. SOLID WASTE DISPOSAL AND RECYCLING DESIGN PLAN:
A detailed solid waste disposal and recycling design plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. The solid waste disposal plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for residential/multi-family projects. [COA] [PLANNING/ENVIRONMENTAL SERVICES]
- BP-27. UNDERGROUND UTILITIES:
All utilities shall be undergrounded per Sunnyvale Municipal Code Chapter 19.38.095. [COA] [PLANNING/PUBLIC WORKS]
- BP-28. HISTORIC AND CULTURAL RESOURCES:
Final construction drawings shall incorporate all mitigation measures related to historic and cultural resources as set forth under "Mitigation Measures" in the approved environmental document and as noted below. [COA] [PLANNING]

MITIGATION MEASURE - HISTORIC AND CULTURAL RESOURCES
WHAT:

1. A qualified archaeologist shall conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

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2. If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall not alter the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
 3. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

WHEN: These mitigations shall be incorporated into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City Council. The conditions will become valid when the SDP is approved and prior to building permit issuance.

WHO: The project applicant or property owner shall be solely responsible for implementation and maintenance of these mitigation measures.

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

BP 29. HAZARDS AND HAZARDOUS MATERIALS.

Final construction drawings shall incorporate all mitigation measures related to hazards and hazardous materials as set forth under "Mitigation Measures" in the approved environmental document and as noted below. [COA] [PLANNING]

MITIGATION MEASURE - HAZARDS AND HAZARDOUS MATERIALS
WHAT:

1. Hazardous building materials surveys shall be conducted by a qualified and licensed professional for all structures. All loose and peeling lead-based paint and asbestos-containing material shall be abated by certified contractor(s) in accordance with local, state, and federal requirements. All other hazardous materials shall be removed from buildings prior to demolition in accordance with California Department of Industrial Relations, Division of Occupational Safety and Health regulations. The completion of the abatement activities shall be documented by a qualified environmental professional(s) and submitted to the

City for review with applications for issuance of construction and demolition permits.

WHEN: These mitigations shall be incorporated into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City Council. The conditions will become valid when the SDP is approved and prior to building permit issuance.

WHO: The project applicant or property owner shall be solely responsible for implementation and maintenance of these mitigation measures.

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

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. Civil Sheets C-1 to C-3 dated 1/10/18 is subject to change during plan check process. See Improvement Plan Checklist and Improvement Plan Submittal Checklist at the following 2 links:
<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=24002>
<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23625> [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]

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- EP-3. **BENCHMARKS:**
The improvement plans shall be prepared by using City's latest benchmarks (NAVD88) available on City's website <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23803> Plans based on NAVD29 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 DRY UTILITIES:**
Concurrent with the initial submittal of off-site improvement plans, obtain an encroachment permit for potholing purposes to locate existing dry utilities. Use pothole information to identify possible conflict between the proposed location of City trees and existing utilities, proposed joint trench, and proposed connection of gravity utilities. Potholing is to take place in a timely manner so that this does not hold up the review of the improvement plans. [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. Civil Sheets C-1 to C-3 dated 1/10/18 is subject to change during plan check process. [COA] [PUBLIC WORKS]

EP-12. PUBLIC FIRE HYDRANTS:

New fire hydrant barrel with current City standard Clow-Rich 75 per current City standard. New fire hydrant locations shall be per current City standard detail 2B and 2B-2. Public fire hydrant shall be maintained free and clear of all trees, vines, shrubs, bushes, ivy, etc. for a minimum of three feet. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PROTECTION]

EP-13. WATER METER:

Install new radio-read domestic water meter(s) and RPBFP(s) at each point of connection to the water main. For water meter size two (2) inch or larger, provide meter sizing calculations to the Department of Public Works for approve of meter size. Civil Sheets C-1 to C-3 dated 1/10/18 is subject to change during plan check process. [COA] [PUBLIC WORKS]

- EP-14. IRRIGATION SERVICE LINE AND BACKFLOW PREVENTORS:
Install a separate irrigation water service line (separate from the domestic/fire water service line) with a water meter and backflow prevention device.
- All landscape and irrigation systems, located in the public park strip areas shall be connected to the water system metered to the property owner. Install new reduced pressure backflow prevention devices on the discharge side of irrigation line on private property. Install backflow preventer enclosure where applicable. Backflows must adhere to City's Cross-Connection Program. Backflow inspection permit and tags are required for all backflow devices. [COA] [PUBLIC WORKS]
- EP-15. 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. Sheet C-3 Utility Plan dated 1/10/2018 [SDR] [PUBLIC WORKS]
- EP-16. SANITARY SEWER VIDEO:
The contractor shall make a video copy of the interior of the new sanitary sewer lateral installed prior to it is put into service. [COA] [PUBLIC WORKS]
- EP-17. 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-18. CATCH BASIN TRASH CAPTURE DEVICES:
Pursuant to SMC 12.60.130, install full trash capture devices on the project site, prior to connecting to the City's storm drain collection system, the developer shall be responsible for perpetual maintenance of those trash capture devices. All storm drain inlet facilities located in the public right-of-way shall be stenciled and/or have a badge that read "NO DUMPING" as supplied by the Environmental Services Department. [COA] [PLANNING/ENVIRONMENTAL SERVICES/PUBLIC WORKS]
- EP-19. 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

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- project site shall be located on-site and not within the public utility easement, if any. [COA] [PUBLIC WORKS]
- EP-20. **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-21. **STREETSCAPE IMPROVEMENTS:**
Along project frontage on Old San Francisco Road, remove existing concrete curb, gutter and 5' sidewalk and install new concrete curb and 2' gutter and 6' sidewalk per current City standards. [SDR] [PUBLIC WORKS]
- EP-22. **ROOT BARRIER:**
Install a continuous root barrier along new sidewalk adjacent to City trees per City standard details and specifications. [SDR] [PUBLIC WORKS]
- EP-23. **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-24. **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-25. **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-26. **SLURRY SEAL:**
Developer shall be responsible to install Type II slurry seal on Old San Francisco from lip of gutter to lip of gutter along project frontage to the median turn lane or as determined by the Department of Public Works. [COA] [PUBLIC WORKS]

EP-27. CITY STREET TREES:

The developer shall install required street trees in proposed within the public right-of-way along the project frontage as follows: Quercus Agrifolia (California Coast Live Oak. Street trees and frontage landscaping shall be included in the detailed landscape and irrigation plan subject to review and approval by the Department of Public Works prior to issuance of encroachment permit. New street trees shall be 24-inch box size or 15 gallon size spaced approximately 35 feet apart. No street trees are to be planted within 10' of a sanitary sewer lateral. Sheets C1-1 to C-3 dated 1/10/18 is subject to change during plan check process. [SDR] [PUBLIC WORKS]

EP-28. 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-29. 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 traffic detector loops and conduits shall be protected in place during construction. Any damaged detector loops shall be replaced within 7 days at the expense of the developer. [COA] [PUBLIC WORKS]

EP-30. 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. 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. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):

Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of

Community Development and the City Attorney. Four (4) sets of the CC&Rs including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:

- a) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
- b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
- c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to a owners association, following sale of at least 75% of the units, whichever comes first.
- d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #**2018-7048**, and associated map shall be incorporated into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.
- e) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
- f) The CC&Rs shall contain the following provisions:
 - i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.
 - ii) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
- g) The CC&Rs shall contain the following language:
 - i) "Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the

Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.

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

-
- TM-2: **HOA CREATION:**
The developer/Owner shall create a Homeowner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of Community Development prior to approval of the Final Map. The Conditions of Approval shall be attached as an exhibit to the CC&Rs created for this subdivision. [COA] [PLANNING]
- TM-3. **HOA TRANSFER:**
At the time the homeowners association is transferred from the developer to the individual property owners (typically at election of board members or officers), the developer shall schedule a meeting between the board members or officers, the City of Sunnyvale and the developer to review the Conditions of Approval of the development and other applicable City requirements. [COA] [PLANNING]
- TM-4: **PUBLIC/PRIVATE STREETS:**
All streets, both public and private, shall be shown on the Final Map. The common lot shall be assigned a private street name in accordance with the official Street Name System, as selected by the Community Development Department. Private streets shall be designated as "Terrace". [COA] [PLANNING]
- TM-5. **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. [COA] [PLANNING/PUBLIC WORKS]
- TM-6. **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-7. **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-8. 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-9. 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-10. SUBDIVISION AGREEMENT AND IMPROVEMENT SECURITIES:

The developer shall execute a subdivision 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]

<p>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.</p>
--

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. 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-4. 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-5. 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]

<p>DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.</p>
--

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]

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

AT-1. 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-2. PARKING MANAGEMENT:

On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]

AT-3. PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and as follows:

-
- a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 - b) Maintain all parking lot striping and marking.
 - c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
 - d) Require signs to direct vehicles to additional parking spaces on-site, as needed.
 - e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

AT-4. OFF-STREET PARKING:

Off-street parking for both residents and guests shall be maintained at all times in accordance with approved plans. [COA] [PLANNING]

AT-5. 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-6. RECREATIONAL VEHICLE STORAGE PROHIBITED:

Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]

AT-7. HOA REVIEW AND APPROVAL:

In common interest developments, any future applications to the City for physical modifications on commonly owned property shall require consent of the board of directors of the homeowners association, architectural review committee or similar committee; applications for physical modifications on privately owned property shall require the individual property owner's signature. Individual property owners submitting an application for physical modifications on private property shall comply with any approval processes outlined as such in

the conditions, covenants & restrictions (CC&Rs) of their respective development. [COA] [PLANNING]

AT-8. HOA RESPONSIBILITIES:

The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the Neighborhood and Community Resources Division of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING DIVISION/NEIGHBORHOOD AND COMMUNITY RESOURCES DIVISION]

AT-9. BMP MAINTENANCE:

The project applicant, owner, landlord, or HOA, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]

AT-10. BMP RIGHT OF ENTRY:

The project applicant, owner, landlord, or HOA, shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan. [SDR] [PLANNING]

AT-11. 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]

A SIX UNIT DEVELOPMENT FOR: GEORGE NEJAT



669-673 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086

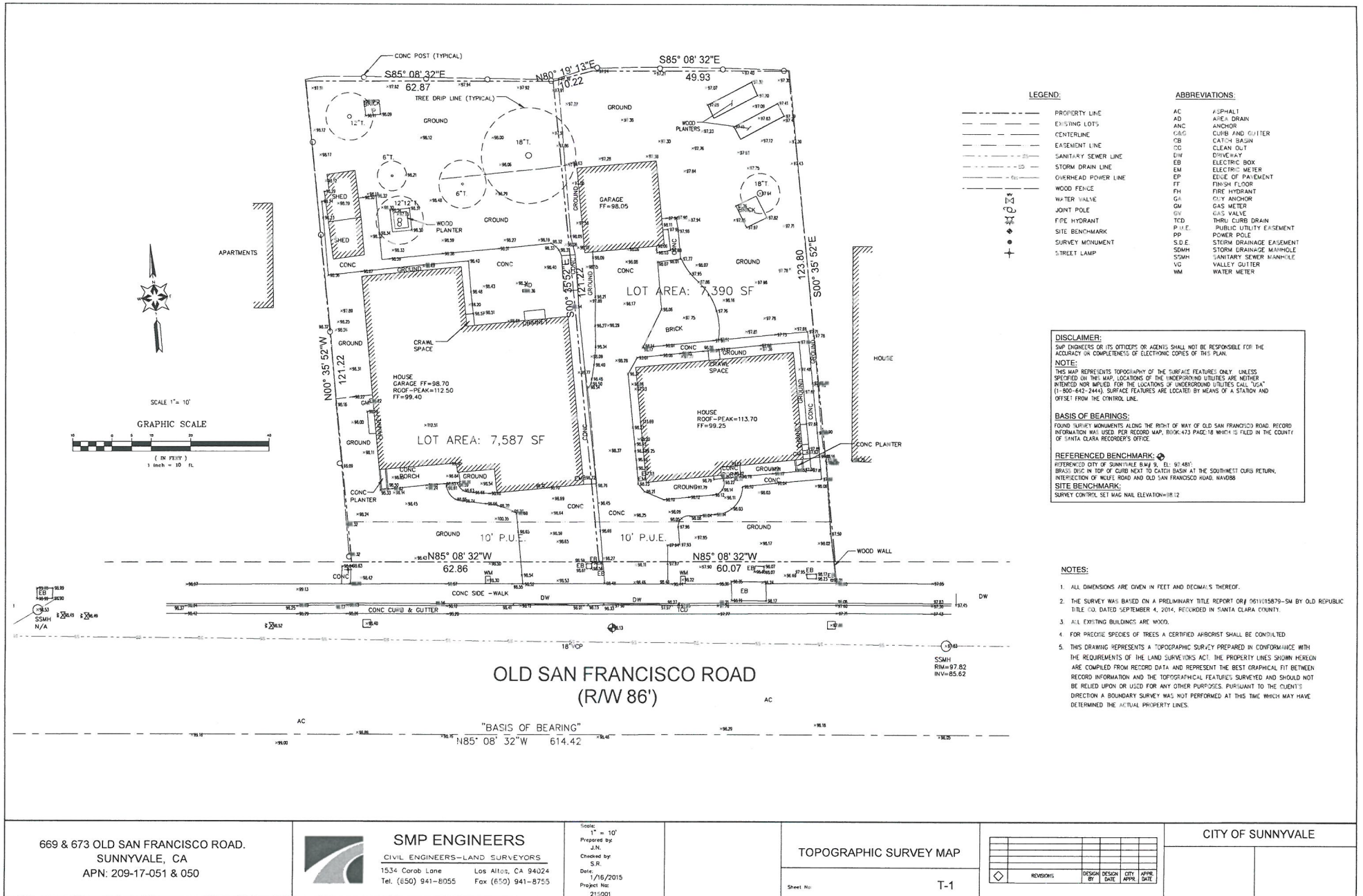
Revisions	By

INNOVATIVE CONCEPTS
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Email: info@innovativeconcepts.net



A Major Use Permit / Special Development Permit for:
George Nejat
669 & 673 Old San Francisco Road
Sunnyvale, CA 94086

Scale	0" = 10' - 0"
North	
Area	
Sheet	0
of	20



669 & 673 OLD SAN FRANCISCO ROAD.
SUNNYVALE, CA
APN: 209-17-051 & 050



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 10'
Prepared by
JLK
Checked by
S.R.
Date
1/16/2015
Project No.
211/001

TOPOGRAPHIC SURVEY MAP

Sheet No:

T-1

REVISIONS	DESIGN	DATE	CITY	APPRO.	DATE
1					
2					
3					
4					
5					

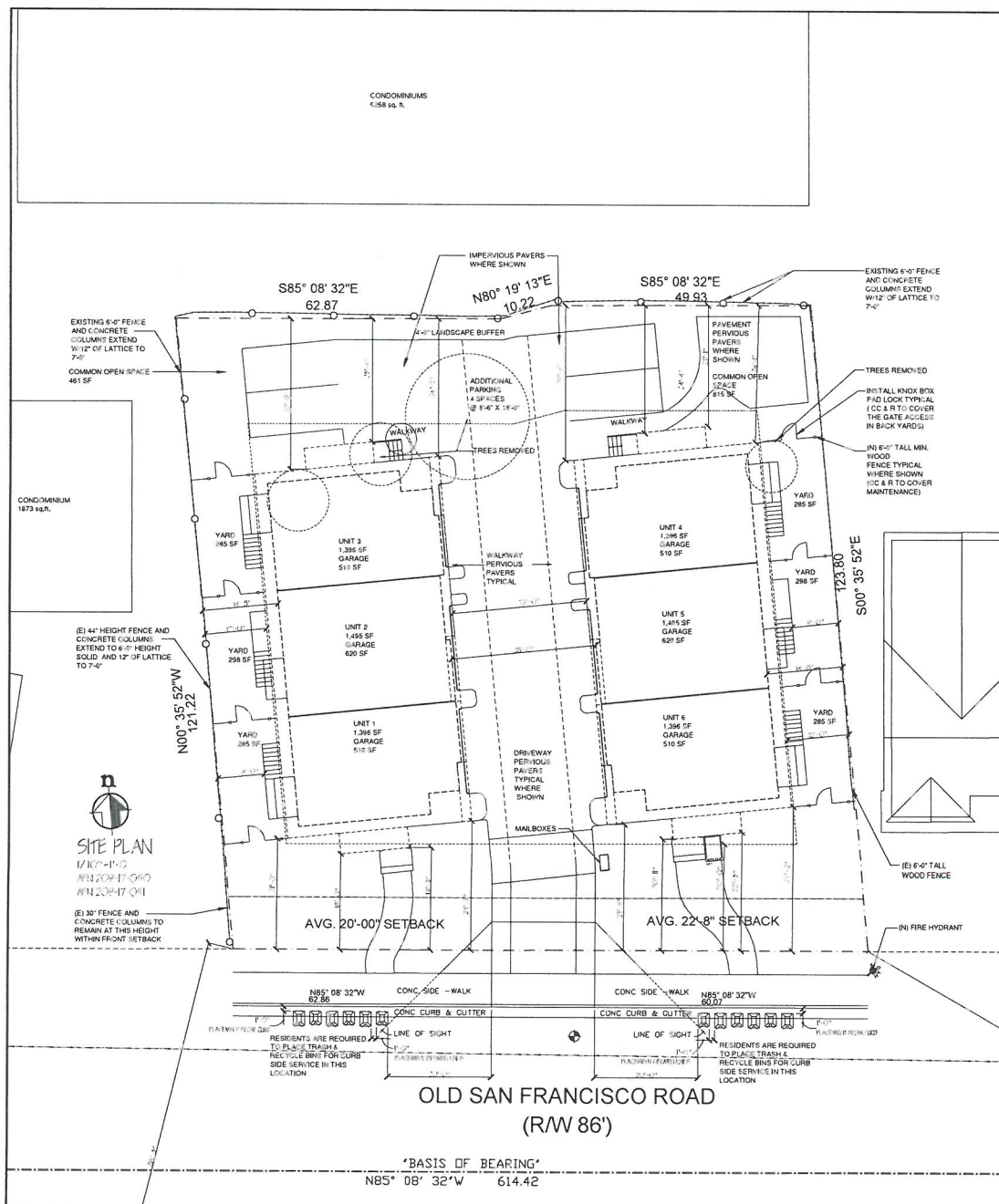
CITY OF SUNNYVALE

A SIX UNIT DEVELOPMENT FOR:
GEORGE NEJAT
669-673 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086



COLOR PALETTE

- 1  STANDARD WEIGHT
CONCRETE TILE ROOF
BY BORAL ROOFING
STYLE: SAXONY 900 SLATE
COLOR: CHARCOAL BROWN BLEND
- 2  WOOD CAP RAILING
COLOR: SANTANA SOUL
BY KELLY MOORE
- 3  VINYL WINDOWS
BY MILGARD
STYLE MONTECITO SERIES
COLOR: CLASSIC BROWN
- 4  JELD-WEN ENTRY DOOR
STYLE: CRAFTSMAN 3-LITE PRE-HUNG
COLOR: MESA RED GLOSS FINISH
- 5  GARAGE DOORS SECTION STEEL
BY CLOPAY
STYLE: NON INSULATED ALMOND GARAGE
DOOR WITH PLAIN WINDOW
COLOR: ALMOND
- 6  GLASS PANEL RAILING BY CRYSTALITE
ALUMINUM WITH BRONZE FINISH
- 7  GALVANIZED STEEL K-STYLE GUTTER
BROWN (AMERIMAX HOME PRODUCT)
BY KELLY MOORE
COLOR: SANTANA SOUL
- 8  STUCCO EXTERIOR
SAND FINISH
COLOR: SWISS COFFEE
BY KELLY MOORE
- 9  SIDING EXTERIOR
SMOOTH FINISH
COLOR: SPANISH SAND
BY KELLY MOORE
- 10  WOOD TRIM EXTERIOR
SMOOTH FINISH
COLOR: SANTANA SOUL
BY KELLY MOORE
- 11  STACKED STONE
BY ELDORADO STONE
STYLE: LIMESTONE
COLOR: SAN MARTIN

 VICINITY MAP
INDEX OF PAGES

- SITE/SCAPE
- WATER, POWER
- TOPOGRAPHIC MAP
- SITE PLAN
- ZONING & DRAINAGE PLAN
- STORM WATER & MANAGEMENT PLAN / DETAIN
- STORM WATER & MANAGEMENT PLAN /
- IRRIGATION SURFACE
- FIRE ACCESS PLAN
- PROPOSED FLOOR PLANS
- ROOF PLANS
- ELEVATIONS
- ELEVATIONS
- BUILDING SECTIONS
- SOLAR STUDY
- SOLAR STUDY
- LANDSCAPE PLANS

SHEET 0	PROJECT DESCRIPTION	
SHEET 1	BUILDING OCCUPANCY	15,837 SF
SHEET A0	ZONING	R3
SHEET C-2	TYPE OF CONSTRUCTION	1-0
SHEET S11A-2	STORIES	2
SHEET S11A-3	LOT SIZE	14,977 SF
SHEET A1		
SHEET A2	SITE COVERAGE	2,244 SF = 15%
SHEET A3		
SHEET A4	FLOOR AREA	12,190 SF = 81%
SHEET A5		
SHEET A6	PRIVATE OPEN SPACE	1,176 SF
SHEET A7	COMMON OPEN SPACE	1,267 SF
SHEET A8	TOTAL	2,443 SF
SHEET L1	LANDSCAPE AREA	2,244 SF

BUILDING DATA		SECOND FLOOR	GARAGE	GARAGE ENTRANCE	FLOOR AREA
UNIT 1	011 SF	938 SF	941 SF	85 SF	1,960 SF
UNIT 2	794 SF	704 SF	946 SF	78 SF	2,118 SF
UNIT 3	811 SF	938 SF	941 SF	85 SF	1,960 SF
UNIT 4	811 SF	938 SF	941 SF	85 SF	1,960 SF
UNIT 5	794 SF	704 SF	946 SF	78 SF	2,118 SF
UNIT 6	811 SF	938 SF	941 SF	85 SF	1,960 SF
TOTAL:		4,526 SF	3,748 SF	3,294 SF	12,140 SF

AVERAGE FRONT SE. BACKS

1ST FLOOR	6TH FLOOR
151 FLOOR	151 FLOOR
20.0 R	25.0 R
18.0 R	20.0 R
12.5 R	22.5 R
24.0 R	27.2 R
107R: 82.6 R / 4	107R: 95.1 R / 4
20.7 R Average Front 1st Floor Sublot	25.97 R Average Front 1st Floor Sublot
2ND FLOOR	2ND FLOOR
25.5 R	25.1 R
25.5 R	29.0 R
20.5 R	20.6 R
25.5 R	25.0 R
107R: 116.2 R / 4	107R: 116.2 R / 4
25.6 R Average Front 2nd Floor Sublot	22.75 R Average Front 2nd Floor Sublot

Revisions	Estimate

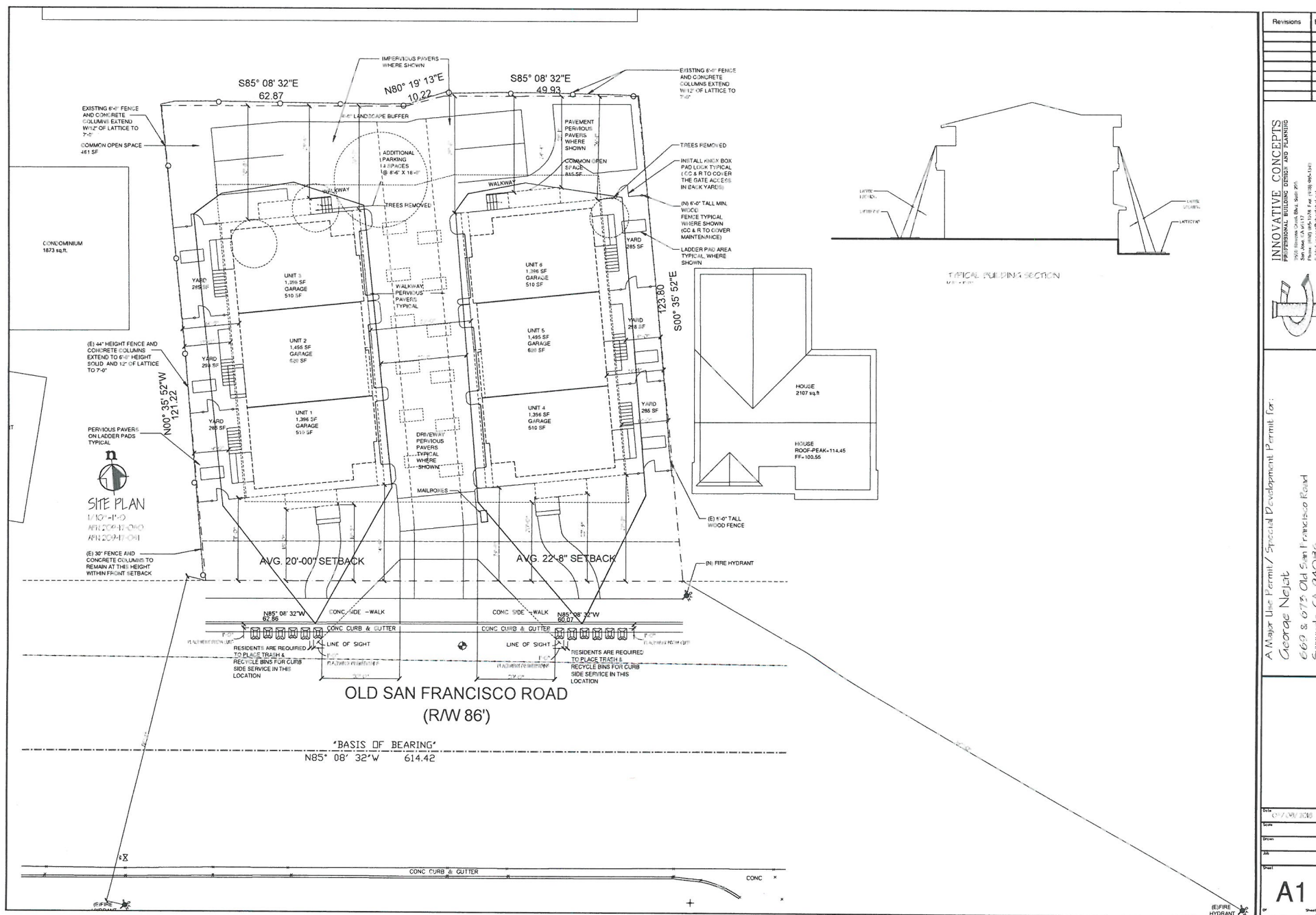
INNOVATIVE CONCEPTS
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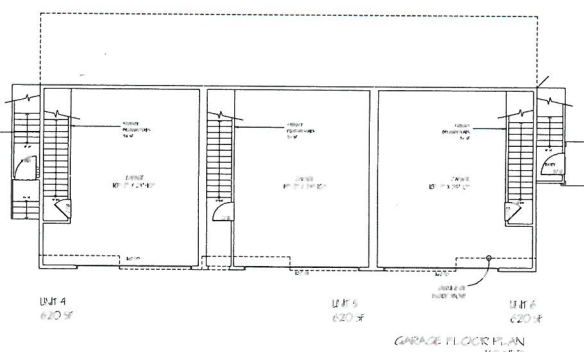
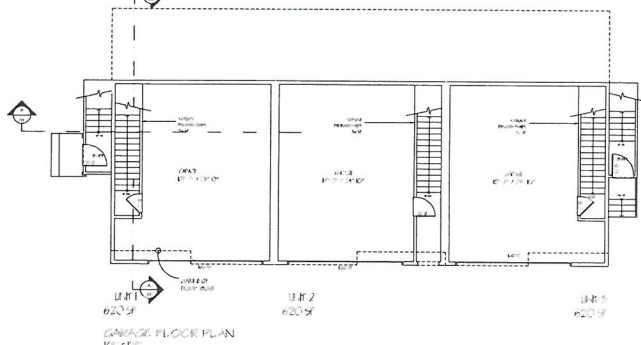
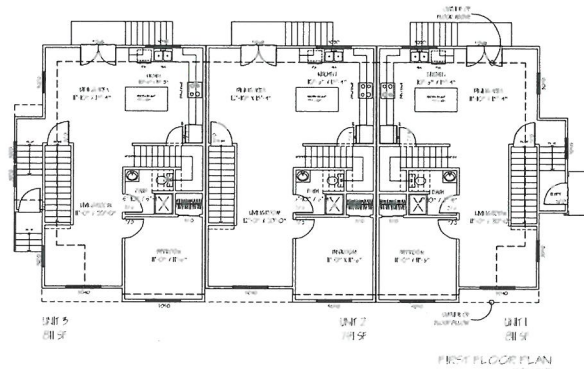
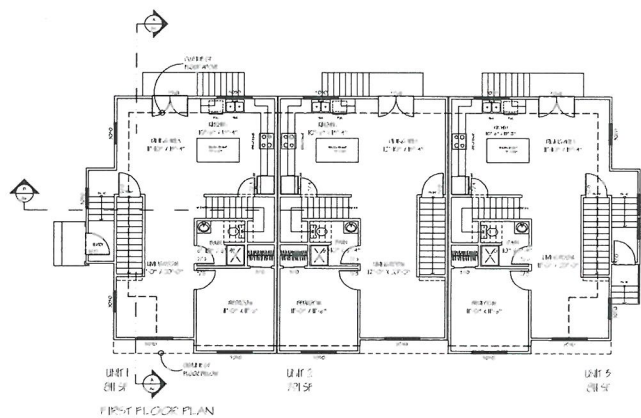
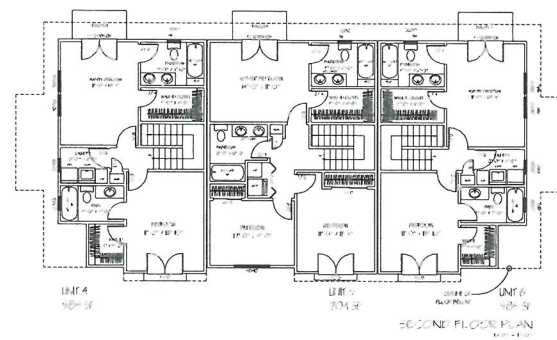
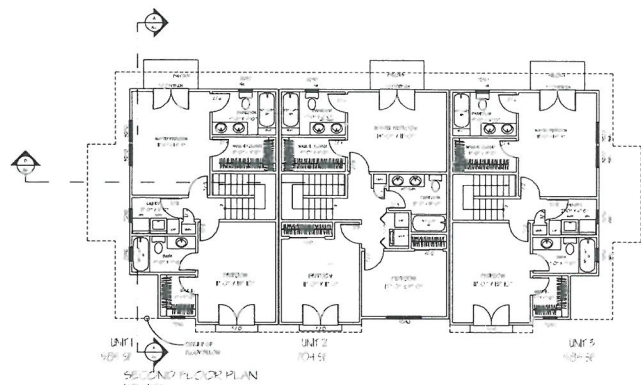


A Major Use Permit/ Special Development Permit for:
George Nejat
609 & 673 Old San Francisco Road
Berkeley, CA 94706

Title	05/01/2015
Scale	
Organ	
Job	
Sheet	

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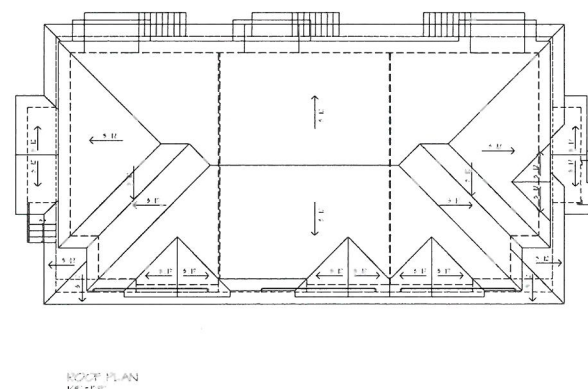
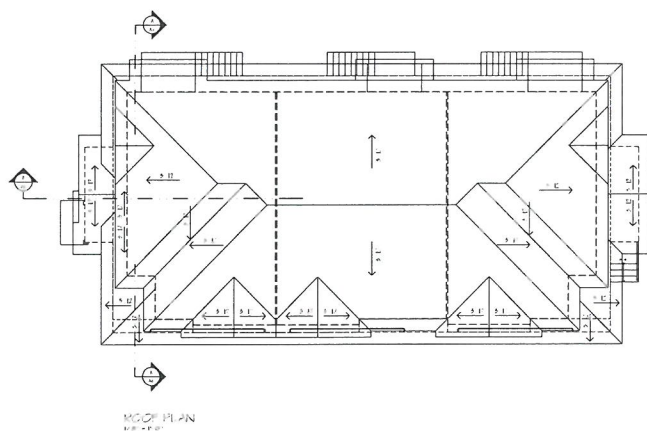


Revisions	By

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Email: info@innovativeconcepts.com

A Major Use Permit/ Special Development Permit for:
George Nejat
669 & 675 Old San Francisco Road
Sunnyvale, CA, 94086

DATE: 04/10/2018
BY: [Signature]
CHECKED: [Signature]
APP: [Signature]
SCALE: [Signature]
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Revisions	

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A Major Use Permit / Special Development Permit for:
George Nejat
669 & 673 Old San Francisco Road
Sunnyvale, CA, 94086

Date	04 / 08 / 2016
Section	
Organ	
Job	
Sheet	

A3



SOUTH ELEVATION
10'-0"

NORTH ELEVATION
10-10-01

WEST ELEVATION
1/8" = 1' 0"



EAST ELEVATION
1:10 = 1"=1'-0"

[illegible]

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A Major Use Permit/ Special Development Permit for:
George Nejat
669 & 673 Old San Francisco Road
Sunnyvale, CA, 94086

Date 04 / 08 / 2016

Given

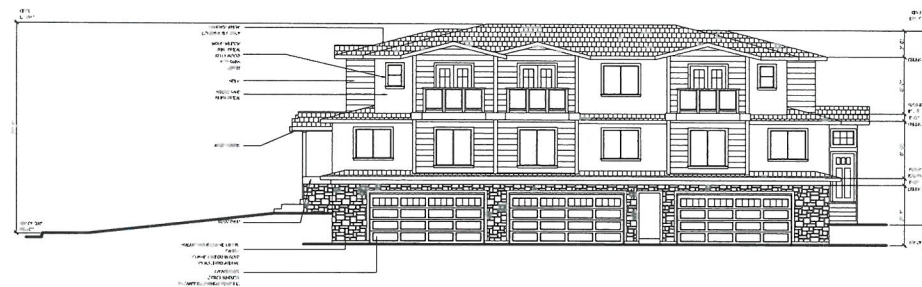
Street

A4

A4



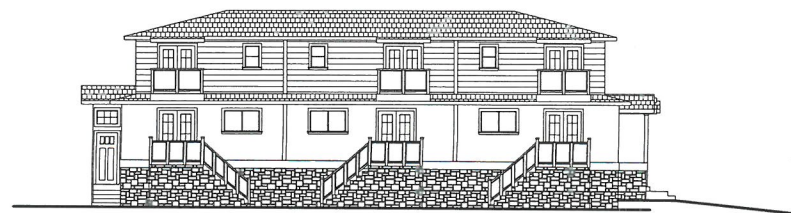
SOUTH ELEVATION
1/8" = 1'-0"



FAST ELEVATION
1/2" = 1'-0"



NORTH ELEVATION
ME - 105



WEST ELEVATION
1/8" = 1'-0"

Revisions:

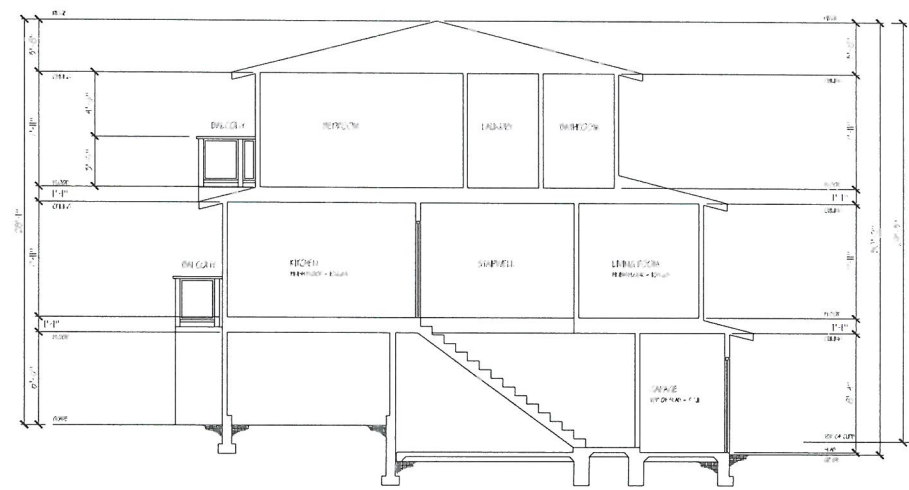
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3570 Stevens Creek Blvd., Suite 295
San Jose, CA 95117
Phone: (408) 995-1079 Fax: (408) 995-1382



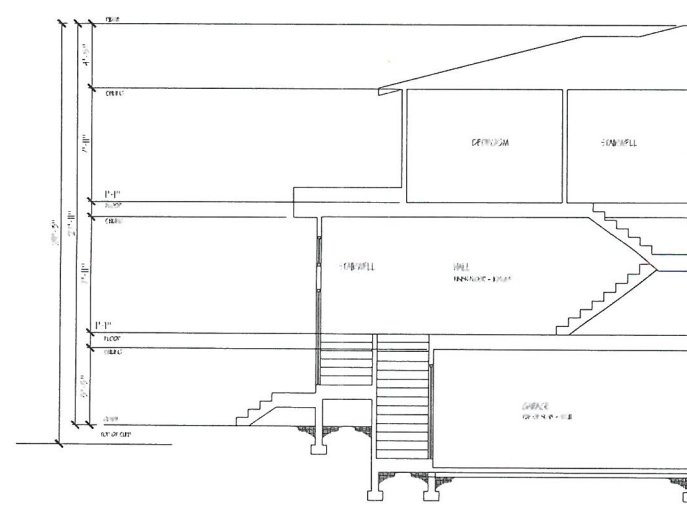
A Major Use Permit/ Special Development Permit for:
George Nejat
669 & 673 Old San Francisco Road
Sunnyvale, CA, 94086

Date	04 / 09 / 2018
Scale	
Drawn	
Job	

A5



SECTION 'A-A'
1/4" = 1'-0"



SECTION 'B-B'
1/4" = 1'-0"

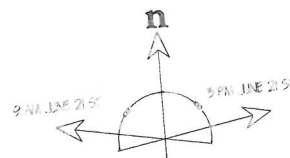
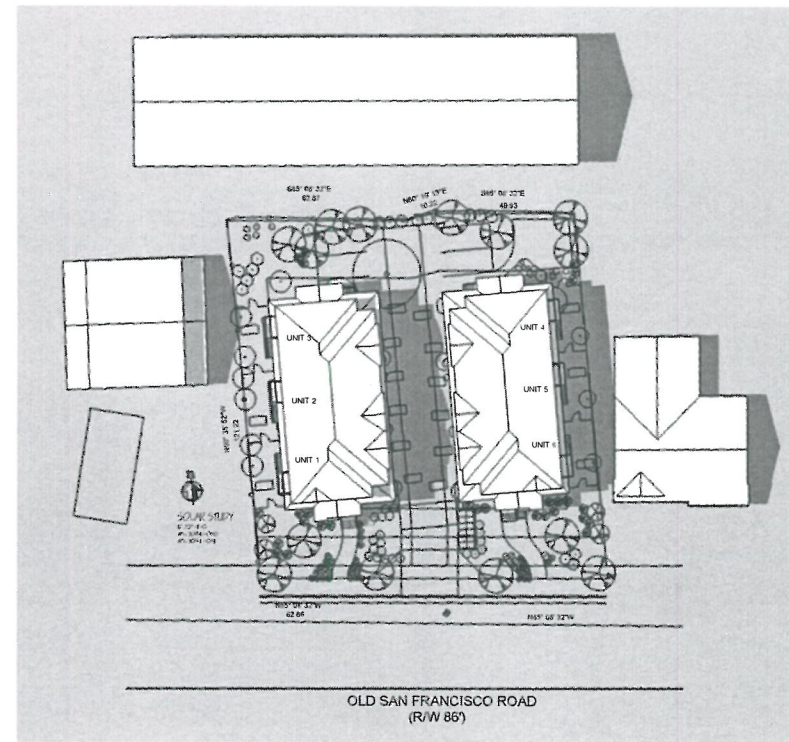
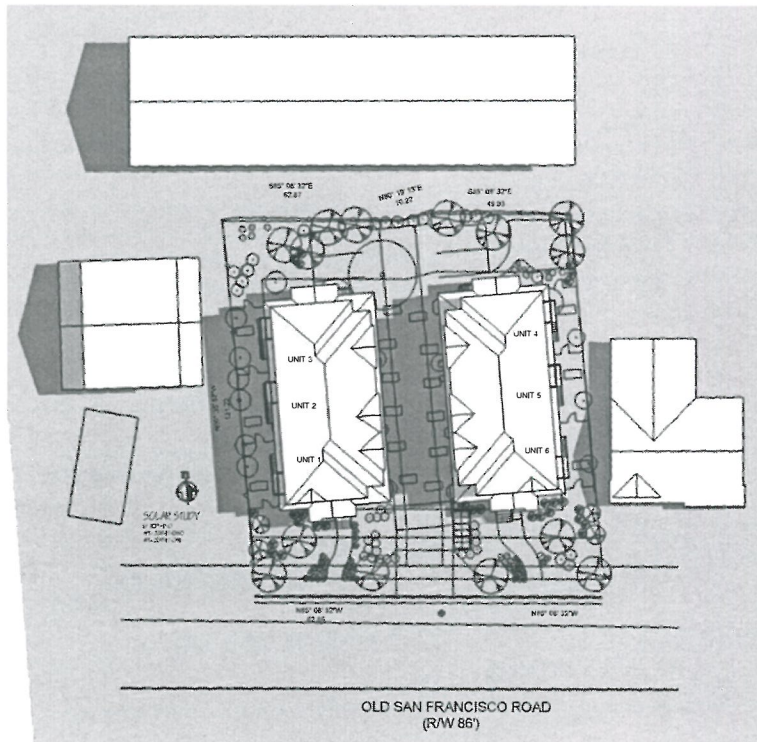
Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
1000 Serrano Creek Blvd. Suite 200
San Jose, CA 95127 Tel: 408.944.1400
Email: info@innovativeconcepts.com

A Major Use Permit/Special Development Permit for:
George Nislat
669 & 675 Old San Francisco Road
San Jose, CA 95130

DATE	07/08/2013
FILE	
OPEN	
AK	
PRINT	
OR	

A6



SHADOW ANALYSIS
JUNE 21 AT 9 AM AND 3 PM
100° AZIMUTH AND 47° ALTITUDE

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING

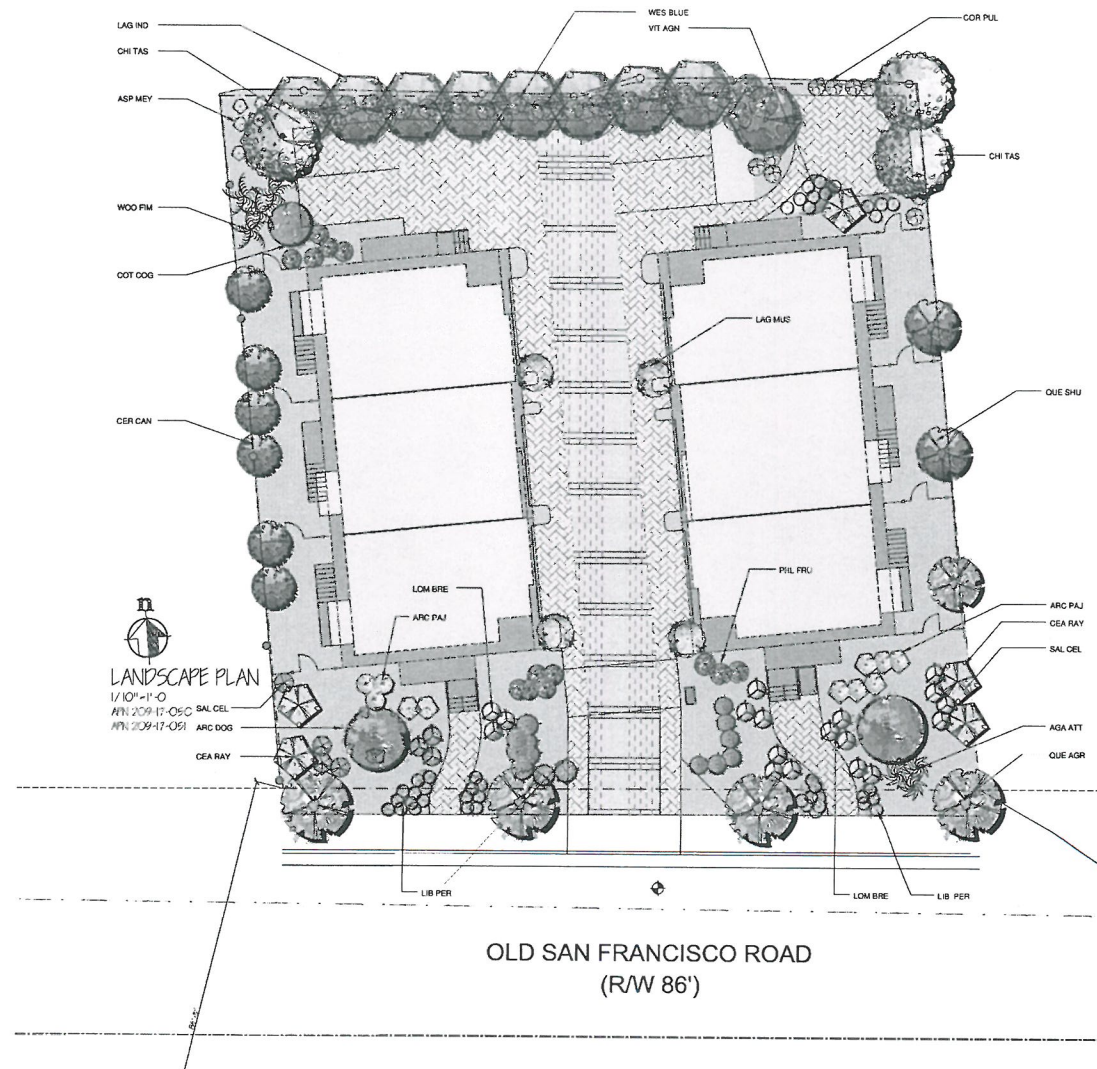
2801 Moorpark Ave., Suite 4
San Jose, CA 95128
Phone: (408) 955-1978 Fax: (408) 955-1543
E-Mail: innconp@earthlink.net



A Major Use Permit/ Special Development Permit for:
George Nejat
669 & 673 Old San Francisco Road
Sunnyvale, CA, 94086

Date	04/08/2015
Scale	
Drawn	
Job	
Sheet	

A7



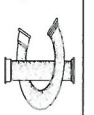
PLANT LIST

CODE	QTY	SIZE	NAME
AGA ATT	3	5 GAL	AGAVE ATTENUATA 'NOVA'
ARC DOC	2	15 GAL	ARCTOSTAPHYLOS MANZANITA 'DOCTOR HURD'
ARC PAJ	10	5 GAL	ARCTOSTAPHYLOS PAJAROENSIS 'LESTER ROUNTREE'
ASP MEY	5	5 GAL	ASPARAGUS DENIFLORUS 'MEYERII'
CEA RAY	5	5 GAL	CEANOTHUS RAY HARTMAN'
CHI TAS	3	24" BOX	CHITILPA TASHKENTENSIS 'MORNING CLOUD'
COR PUL	18	5 GAL	CEANOTHUS RAY HARTMAN'
COT DOG	1	15 GAL	CONTINUS COGGYGRIA 'GRACE'
LAG IND	9	24" BOX	LAGERSTOEMIA INDICA 'NATCHEZ'
LAG MUS	4	15 GAL	LAGERSTOEMIA 'MUSKOGEE'
LAV ANG	15	1 GAL	LAVANDULA ANGUSTIFOLIA
LIB PER	33	1 GAL	LIBERTIA PEREGRINANS
LOM BRE	15	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'
PHI FRU	8	5 GAL	PHLOMIS FRUTESCENS
QUE AGR	4	36" BOX	QUERCUS AGRIFOLIA
QUE SHU	3	24" BOX	QUERCUS SHUMARDII
SAL CEL	8	5 GAL	SALVIA 'CELESTIAL BLUE'
VIT AGN	1	15 GAL	VITEX AGNUS-CASTUS
WES BLU	29	5 GAL	WESTRINGIA FRUTICOSA 'BLUE GEM'
WOO FIM	5	5 GAL	WOODWARDIA FIMBRIATA

INFILL ALL PLANTING AREAS WITH 2" PREMIUM ARBOR MULCH

Revisions	By

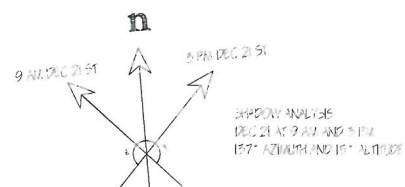
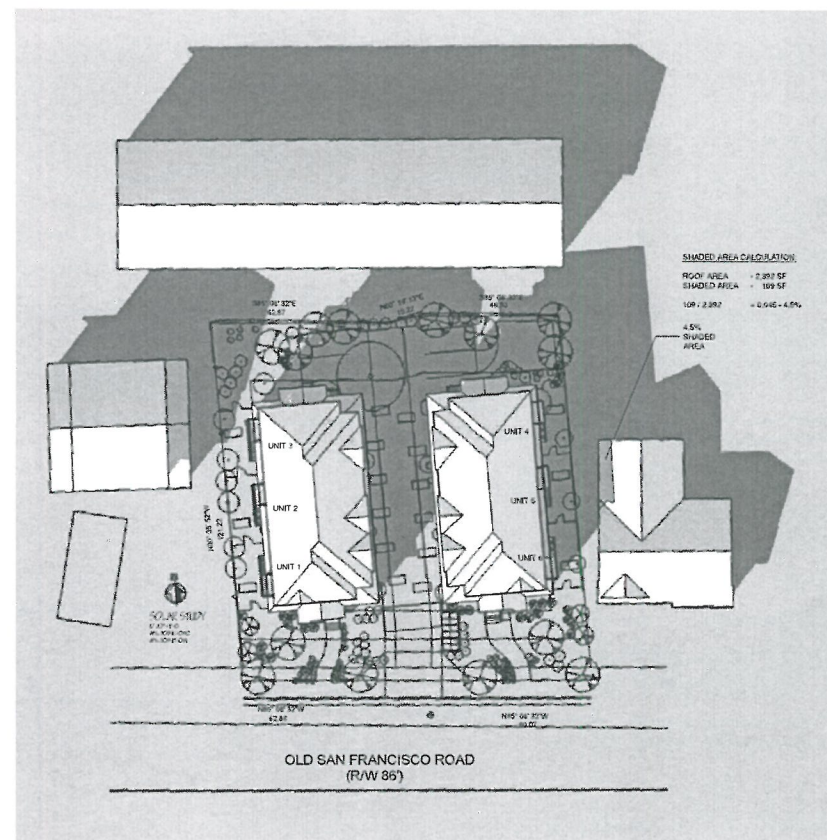
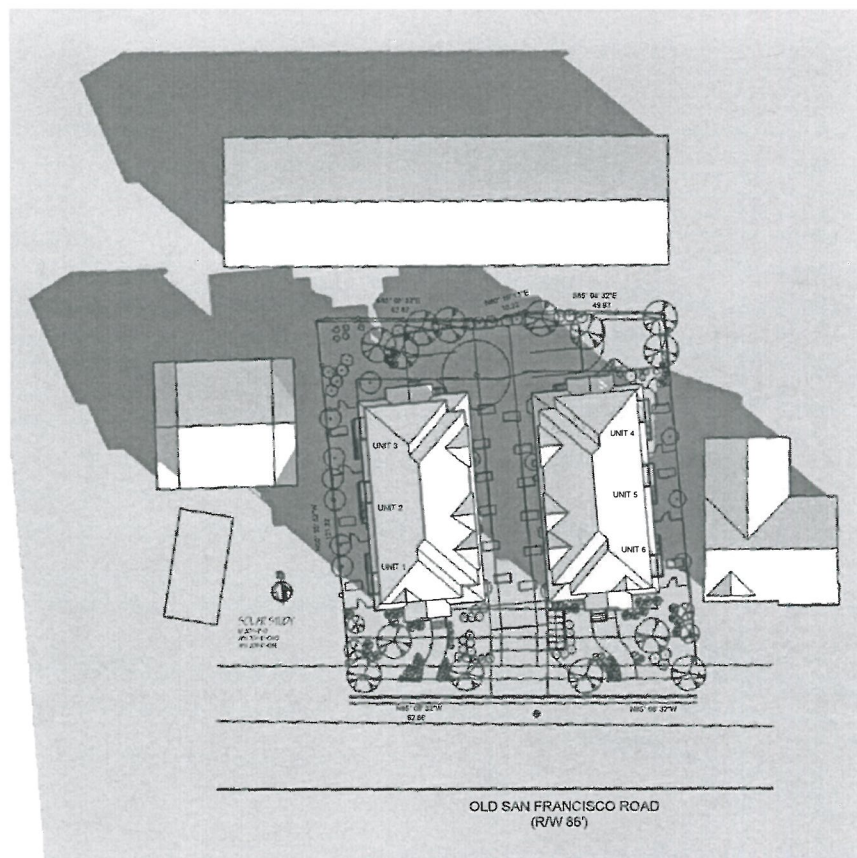
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3000 Stevens Creek Blvd., Suite 205
San Jose, CA 95128
Tel: 408.253.1117 Fax: 408.253.1118
E-Mail: info@innovativeconcepts.com



A Major Use Permit/ Special Development Permit for:
George Najat
669 & 675 Old San Francisco Road
Sunnyvale, CA 94086

Date	07/01/2018
Drawn	
Check	
Scale	
Sheet	

L1



Revisions	

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING

2601 Miramar Ave., Suite 1
San Jose, CA 95128
Phone: (415) 995-1010, Fax: (415) 995-1543

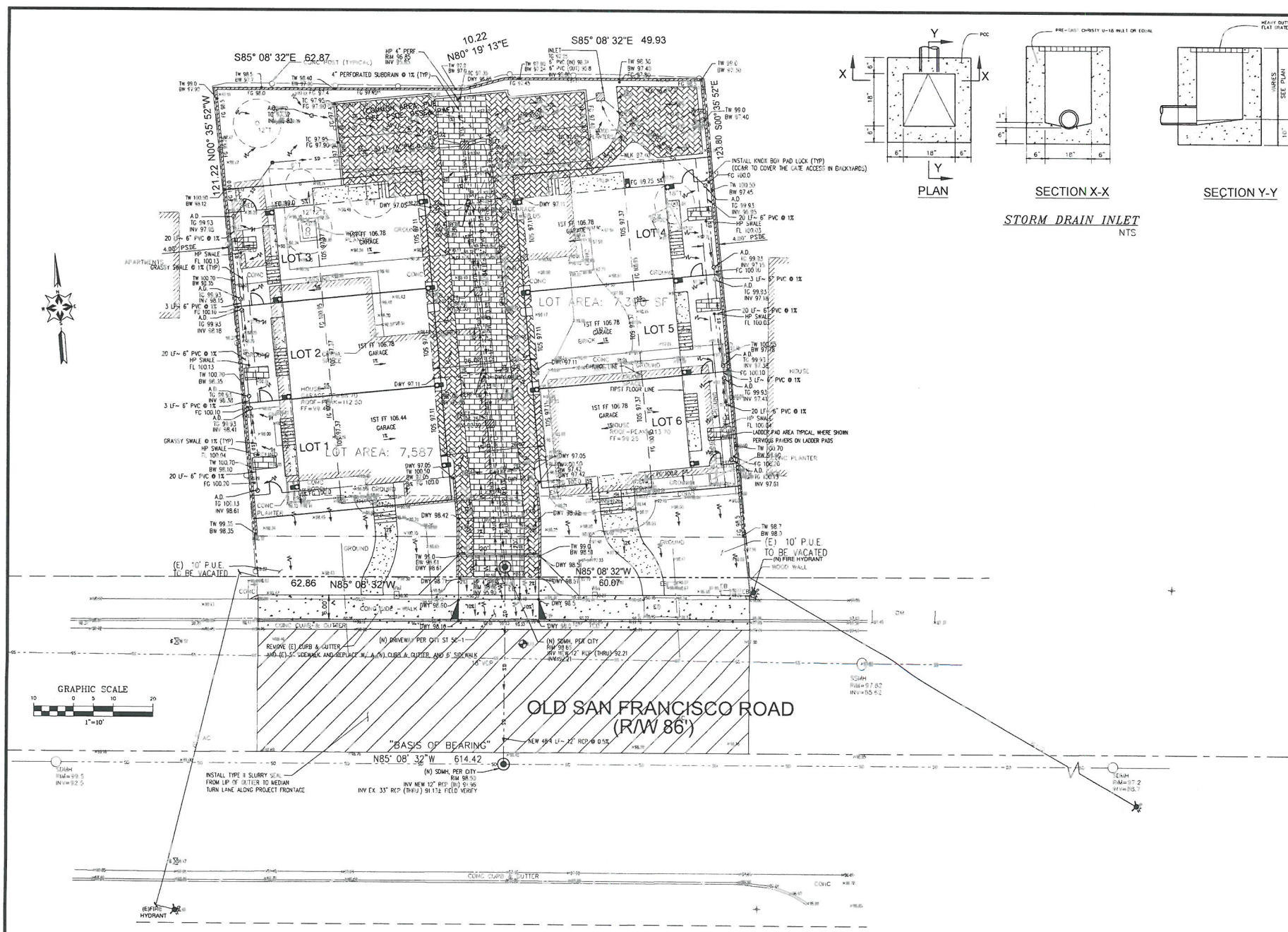


A Major Use Permit/Special Development Permit for:
George Nejat
669 & 673 Old San Francisco Road
Sunnyvale, CA, 94086

Date	02/08/2019
Scale	
Drawn	
Job	
Project	

A8

[illegible]





ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ANGELES, CA 90024
TEL: (800) 941-8055
FAX: (800) 941-8755

OWNER/APPLICANT:

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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
SIX (6) NEW TOWN HOUSES SUBDIVISION

APN: 209-17-051 & 050

669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA

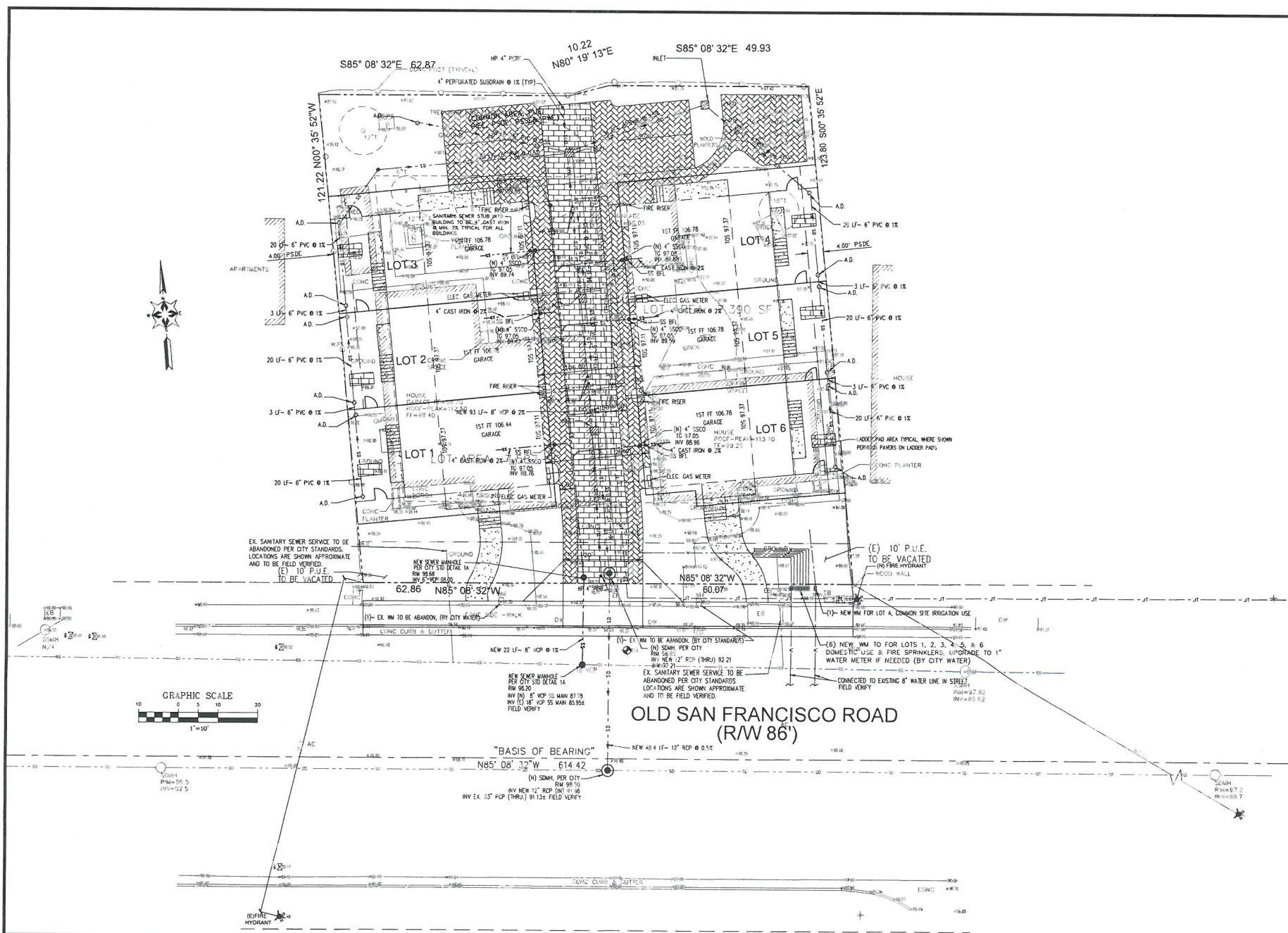
UTILITY PLAN

Revisions:



Date: 1/10/2018
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 215001

Sheet: 3 OF 3
C-3



EXIST	PROPOSED	DESCRIPTION
		PROPERTY LINE
		FILL AREA LIMIT
		CUT AREA LIMIT
		CONTOUR
		WATER LINE
		STORM DRAIN PIPE (10" I.D.)
		SANITARY SEWER PIPE
		SUBURBAN PIPE (PERFORATED)
		OVERHEAD UTILITIES WITH POLE
		GAZ LINE
		ELECTRIC LINE (UNDERGROUND)
		JOINT TRENCH (UNDERGROUND)
		STREET LIGHT VAULT
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		SURVEY CITY MONUMENT
		ELECTROLYSER
		WATER METER
		TREE WITH TRUNK
		6" WOODEN FENCE
		SPOT ELEVATION
		TREE PROTECTION FENCE
		5' TALL CHAIN LINK
		EARTHSWALE
		CONCRETE SWALE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
		1% MIN. FROM PROPERTY LINE TO SWALE
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER
		ROOF DOWN-SPOUT, CONNECTED TO STORM DRAIN SYSTEM

HOUSE DOWNSPOUTS
SEE ARCHITECTURAL PLANS

CONCRETE SPLASH BLOCK

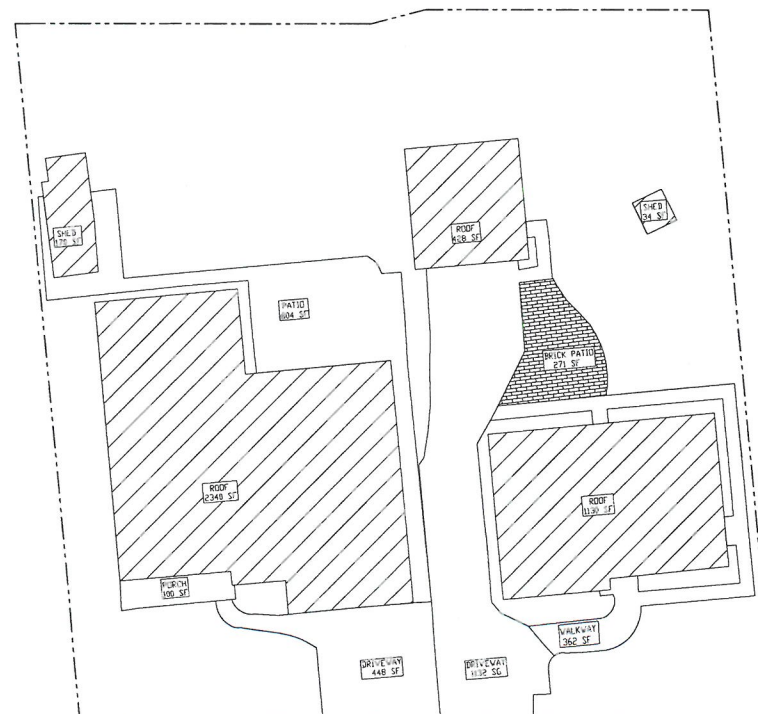
MIN. 24"

2X MIN.

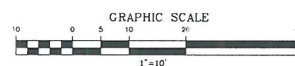
NATIVE GRADE OR
CERTIFIED COMPACTED SUBGRADE

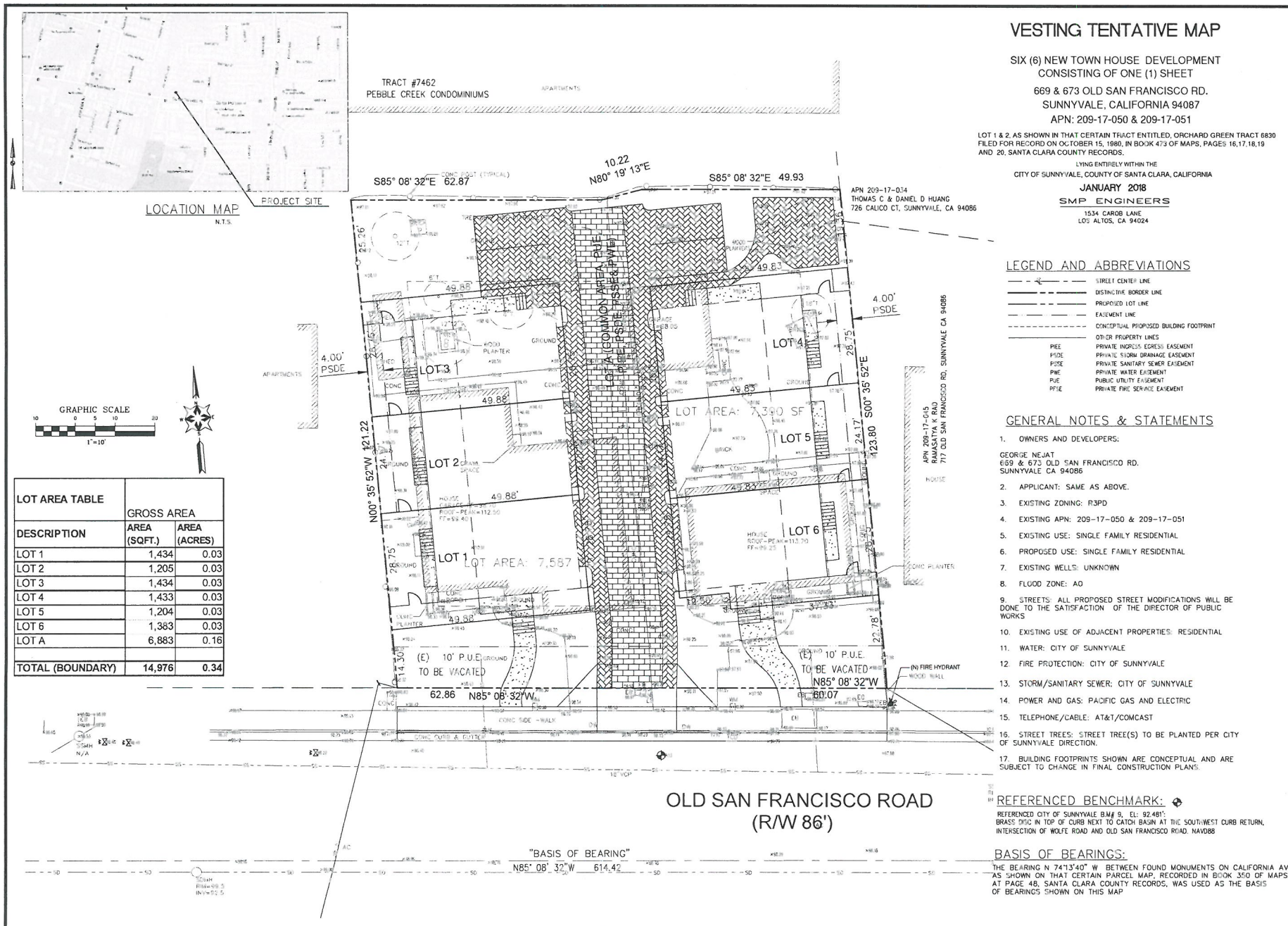
2X4 RED WOOD HEADER

SPLASH BLOCK



EXISTING IMPERVIOUS AREA





SMP
ENGINEERS
CIVIL ENGINEERS

1534 CAROL LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8054
FAX: (650) 941-8755

OWNER/APPLICANT:

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SMP ENGINEERS
CIVIL ENGINEERS

SIX (6) NEW TOWN HOUSES SUBDIVISION
APN: 209-17-051 & 050
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA
VESTING TENTATIVE MAP

Revisions:

Date: 1/10/2018
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 215001
Sheet: 1 OF 1
TM-1



County of Santa Clara
Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV21611

ENVIRONMENTAL FILING

No. of Pages: 35

Total Fees: \$0.00

File Date: 06/18/2018

Expires: 07/07/2018

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: 669 & 673 Old San Francisco Road - Six Three-Story Townhouses
3. APPLICANT NAME: Innovative Concepts PHONE: 408-985-1078
4. APPLICANT ADDRESS: 3550 Stevens Creek Blvd., Ste. 225, San Jose, CA 95117
5. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. NOTICE TO BE POSTED FOR 20 DAYS.
7. **CLASSIFICATION OF ENVIRONMENTAL DOCUMENT**

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|----------------|
| <input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 3,168.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,280.75 | \$ <u>0.00</u> |
| <input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 1,077.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ <u>0.00</u> |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|--|----------|----------------|
| <input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE "SAME" PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | |
| DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION | \$ 50.00 | \$ <u>0.00</u> |

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- | | | | |
|--|--|--------|------------------|
| <input type="checkbox"/> NOTICE OF PREPARATION | <input checked="" type="checkbox"/> NOTICE OF INTENT | NO FEE | \$ <u>NO FEE</u> |
|--|--|--------|------------------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2018)



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

File Number: 2018-7048

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

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

PROJECT TITLE:

669 & 673 Old San Francisco Road - Six Three-Story Townhouses

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2018-7048
Location: 669 & 673 Old San Francisco Rd. (APNs 209-17-050 & 209-17-051)
Proposed Project: SPECIAL DEVELOPMENT PERMIT and VESTING TENTATIVE MAP to allow a three-story six-unit townhouse development.
Applicant / Owner: Innovative Concepts / George Nejat
Environmental Review: Mitigated Negative Declaration
Staff Contact: Ryan Kuchenig, (408) 730-7431 rkuchenig@sunnyvale.ca.gov

WHERE TO VIEW THIS DOCUMENT:

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on July 9, 2018. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A Planning Commission public hearing on the project is scheduled for: Monday, July 9, 2017 at 7:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On June 18, 2018

Signed:

A handwritten signature in cursive script, appearing to read "Gerri Caruso".
Gerri Caruso, Principal Planner

Initial Study
Project Name: Six Townhomes at 669-673 Old San Francisco Road
File #2018-7048
Page 1 of 25

Project Title	Six Unit Development at 669 & 673 Old San Francisco Road
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Senior Planner
Phone Number	(408) 730-7431
Project Location	669-673 Old San Francisco Road Sunnyvale, CA 94086 (APNs: 209-17-050 and 209-17-051)
Applicant's Name	George Nejat (applicant/owner)
Zoning	R-3/PD (Medium Density Residential / Planned Development)
General Plan	Residential Medium Density
Other Public Agencies whose approval is required	None

BRIEF PROJECT DESCRIPTION

Related applications on a 0.34-acre site:

Special Development Permit for six residential townhome units; and
Vesting Tentative Map to subdivide two lots into six lots plus a common lot.

DETAILED PROJECT DESCRIPTION

Surrounding Uses and Setting: The 0.34-acre project site is located at 669 & 673 Old San Francisco Road. The site is bordered along the north and west by multi-family residential development (condominiums), multi-family residential (apartments) to the south across Old San Francisco Road, and single-family residential to the east. Nearby and further east and west of the site, along Old San Francisco Road, are neighborhood commercial uses.

On-site Development: The project includes full demolition of the existing two single family homes and related accessory structures (built in the 1950s), and construction of six townhomes with site improvements. The new units will be grouped into two three-story buildings; each building comprised of three townhome units. The two buildings will be arranged around a central driveway off Old San Francisco Road that will serve as the only vehicular access to the development. Each unit will have two-car garages. Four guest spaces are proposed at the rear of the site. The common lot will include landscaped areas, uncovered parking and the driveway aisle. Five trees

on-site will be removed while 23 new trees will be added to the site. Three of the trees removed are defined as protected, per Sunnyvale Municipal Code.

A Special Development Permit (SDP) is required for site and architectural review on project sites with the PD designation. The Tentative Map is required prior to a Final Map for the creation of six individual ownership lots and one common lot.

Construction Activities and Schedule: Construction activities include full demolition of all existing buildings and paving on the project site and construction of six townhomes with associated on-site and off-site improvements. The project will be subject to the Sunnyvale Municipal Code requirements for construction noise and hours of construction contained in Chapter 16.08.030.

Construction of the project is estimated to span 18 months. Demolition is anticipated to commence in early 2019. Demolition and site work will span approximately four months. The remaining time will include construction of buildings, on-site improvements and off-site improvements. Construction will not include deep pile foundations or pile driving, jackhammers or other extremely high noise-generating activities or significant vibration.

Off-site Improvements: Existing curb cuts and driveways off Old San Francisco Road will be removed and one new curb cut and driveway will be installed to serve the new homes. New sidewalks and street trees will be installed in the public right-of-way, per City standards. Standard water, sewer, right-of-way and utility upgrades will be provided as required by the Municipal Code.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☐ Yes
☒ No

Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Yes
☒ No

Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Yes
☒ No

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

Checklist Prepared By: Ryan Kuchenig

Date: 6/14/2018

Title: Senior Planner

City of Sunnyvale

Signature:

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, and Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3, and Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
10. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ , Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
15. Noise - Exposure of persons to or generation of excessive ground borne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description Project Construction Schedule
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Tree Inventory Report by Anderson's Tree Care Specialists, Inc., dated 3/10/15
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter 4 of the Sunnyvale General Plan, Sunnyvale Inventory of Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California Health and Safety Code Section 7050.5(b), CEQA Guidelines Section 15064.5(e) Project description CHRIS/NWIC Letter dated 1/21/15
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
order to maintain acceptable performance objectives?					District and Santa Clara Unified School District.
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 1999 Thresholds Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 1999 Thresholds AB 32
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 1999 Thresholds Sunnyvale Climate Action Plan 2014 AB 32
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 1999 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 1999 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 1999 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
31. Seismic Safety -Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if “Less Than Significant” with or without mitigation:

2. Aesthetics – Visual Character (Less than Significant) – Construction of the project will alter the visual character of the site. The current buildings are one-story single family residential buildings, which will be demolished to construct two three-story buildings with a maximum height of 30 ft. The proposed buildings are consistent in height to nearby development. The design and site layout are in general conformance with the Citywide Design Guidelines. The project architectural style is contemporary. The design of the project is consistent with the contemporary and traditional architectural styles found in the area. The City’s implementation of the City-Wide Design Guidelines and staff’s review of final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, impacts would be less than significant.

4. Population and Housing (Less than Significant) – The General Plan designation for this site is Residential Medium Density and the zoning is R03/PD (Medium Density Residential / Planned Development). The six-unit project results in a project density of 18 units per acre, which is less than the maximum 24 unit per acre for R-3 Zoning District. This density would meet the Council policy of at least 75% of the maximum density allowed on a site. The project density is consistent with the densities of the residential developments in the vicinity. Therefore, the impact is less than significant.

9. Transportation and Traffic – Parking (No Impact) – Based on the two covered spaces (within individual garages) and three bedrooms for four units and four bedrooms for two units, a minimum of four guest parking spaces are required to be provided, per Sunnyvale Municipal Code (SMC) Section 19.46. The project complies with the parking requirement by providing 12 covered spaces and four guest parking spaces. All new residential construction will be required to pre-wire 12.5% of the open parking spaces and all the garage spaces are required to allow for a future Level 2 electric car charger. Therefore, no impact is expected.

20. Biological Resources (Less than Significant) – A Tree Inventory Report was prepared by Anderson’s Tree Care Specialists, Inc., dated December 1, 2017. A total of 20 trees were included in the report: however, 15 of these trees are located on neighboring properties (near the subject site). The five trees located on the site are in “poor” to “very poor” condition. Each of these trees are located towards the rear of the site. No City street trees currently exist

Of the five trees, located on the subject site, three are considered “protected” under Sunnyvale Municipal Code Chapter 19.94. A protected tree is defined as having a trunk size of at least 38 inches in circumference, as measured 4.5 feet from the ground. Each of the five trees will be removed due to their poor condition. Most of the trees are also located within the proposed building footprints or circulation areas. The project will add approximately 23 trees to the site, which will mitigate the loss of the existing trees in accordance with Sunnyvale Municipal Code Section 19.94, to a less than significant level.

23. Historic and Cultural Resources (Less than Significant with Mitigation) – The project construction will include grading and land disturbance. A records search by the California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC) was conducted for the project area in January 21, 2015. Review of the obtained information indicates that there have been no cultural resources studies conducted within the project area. The project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

Based on an evaluation of the environmental setting and features associated with known sites, there is a moderate to high potential of unrecorded Native American resources in the proposed project area. Review of historical literature and maps gave no indication of the possibility of historic-period archaeological resources within the proposed project area, but there is a low potential of unrecorded historic-period archaeological resources.

The following mitigations are recommended to reduce the potential impact to less than significant level:

MITIGATION

WHAT:

- (1) A qualified archaeologist shall conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.
- (2) If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall not alter the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
- (3) Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

WHEN: These mitigations shall be incorporated into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City Council. The conditions will become valid when the SDP is approved and prior to building permit issuance.

WHO: The project applicant or property owner shall be solely responsible for implementation and maintenance of these mitigation measures.

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

24. Public Services – Schools (Less than Significant) – The project site is located within the Santa Clara School District and Santa Clara Unified High School District. In both districts, all new residential developments

are required to fully offset their anticipated impact on demand for schools by paying a school impact fee as set by the Districts. The City requires evidence of school impact fee payment prior to issuance of building permits. Therefore, impacts on public schools will be less than significant.

27. Air Quality – Greenhouse Gases (No Impact) – A Sunnyvale “Climate Action Plan CEQA Checklist” was completed for the project, which provides further analysis related to project greenhouse gas emissions. The Checklist demonstrates conformance with the City's adopted Climate Action Plan; therefore, the project is not expected to have an impact on greenhouse gas emissions.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig Date: 6/14/2018

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/

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Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/

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

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 6/14/2018

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

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

General Discussion: The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 6/14/2018

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
57. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
59. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
60. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
61. Utilities and Service Systems: Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Project Name: Six Townhomes at 669-673 Old San Francisco Road
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Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 6/14/2018

Initial Study
Project Name: Six Townhomes at 669-673 Old San Francisco Road
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Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
63. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
64. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

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

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 6/14/2018

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com
66. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com Title 20 of the City of Sunnyvale Municipal Code Phase I Environmental Site Assessment prepared by AEI Consultants dated 5/18/15 and Soil Sampling Investigation Report performed by Technicon Engineering Services, Inc., dated 10/16/15
67. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
68. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control
69. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if “Less Than Significant” with or without mitigation:

66. Hazards and Hazardous Materials (Less than Significant with Mitigation) – A Phase I Environmental Site Assessment was prepared by AEI Consultants, dated May 18, 2015. A soil sampling investigation report was also prepared by Technicon Engineering Services on October 16, 2015 as well as a letter confirming the validity of the earlier report on December 5, 2017. These studies are available for review at the City of Sunnyvale’s Community Development Department, Monday through Friday between 8 a.m. and 5 p.m.

Based on a review of aerial photographs, the subject property was historically used for agricultural purposes. The Phase 1 Site Assessment concluded that there is potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. The report from Technicon includes an investigation of potential environmentally

persistent pesticide residues present in the site soils.

According to the laboratory reports, only trace concentrations of DDE and DDT were detected in three of the four soil samples collected during this investigation. Although the arsenic concentrations in the soil were above the CHHSL value, the concentrations were within the range of typical ambient concentrations at agricultural sites of 0 to 12 mg/kg that has been accepted by the DTSC (Department of Toxic Substances Control). Based on the results of this investigation, it is Technicon's opinion that elevated levels of environmentally persistent agricultural chemicals are not present at the subject site.

The Phase I study noted that the existing building materials may contain asbestos or lead based paint. Prior to demolition of the building an asbestos and lead based paint survey would be conducted by a qualified licensed professional and disposed of appropriately.

MITIGATION - Hazardous Materials Lead Based Paint and Asbestos

WHAT: Hazardous building materials surveys shall be conducted by a qualified and licensed professional for all structures. All loose and peeling lead-based paint and asbestos-containing material shall be abated by certified contractor(s) in accordance with local, state, and federal requirements. All other hazardous materials shall be removed from buildings prior to demolition in accordance with California Department of Industrial Relations, Division of Occupational Safety and Health regulations. The completion of the abatement activities shall be documented by a qualified environmental professional(s) and submitted to the City for review with applications for issuance of construction and demolition permits.

WHEN: These mitigations shall be incorporated into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City Council. The conditions will become valid when the SDP is approved and prior to building permit issuance.

WHO: The project applicant or property owner shall be solely responsible for implementation and maintenance of these mitigation measures.

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

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 6/14/2018

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
70. Public Services Parks? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
71. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
72. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 6/14/2018

City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.lnsunnyvale.com

- Community Vision
- Land Use and Transportation
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

City of Sunnyvale Climate Action Plan 2014

City of Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
 - Chapter 16.52 Fire Code
 - Chapter 16.54 Building Standards for Buildings Exceeding Seventy-Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
 - Chapter 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific Plan District
 - Chapter 19.39 Green Building Regulations
 - Chapter 19.42 Operating Standards
 - Chapter 19.54 Wireless Telecommunication Facilities
 - Chapter 19.81 Streamside Development Review
 - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Specific Plans:

- Downtown Specific Plan
- El Camino Real Precise Plan
- Lockheed Site Master Use Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan
- Arques Campus Specific Plan

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Use Permit Environmental Impact Report

- Tasman Corridor LRT Environmental Impact Study (supplemental)
- Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- Downtown Development Program Environmental Impact Report
- Caribbean-Moffett Park Environmental Impact Report
- Southern Pacific Corridor Plan Environmental Impact Report
- East Sunnyvale ITR General Plan Amendment EIR
- Palo Alto Medical Foundation Medical Clinic Project EIR
- Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- NASA Ames Development Plan Programmatic EIS
- Mary Avenue Overpass EIR
- Mathilda Avenue Bridge EIR

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- 2010 Noise Conditions Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov

- The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior 's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division

- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- Standard Specifications and Details of the Department of Public Works
- Storm Drain Master Plan
- Sanitary Sewer Master Plan
- Water Master Plan
- Solid Waste Management Plan of Santa Clara County
- Geotechnical Investigation Reports
- Engineering Division Project Files
- Subdivision and Parcel Map Files

Miscellaneous Agency Plans:

- ABAG Projections 2013
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines 1999 Thresholds

Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

OTHER :

Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 11/10/16
- Project Construction Schedule
- Project Draft Storm Water Management Plan (in project plans)
- Project Phase I Environmental Site Assessment by AEI Consultants, dated May 18, 2015
- Project Soil Sampling Investigation Report by Technicon Engineering Services, Inc., dated October 16, 2015 and an update letter dated December 5, 2017
- Project Tree Inventory by Anderson's Tree Care Specialists, Inc., dated December 1, 2017
- Project California Historical Resource Information System (CHRIS) Letter, dated January 21, 2015
- Project Green Building Checklist

Summary

This checklist identifies the minimum criteria a project must demonstrate to use the City's CAP for purposes of streamlining the analysis of greenhouse gas emissions under CEQA. Minimum criteria outlined below includes: 1) consistency with CAP forecasts, and 2) incorporation of applicable Near-Term (prior to 2016) strategies and measures from the CAP as binding and enforceable components of the project.

Section 1: Consistency with CAP Forecasts

The CAP's achievement of the 15% reduction below 2008 target is based on growth assumptions in the City's General Plan and regional growth forecasts. For eligibility to streamline from the CAP for purposes of an environmental analysis, projects must demonstrate consistency with CAP forecast assumptions using the criteria listed below. As appropriate, these criteria should be cited as evidence in any subsequent environmental document.

1A. Does the project include large stationary emissions sources that would be regulated by the Air District?

☐ Yes

☒ No

*If **no**, then the project may be eligible to claim consistency with growth assumptions that were used for CAP modeling. Skip to question **1C** to determine consistency with CAP forecasts.*

*If **yes**, the project may trigger additional changes to the physical environment that were not considered in the CAP and would otherwise be regulated by the Bay Area Air Quality Management District. Complete **1B**.*

1B. If this project is a stationary source emitter as outlined under 1A, does it also include any of the following emissions sources?

Residential uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commercial uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No

*If **no**, the project does not include any emissions sources that were assumed in CAP growth forecasts. Therefore, the project may trigger additional changes to the physical environment that were not considered in the CAP. CAP measures may be used to mitigate GHG emissions, but project-level analysis of GHG emissions using the California Emissions Estimator Model (CALEEMod) or another method must be prepared by a qualified air quality consultant.*

*If **yes**, the project may include emissions sources mitigated by the CAP. Therefore, any sources identified in 1B may be eligible to claim consistency with the CAP. All stationary sources regulated by the Bay Area Air Quality Management District shall be analyzed separately. Other sources that were analyzed in the CAP may still qualify for streamlining, should the project demonstrate consistency with the CAP as outlined in **1C** and following sections below.*

1C. Does the project trigger an amendment to or adoption of any of the following planning documents?

General Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Specific Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Precise Plan for El Camino Real	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Please describe any amendments or adoption of new specific plans or special planning areas, as applicable:

*If **no**, then the project is eligible to claim consistency with growth assumptions that were used for CAP forecasts.*

*If **yes**, the project would trigger an amendment to or adoption of one or more of the documents list above, complete **1D** below.*

1D. If the project triggers an amendment to the General Plan, specific plans, and/or special planning areas, complete the following table:

	Existing & Proposed Project			Proposed Project's Net Effect on Citywide Forecasts		
	Existing or Allowed Under Existing Zoning (A)	Proposed Project (B)	Net Change from Existing Zoning (C=B-A)	2020 CAP Forecast (D)	Proposed Project's Net Effect on Citywide 2020 Forecast (E = D+C)	Would Net Effect of Project Exceed the Citywide 2020 CAP Forecast?
Population				145,020		
Jobs				89,750		
Households / Dwelling Units				59,660		

Please describe any assumptions used to calculate existing, allowed, or proposed conditions:

*If **no for all indicators above**, then the project may be eligible to claim consistency with CAP growth assumptions. The project's assumed residents, employees, and households would not create a net increase on community-wide growth assumed in the CAP. The CAP uses these community-wide growth indicators to forecast community-wide emissions from residential energy use, nonresidential energy use, water-related emissions, and waste. Because the CAP uses these comparable indicators to forecast non-transportation related emissions, and the project would not exceed the CAP's assumed 2020 residents, employees, and dwelling units, the project's non-transportation emissions are therefore consistent with CAP growth assumptions and captured within the CAP's emissions forecast. Complete **1E** below.*

*If **yes to one or more indicators above**, the proposed project's net effect on citywide 2020 forecasts would exceed the 2020 CAP forecast assumptions. Therefore, the project may trigger additional emissions not assumed in CAP growth forecasts. Any projects that exceed the 2020 forecasts may still rely on the CAP for identification of measures and standards for mitigation. However, since such projects exceed the assumptions of the CAP forecast, it is recommended that the project demonstrate anticipated project-level GHG emissions estimates using CALEEMod or another tool. (estimates prepared by consultant).*

1E. If the project is consistent with CAP growth forecasts as identified in 1D above, provide the following information.

Would the project have a potentially significant impact after mitigation on any of the following standards of significance identified in the State CEQA Guidelines, Appendix G?

a) Conflict with an applicable plan, program, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*If **yes to one or more standards above**, the proposed project's net effect on citywide 2020 forecasts is inconsistent with plans, programs, or policies that informed the assumptions for the 2020 transportation forecast. Therefore, the project is inconsistent with transportation emissions forecasts and is not eligible to claim consistency with the CAP for purposes of GHG emissions and impacts on climate change.*

*If **no for all standards above**, then the project is consistent with the plans, programs, policies, or ordinances that informed the travel demand model for the 2020 transportation forecast of the CAP. Therefore, the project is consistent with CAP growth assumptions for transportation emissions in the CAP and is eligible to claim consistency with CAP transportation forecasts.*

Section 2: Consistency with CAP Measures

The CAP provides measures that achieve a 15% reduction below 2008 emissions levels by 2020. Each of the measures contains a bulleted list of action items/project standards that help projects achieve that goal. Projects that wish to demonstrate consistency with the CAP must demonstrate consistency with all applicable measures and action items/project standards from the CAP. Consistency with all applicable measures should be cited as evidence to support tiering from the CAP.

2A. Using the action items/project standards identified on the following pages, identify all measures and action items/project standards that are applicable to the project. Identify applicability and project compliance with each action item/project standard.

If a project demonstrates all applicable mandatory standards, the project is eligible to claim consistency with CAP measures and is eligible for CAP streamlining.

If a project does not integrate all applicable mandatory standards, the project is ineligible to claim consistency with CAP measures and is not eligible for CAP streamlining.

Additional voluntary measures may also be recommended. Projects inconsistent with growth forecasts should consider integrating all feasible voluntary and mandatory CAP measures.

Standards for Climate Action Plan Consistency/Private Development

(Includes Near-Term Action Items and Action Items Already Implemented by the City)

Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
Yes	OS-2	Provide availability and access to outdoor space for recreation or social purposes, including access to public open spaces on privately owned property such as retail shopping centers	The project includes a private enclosed patio for each unit plus common area at the rear of the site. The project exceeds the minimum open space requirements. New sidewalks and street trees will be installed along Old San Francisco Road. Residents will be within a 6-minute walk from Braly Park. A commercial shopping center with restaurants and other retail uses is also within a short walking distance of the project site.
Yes	OS-3.1	Continue to implement the City's Tree Preservation requirements.	Five trees are proposed for removal, and three of them are "protected trees". The project will add approximately 23 trees to the site, many of which will be required to be planted as 24-inch or 36-inch box specimens.

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Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
Yes	EC-2.2	Continue to require energy-efficient siting of buildings. Buildings should be oriented and landscape material should be selected to provide maximum energy efficiency for the buildings	A GreenPoint Rated Checklist has been provided indicating that 80 points will be achieved as required for new multi-family developments. Many of the points relate to energy efficiency in building siting and construction, and water-efficiency in landscaping.
Yes	WC-2.3	Require new open space and street trees to be drought-tolerant	The project has been designed to comply with the Water-Efficient Landscaping requirements.
Yes	LW-2.1	Require multi-family homes to participate in the City's Multi-family Recycling Program	This is a code requirement.
Yes	LW-2.2	Select materials to be targeted for diversion methods, services or technologies based on the results of the Zero Waste Strategic Plan	The Zero Waste Strategic Plan is already being implemented.
No	CA-1.7	Actively promote the use of alternative modes of transportation as safe modes of travel. When applicable, promote viable programs sponsored by 511.org, the BAAQMD and other recognized agencies on the City's website and publications	The project site is located within proximity to two VTA bus lines (26 & 55).
No	CTO-1.1	Incorporate the provisions of AB 1358, the California Complete Streets Act of 2008, into roadway design, construction and maintenance activities	The existing public street in front of the property is not being modified.
No	CTO-1.2	Implement the street space allocation policy (RTC 8-085, April 28, 2009) in coordination with road reconstruction or resurfacing projects to provide road configurations that accommodate all travel modes.	The existing public street in front of the property is not being modified.
No	CTO-1.3	Require new development to provide cross-parcel access and linkages from the development entrance to the public sidewalk system, transit stops, nearby employment and shopping centers, schools, parks and other parcels for ease of pedestrian and cyclist access	The project site provides direct access from the front units to the public sidewalk. Adequate space on the internal driveway is provided for the remaining four units. The project will upgrade the existing sidewalk and which links to existing public sidewalk along Old San Francisco Road. These sidewalks directly link to nearby bus stops. An existing bike lane adjacent to the site will be maintained. Braly Park

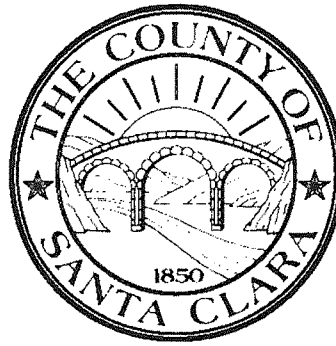
Climate Action Plan CEQA Checklist
669 & 673 Old San Francisco Rd. Townhomes
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Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
			(to the south) and a commercial retail center (to the east) is located within short walking distance of the site (approximately 0.3 miles).
Yes	CTO-1.4	Improve pedestrian safety and comfort through design elements such as landscaped medians, pedestrian-level amenities, sidewalk improvements and compliance with ADA design standards, particularly for areas serving high volumes of traffic.	New sidewalks, street trees and street lights will be installed along the project frontage per current City standards.
No	CTO-1.5	Improve bicycle facilities and perceptions of comfort through pavement marking/coloring, physical separation, specialized signs and markings and other design elements.	The existing public street in front of the property is not being modified. The proposed garages exceed minimum size standards and will provide adequate space for bicycle storage.
Yes	CTO-1.6	Require sidewalks to be a minimum of 6 feet wide in order to allow side-by-side walking at identified locations that currently serve high pedestrian traffic volumes or locations planned to serve high volumes of pedestrian traffic.	The existing sidewalk will be upgraded to comply with current City standards.
Yes	CTO-2.1	Require public areas and new development to provide bicycle parking consistent with the VTA Bicycle Technical Guidelines, as amended.	The project complies with bicycle parking requirements by providing oversized garages for the parking of bicycles.
No	CTO-3.1	Continue sponsoring projects to provide transit rider amenities at bus stops and rail stations.	VTA bus stops (Routes #26 and #55) are located close to the project site on Old San Francisco Road and N. Fair Oaks Avenue.
No	CTO-4.1	Require existing and future major employers to utilize a variety of transportation demand management measures such as flexible work schedules, telecommuting, guaranteed rides home, low or no cost transit passes, parking "cash-out" incentives and other programs that provide employees with alternatives to single-occupant commutes.	The project is for residential use.

Climate Action Plan CEQA Checklist
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Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
Yes	EP-2.3	Prevent buildings and additions from shading more than 10% of roofs of other structures.	A solar study was completed, demonstrating that existing adjacent roofs will not be shaded more than 10% by the project.
No	EP-2.3	Continue to allow and encourage solar facilities above paved parking areas.	A solar array is not proposed above the surface parking spaces. Solar facilities can generally be reviewed through a staff-level permit.
Yes	OR-1.3	In project review, encourage the replacement of high-maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.	The project has been designed to comply with the Water-Efficient Landscaping requirements.
Yes	OR-2.1	Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California 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.	This is a standard condition of approval that will be implemented during construction.
Yes	OR-2.2	Construction equipment must be maintained per manufacturer's specifications	This is a standard condition of approval that will be implemented during construction.
Yes	OR-2.3	Planning and Building staff will work with project applicants from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:	This is a standard condition of approval that will be implemented during construction.
		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.	

Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
		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 three minutes or less, exceeding CARB regulation minimum requirements of five minutes.	



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**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER:

ENV21611

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SUNNYVALE	LEAD AGENCY EMAIL	DATE 06/18/2018
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	
PROJECT TITLE 669 & 673 OLD SAN FRANCISCO ROAD - SIX THREE-STORY TOWNHOUSES		
PROJECT APPLICANT NAME INNOVATIVE CONCEPTS	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 985-1078
PROJECT APPLICANT ADDRESS 3550 STEVENS CREEK BLVD., STE 225	CITY SAN JOSE	STATE CA
		ZIP CODE 95117

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$3,168.00 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ _____
☐ Certified Regulatory Program document (CRP) \$1,077.00 \$ _____

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
☐ County documentary handling fee \$ _____
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$0.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Nina Khamphilath, Deputy County Clerk-Recorder

Ryan Kuchenig

From: Carolyn James
Sent: Thursday, July 05, 2018 1:54 AM
To: Ryan Kuchenig; PlanningCommission AP
Subject: Fwd: Project 2018-7048

Sent from my iPhone

Begin forwarded message:

From: Carolyn James <
Date: June 29, 2018 at 2:12:21 PM GMT+2
To: rkuchnenig@sunnyvale.ca.gov
Subject: Project 2018-7048

Hi Ryan,

I am a Sunnyvale resident who lives near this proposed development and I am very against it. I am concerned with the number of units and bedrooms the developer wants to put in. This development is going to extremely increase parking issues in my neighborhood, which are already a problem. This development is simply not including enough parking spaces in their plan for the number of potential tenants. Instead people will be parking on the street and so slowing down and making u turns to look for parking spots. Old San Francisco has recently already turned into a mini highway, this is going to be a safety concern if people are disrupting traffic patterns to look for parking on this busy street.

In addition, a three story building is too high for our neighborhood. No other property on this side of the street is three stories and I do not want my neighborhood turned into a high rise row. It's already multi story across the street. Please do not let us become a street of high rises. Doing this would go against the city plan of preserving neighborhoods.

I attended all of the meetings in regards to this proposed development last year to share my same concerns. The developer has not addressed the three story or parking concerns so I still do not think this should be approved. I unfortunately cannot attend the meeting on July 9th as I will be out of the country, but I do hope my comments are included in the packet for the board to consider.

Thank you,
Carolyn James

Sent from my iPhone

July 2, 2018

Planning Commission
456 W Olive Avenue
Sunnyvale, Ca 94088

Subject: File # 2018-7048 Location: 669-673 Old San Francisco Road (APN: 209-17-050 & 209-17-051)

Dear Planning Commission,

Thank you for your services to Sunnyvale. In regard to the proposed project at 669-673 Old San Francisco Road, several improvements have been made to the proposed project, but the project is still too large for the proposed space and out of character for the neighborhood. **Due nature of the remaining concerns, this building project should not be approved until the proposal is updated to be smaller and more in line with the character of the neighborhood.**

Concerns:

1. The proposed two doors on each of the front units of the structure face the street and are very undesirable, given how high they are above grade. **These doors should be moved to the side of the building to be more fitting with the character of the neighborhood.**

2. **The project should be at most 2 stories tall.** The proposed structure is not compatible with surrounding structure heights. All of the adjacent buildings are, at most, two stories tall. The proposed structure is three stories, which is much higher. (Other locations where three stories are adjacent to two stories are not working well). Since the buildings to the west are two story and the buildings to the east are one story, this project should be at most two stories as well.

This follows the recommendations of the general plan policy listed below:

General Plan Policy:

LT -2.1 Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values. □

LT – 4.1 Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial. (p. 3-13)

LT-4.1a Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods. (p. 3-13)

LT-4.1c Use density to transition between land use and to buffer between sensitive uses and less compatible uses. (p. 3-13)

LT-4.1d Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses. (p. 3-13)

3. It is recommended to decrease the number of units from the proposed 6 and / or to reduce the size of each unit. This will allow the massing of the project to be further reduced and allow it to fit with the neighborhood.

4.To protect the environment, how will the demolition material be recycled? Which company will do the recycling? Are they certified?

5.The proposed development is located in a flood area. How will the risks of flooding be mitigated? Recessing the structure below grade will allow the parking area to flood with water. Increasing the height of the structure is also not recommended since this will make the structure much taller than surrounding buildings. Fire danger due to utilities in the garage, such as electric car chargers, risk the safety of existing surrounding structures and residents. There is also a safety concern because electric cars with large batteries parked in this recessed flood-prone area represent a fire and electrocution danger.

6.Parking is a concern in that the proposed development will add to the parking demand on Old San Francisco Road. This should be remedied by reducing the number of units and increasing on site parking.

7.The plan for the garbage storage and collection is still not clear. Garbage cans should not be placed on Old San Francisco road for collection and should not be visible from the street during the rest of the week.

8.The proposed rear parking area is recessed with a retaining wall and close to the rear property boundary. This recessed parking structure is closer to the property boundary than the rear setbacks of the property allow. The parking should be reconfigured so that a retaining wall for the parking structure satisfies the rear setback. If a retaining wall is necessary, then there isn't enough room for these parking spaces.

9. The recessed parking structure in the rear of the property presents a safety concern, as the only accessible way out of the area is up the driveway.

10.Several tall beautiful trees exist on the western property boundary (as shown below), but are not shown in the site plans. These trees appear to overlap with the planned building, and there is a concern for the preservation of these trees.



E. Stauffer
Sunnyvale, Ca

cc: Ryan Kuchnenig

Ref: File#: Project 2018-7048

2 July 2018

TO: Sunnyvale Planning Commission/Ryan Kuchenig

We continue to be concerned about the project reference 2018-7048. As previously stated, our main concerns are as follow:

We understand the rezoning for this project has been approved. However, the new development should be consistent with, and architecturally compatible with the neighborhood. We want to preserve our single-family dwelling neighborhood! This higher-density model is not the flavor our neighborhood! We have lived here over 45 years and are witnessing changes that are not what we bought into. We are concerned this sets a precedent going forward.

The massing of the project is NOT COMPATIBLE with the neighborhood. This development would have the highest massing of any residential development on the north side of Old San Francisco Road between Gail Avenue and Ironwood Terrace if approved. The nicest development that would model an acceptable development massing is the Pebble Creek development at 508-598 Old San Francisco Road. **See photo below.**



We are concerned with the additional traffic and encroachment on single family, once quiet neighborhoods. With more and more development we have seen an incredible traffic increase on Old San Francisco Road (not to mention elsewhere) and the street parking has become unsightly. It has become a dangerous situation.

Ref: File#: Project 2018-7048

To summarize our concerns:

1. **The proposed development has the most massing of any residential development on the north side of Old San Francisco Road between Gail Avenue and Ironwood Terrace.**
 - a. We want to protect the integrity of our neighborhood. That is the goal in Sunnyvale's General Plan Policies. Why isn't this happening? The General Plan says to maintain lower density residential development areas where feasible (LT-3.3). It also states to promote and preserve single-family detached housing where appropriate and in existing single-family neighborhoods (LT-3.3b). Additionally, it states to locate lower-density housing in proximity to existing lower density housing (LT-3.4b).
2. **On-street parking and traffic has become a dangerous and unsightly situation**
 - a. With the increase in traffic to avoid the extremely busy El Camino Real, Old San Francisco Road has become a very busy street. Adding driveways with many additional cars entering and exiting would further increase traffic safety problems.
 - b. With the influx of multiple families living in over-crowded single family housing, the street parking has become unsightly and congested. Further, many families use their garages for storage or additional living area, rather than car parking. It is anticipated that this situation would result in this development and the limited proposed parking contributing to impact the street parking problem and further add to safety concerns.
 - c. This has affected the quality of our neighborhood in a way we believe was not meant to be in the Goal LT-4 section of the Sunnyvale General Plan.

Thank you for considering our concerns.

Gene & Debbie Hoyle
Old San Francisco Road
Sunnyvale, CA

cc: Maria
LaVerne Martin
Joe & Tina Goulart
Neil & Victoria Jain
Erik & Katie Jo Stauffer

July 3, 2018

Sunnyvale Planning Commission
456 W. Olive Avenue
Sunnyvale, CA 94086

Re: File #2018-7048 669-673 Old San Francisco Road (APN: 209-17-050 and 209-17-051)
Application for Special Development Permit and Vesting Tentative Map for construction of a six-unit residential development on this site

Dear Planning Commissioners:

As someone who was raised in Sunnyvale, attended local schools, and now is also a home owner for almost twenty years, the development that has been happening within Sunnyvale's borders is concerning. Aside from the number of hotels going in all over the city, single-family homes are being torn down to put in multi-unit residential developments. Many of these multi-unit developments, while potentially addressing some of the housing need, though usually not affordable for the general population, are certainly not in keeping with Sunnyvale's General Plan, at least according to my understanding.

The development, in particular, to which I am expressing my opposition, is the six-unit development at 669-673 Old San Francisco Road, which is before the Planning Commission on July 9, 2018, with an application for a special development permit and tentative map. As a resident of a neighboring property, I feel our properties will be directly and adversely impacted by this development as the design currently stands. The massing of the planned development is too much and the design is not compatible with the rest of the neighborhood, particularly on that side of Old San Francisco Road.

In reading the Sunnyvale General Plan, the chapter on Community Character, Policy CC-1.3 specifically refers to ensuring that new development is compatible with the character of special districts and residential neighborhoods. Given the three-story design and that six units are being squeezed onto a .34-acre site, which is in direct contrast to the spaciousness of the design of the Pebble Creek complex or the other single-story homes along that side of Old San Francisco Road, it seems this development is not complying with the General Plan requirement that new development be compatible with the rest of the residential neighborhood.

Goal CC-2 of the General Plan calls for an attractive street environment, complimenting private and public properties and being comfortable for residents and visitors. Since the other residences surrounding this planned development at 669-673 Old San Francisco Road are considerably more spacious with regard to the land surrounding the actual abodes, allowing this level of density on a much smaller piece of land seems counterintuitive to Goal CC-2. More people vying for less space means less comfort for everyone.

In fact with 3 or 4 bedrooms in each of the planned six townhomes, there would potentially be at least 3 to 4 people per unit, and each unit has 2 garages, plus the 4 guest parking spots, meaning at a minimum an additional 16 cars would be in and out of this planned development on a daily basis. Attempting to exit Ironwood Terrace onto Old San Francisco Road currently is challenging enough. Another 16+ cars attempting to do the same thing on a daily basis may make it well-nigh impossible. This on top of trying to get down either Fair Oaks Avenue or Wolfe Road during peak transit hours in order to get home, invoke an even greater traffic nightmare.

Goal CC-3 designates well-designed sites and building in order to ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts. Site design, compatibility with the built environment, integration with the roadway, and building design are all an integral part of this goal. How exactly does putting multi-residential housing of this density on such a small site comply with this goal? Particularly when other residential housing on this street is not as dense or as massive? With the current design everything is being crammed onto a .34-

acre site leaving barely any space for required setbacks, the necessary guest parking crammed into the back of the lots, let alone any community space or yards.

Policy HE 2.2 of the General Plan is to provide community outreach and comprehensive neighborhood improvement programs within Sunnyvale's neighborhood enhancement areas to improve housing conditions and the overall quality of life. It seems to me, Sunnyvale's General Plan was initiated to improve the quality of life of all its residents, not simply a select few, such as the developer. The current design of this planned development in no way enhances the lives of the surrounding Sunnyvale residents. If anything, the additional traffic, noise and pollution from more cars as well as proximity to other residences, will negatively impact everyone. In fact, the limited parking available for a multi-family housing development will surely cause issues as people vie for limited parking spaces. The other outcome is that more cars will be parked on the street, or worse, try to park in the Pebble Creek complex impacting residents there even further.

Policy HE-6.1 details that efforts must continue to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood. This seems to be a fundamental part of the Housing Chapter of the General Plan. However, from what I have seen of the plans for this development, it neither preserves the character of the current neighborhood, nor does it seem to be such a high-quality design that it adheres to the intent of the General Plan.

In addition, Policy HE-6.2 requires that neighborhood vitality be promoted by providing adequate community facilities, infrastructure, landscaping and open space, parking, and public health and safety within new and existing neighborhoods. So far, the plans looks to have the minimum required parking, no real open space, and the landscaping could use some work as well. The guest parking is so close to the lot line, the cars here will have an adverse impact on the Pebble Creek community, both from an emissions standpoint, as well as a noise-level perspective, impacting public health and safety in our community.

As part of the Land Use and Transportation Element (updated April 2017) [LUTE] of the Sunnyvale General Plan, under the Character of Change, as detailed on the Changing Conditions 2017-2035 Map, page 11, the side of Old San Francisco Road on which this development is slated to be built actually appears under the "preserve" section of Sunnyvale. The Character of Change for the "Preserve" areas is defined as an area expected to experience minimal infill and upgrades. Fundamental purpose, form and character stay the same. This part of the General Plan is in direct opposition to the planned development as it is designed today with its three stories, oversized massing, and general incompatibility with the rest of the neighborhood.

Two of the guiding principles for the LUTE as part of the Plan Structure, are "attractive design – protect the design and feel of buildings and spaces to ensure an attractive community for residents and businesses" and "neighborhood preservation – ensure that all residential areas and business districts retain the desired character and are enhanced through urban design and compatible mixes of activities (page 13). Neither one of these Plan Structure principles appears to be adhered to, nor does this planned development appear to be in keeping with the General Plan. This development is a complete anomaly within this neighborhood.

Policy 34 of the LUTE speaks to supporting neighborhood traffic calming and parking policies that protect internal residential areas from city-wide and regional traffic, consistent with engineering criteria, operating parameters, and resident preferences. With the current level of additional cars and the minimal number of guest parking spaces, how does the current design comply with the General Plan? There would be no traffic calming, if anything traffic would be worse and resident preferences, let alone concerns, are certainly not addressed with this number of planned units and accompanying garage space.

LUTE Policy 40 on page 31 is geared toward providing safe access to city streets for all modes of transportation. Since it is already challenging to exit onto Old San Francisco Road from Ironwood Terrace, and often a problem to enter Ironwood Terrace due to the entrance/exit to the apartments almost

directly across the street from the Pebble Creek entrance/exit, how will adding another entrance/exit along almost the exact same pathway, enhance anyone's safe access to city streets?

Policy 51 of the LUTE seeks to enforce design review guidelines and zoning standards that ensure the mass and scale of new structures are compatible with adjacent structures with actions requiring that the City's zoning, building, and subdivision standards are reviewed to ensure they support and contribute to the urban design principles set forth in the General Plan policies (page 35). Additionally, Policy 51 is in place to safeguard that local guidelines are enforced, ensuring that buildings respect the character, scale and context of the surrounding area, while also using the development review and permitting processes to promote high-quality architecture and site design. Again, this does not seem to be the case with the current design of this planned development.

A quality design should not require a special development permit in order to fit into a designated space and thus impacting an entire neighborhood to its detriment. The design should have been created in order to suit the needs of the planned land. Since this was not done with either of the first two iterations of the planned design, I ask that the Planning Commission consider this planned project for its size, scope, and lack of compatibility with the rest of the neighborhood of mostly single-story homes and smaller scale condominiums directly adjacent to this development, and reject the special development permit. This design is not sufficient for a sensitive use infill development, nor is there any greater community benefit being provided by the developer in exchange for his requested variances, in terms of the environment or public space.

The current plan does not meet the general development guidelines set forth by the City of Sunnyvale. The developer only wants these design variances to be accepted as he is more interested in his personal profit than the well-being of Sunnyvale residents. It is of no concern to him since he does not live in the neighborhood, or even in Sunnyvale. What's good for the developer should also be good for Sunnyvale, and by extension, its residents.

No one is arguing the need for more housing. What we need is housing that is compatible with the rest of the neighborhood, with a thoughtful design. Some suggestions in this regard are smaller units, and perhaps fewer levels, along with prioritizing neighbors' privacy, as well as noise reduction and emission relief from cars, especially from guest parking. As noted above, the General Plan deems a need to balance housing needs with preserving the character of the current neighborhood while also accounting for the quality of life impact. Please encourage the developer to continue working with the surrounding community and the Senior Planner to provide a creative plan design that addresses the need for more housing while also adhering to the intent of the General Plan, so that Sunnyvale continues to be a city with a great quality of life and enjoyment for all.

Sincerely,

Britta Puschendorf

Cc: Ryan Kuchenig

Ryan Kuchenig

From: David Stephenson <>
Sent: Sunday, June 17, 2018 7:16 PM
To: Ryan Kuchenig
Subject: Public Hearing on 669 & 673 Old San Francisco Rd.

I am writing to challenge the issuing of a special development permit.

The region is designated for low density single family dwellings. The development of three-story six-unit townhouse development will negatively affect the surroundings in several ways.

- * it will adversely affect the value of the single family homes in the vicinity.
- * it will affect the degree of traffic in the area which is already approaching gridlock.
- * the increased population will place additional demands on the already strained infrastructure.

At some point we need to stop adding in people and let industry move to other locations. Better to stop the addition of housing and industry now, rather than when its too late. The ambiance and environment that people came here for is disappearing.

Sincerely,

David Stephenson

June 27, 2018

Sunnyvale Planning Commission
456 W. Olive Avenue
Sunnyvale, CA 94086

Regular Planning Commission Meeting: Monday, July 9th, 7:00 pm

Re: **File # 2018-7048** 669 - 673 Old San Francisco Road (APNs: 209-17-050 & 051)
Application for Special Development Permit and Vesting Tentative Map to construct a six-unit residential development on the site

Dear Planning Commissioners,

I am writing to express my opposition to the application for development at 669-673 Old San Francisco Road, and in particular the special development permit. I am a neighbor of the development who will be directly and negatively impacted by the applicant's special request for exemptions from applicable city requirements. At the time of this writing, I am unable to review the project data table, except for Attachment A, which was provided to me by Ryan Kuchenig, Senior Planner, as part of the initial submittal of the applicant. Per Ryan, a staff report will not be completed until Friday July 6, 2018. The Planning Commission hearing is July 9, 2018. In order to have my comments included in the packet distributed to the Planning Commission, the deadline is Tuesday July 3rd, with July 4th being a holiday.

As currently designed, the proposed development continues to maximize unit size and amenities at the sacrifice of thoughtful design that meets Sunnyvale standards. The inclusion of so many bedrooms and parking spots in each unit results in little room remaining on the .34 acre-site for setbacks, yards, or the four guest parking spaces required under the municipal code. In an effort to cram all of these elements onto the two lots, one building is moved to within the required front setback, and four guest parking spaces are squeezed within the rear setback along the property line shared with my neighbors (Attachment A).

My email with comments on the development to Ryan as of June 15, 2018 is attached as Attachment B. That email enumerates my additional concerns after meeting with Ryan and the City Arborist to discuss the plans on May 22, 2018. All comments regarding the development were filtered through Ryan due to the fact that the owner, G. Nejat, repeatedly showed the community disregard for and a lack of understanding of their concerns at both the community meeting on March 29, 2018 as well as the study session on May 14, 2018. Because of Ryan's involvement, most of my requests have been met with the exception of:

- (1) **Parking.** Parking remains too close to the living room and bedroom areas of four condominiums (particularly units 5, 6, 11 and 12) on the north side of the proposed development at 578 Ironwood Terrace. Guest parking at the rear of the proposed development would be less than 20' from residents there, subjecting them to increased daily exposure to carbon emissions, particulate matter and noise pollution from a total of 16 vehicles coming and going from the site.

Sunnyvale Planning Commission
June 27, 2018
Page 2

(2) **Massing.** In accordance with goals of the General Plan, particularly, **Goals LT-4.1c and LT-3.4b** (bold and italics added below), decreased massing is needed on the third floor to allow for compatibility within the established neighborhood, and to minimize shading and privacy impacts on the adjacent property at 578 Ironwood Terrace in particular.

GOAL LT - 4

QUALITY NEIGHBORHOODS AND DISTRICTS

Preserve and enhance the quality character of Sunnyvale's industrial, commercial and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept. (p. 3-13)

LT - 4.1 Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial. (p. 3-13)

LT-4.1a Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods. (p. 3-13)

LT-4.1c Use density to transition between land use and to buffer between sensitive uses and less compatible uses. (p. 3-13)

LT-4.1d Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses. (p. 3-13)

and

LT-3.4b Locate lower-density housing in proximity to existing lower density housing. (p. 3-13)

Source: www.Generalplaninsunnyvale.com (consolidated 2011)
City of Sunnyvale general Plan – July 2011

Sensitive uses include infill developments. This proposed infill development is adjacent to condominiums built in 1983 and a 1-story single family home built in 1970. As designed, the proposed development has the greatest massing of any residence on the north side of Old San Francisco Road between Ironwood Terrace and Gail Avenue, rendering it incompatible in size, scale and scope with adjacent properties. Rather than rewarding a developer with special treatment for the inadequate design of a sensitive use (infill) development, it is my hope that the Planning Commission carefully evaluates the requests for a special development permit and tentative map, and encourages the developer to further work with the Senior Planner and community to submit a well-designed project that either provides community benefit, or does not seek variances and is compatible with adjacent residences on the north side of Old San Francisco Road.

Special Development Permit

The applicant for this development has requested a special development permit because the development cannot meet the generally applicable rules for development in Sunnyvale. Essentially, the applicant is using the special development permit to request variances from those applicable requirements without providing any offsetting community benefits. The applicant claims it needs these variances, but in fact only desires them to accommodate an overly massive and incompatible project on the north side of Old San Francisco Road between Gail Avenue and Ironwood Terrace. A sensitive use design that would make better planning sense would be to further decrease the massing of the planned development, particularly on the third floor.

Sunnyvale Planning Commission
June 27, 2018
Page 3

Sunnyvale Municipal Code Section 19.26.020 states that the purpose of a planned development district is to "achieve superior community design, environmental preservation and public benefit." The proposed development will not achieve these goals. To the contrary, the overly cramped design will increase the likelihood of general conflict, for example, as guests and residents attempt to park their vehicles in the four guest parking spaces at the end of the driveway. The noise and fumes from these conflicts will be located right outside the living areas of residents of 578 Ironwood Terrace, replacing what used to be the backyards of two single-family homes.

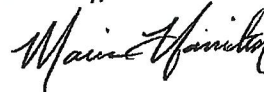
Here, the proposed development seeks a special development permit, but fails to contribute to the neighborhood in terms of public space, environmental protection or superior materials and design (not superior materials or design); at least one of which is required for a special development permit. Unless this applicant commits to design changes that more respectfully consider the negative community impacts (increased car trips resulting in increased particulate matter, noise pollution and traffic, for example) or directly provides community benefits in tandem with the requested variances, a special development permit for this development should not be granted. Special development permits are provided to projects that improve neighborhoods through creative development, not to projects that prioritize profits over safe and thoughtful parking conditions and setbacks.

Conclusion

It is important to balance property rights and development opportunities with quality of life impacts and concerns of existing residents. I respectfully request that the Planning Commission deny this application, and in particular deny the special development permit application. If the special development permit is granted without any correlating community benefit, and deviations are allowed, good faith measures must be taken to protect adjacent neighbors, such as:

- Further decreasing the size of the units at the back (north) end of the lot, especially the third floors, to reduce shading and privacy impacts to neighboring residences.
- Decreasing the size of other units to more appropriately accommodate guest parking and setback requirements.
- Including a carport or some variation of a carport or privacy screen to block the path of the noise and reduce visible impacts from guest parking spaces.
- Relocating the guest parking outside of the rear setback.

Sincerely,



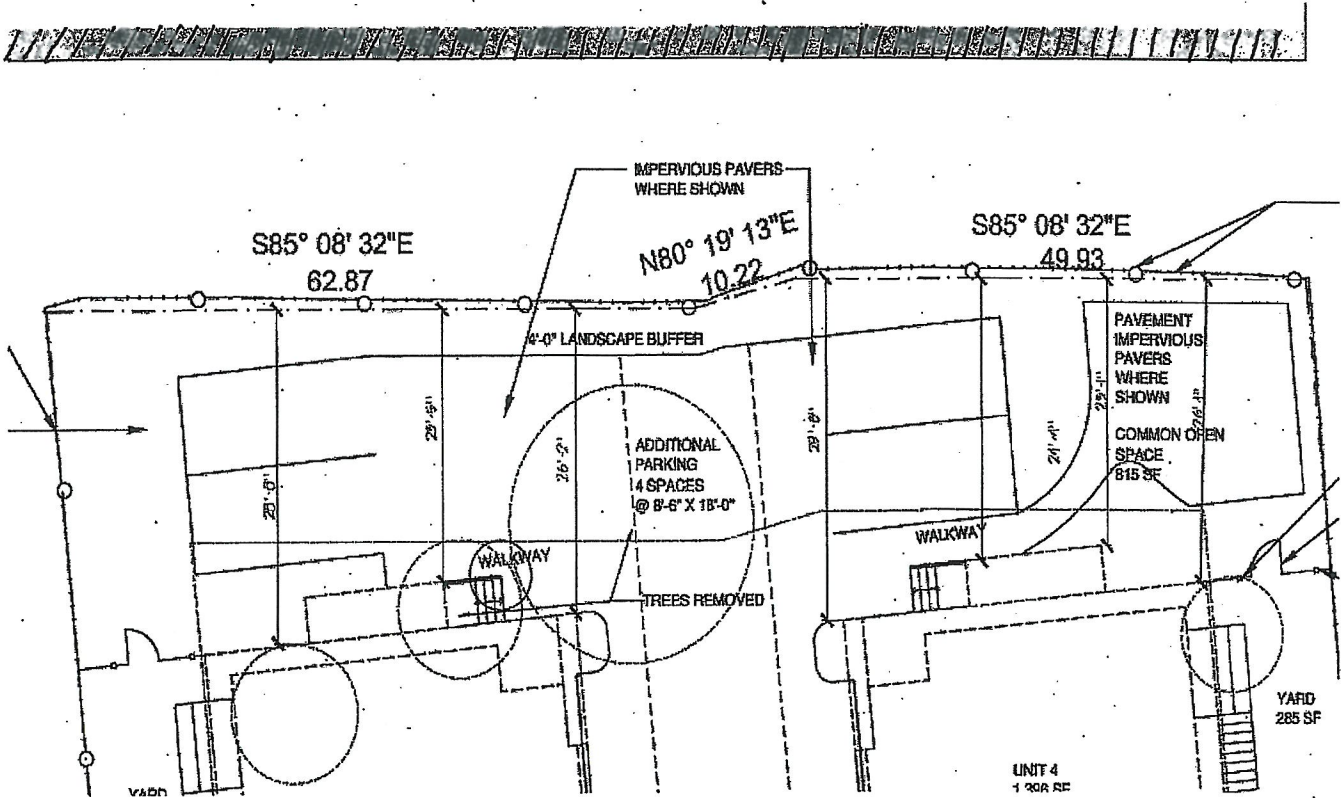
Maria Hamilton
Sunnyvale, CA

cc: R. Kuchenig
City Clerk

Attachment A

Attachment A

Condominiums



Living areas indicated by ////.

Attachment B

From: Hamilton, Maria
Sent: Friday, June 15, 2018 5:17 PM
To: 'Ryan Kuchenig'
Subject: 2018-7048 Conditions of Approval (Pending Issues)

Ryan,

When you are able, please email me a detail of the shade analysis based on the now revised decreased massing of the third (top) floor of the proposed development with regard to its impact on 578 Ironwood Terrace, to the north of the proposed development.

Pending issues since our meeting on May [22nd] include the following.

1. Parking

A design where uncovered parking is placed feet from a fence that borders property underneath multiple bedroom and living areas does not reflect high quality design, and impacts adjacent residents' quality of life both audibly and visually. There are multi-family dwellings with carports in Sunnyvale that cover two cars but have a support structure in the middle. In these cases, poles or beams support the center of the structure, not at the corners which produces a box-like effect. The actual implementation of design in Sunnyvale seems to put more emphasis on the streetscape aesthetic than the quality of life of the adjacent residents, despite the Design Principles (below). This also violates the General Plan. "The City Council considers these four components – jobs, housing, transportation, quality of life – as inseparable when seeking solutions" (Council Policy Manual, Policy 1.1.5, page 1).

Four uncovered parking spaces just feet away from the living areas of neighboring residents will contribute to a decrease in air quality due to carbon emissions and particulate matter from vehicles. It will also affect residents' quality of life and adversely affect the quiet enjoyment of their own homes due to the noise of 16 cars coming and going from the proposed development only feet from the living areas of the majority of condominiums located at 578 Ironwood Terrace. A decrease in the amount of guest parking, relocation of guest parking, or a special development permit to allow for covered parking with a carport or something similar is needed. Please refer to the design of 585 Old San Francisco Road for an example of a parking design which mitigated the problem of parking adjacent to a neighboring multi-family residence.

The following Design Principles have not been adhered to because of the massing, architectural design and compatibility within the immediate neighborhood and streetscape of the proposed project. These principles should be respected in all residential projects. They are the touchstones upon which the City's design techniques are based, and, since design guidelines cannot anticipate every condition that might occur, they must be used in addressing conditions not specifically covered within the design guideline documents.

- | | | |
|---------|---|-----------|
| • 2.2.1 | REINFORCE PREVAILING NEIGHBORHOOD HOME ORIENTATION AND ENTRY PATTERNS | No |
| • 2.2.2 | RESPECT THE SCALE, BULK AND CHARACTER OF HOMES IN THE NEIGHBORHOOD | No |
| • 2.2.3 | DESIGN HOMES TO RESPECT THEIR IMMEDIATE NEIGHBORS | No |
| • 2.2.4 | MINIMIZE THE VISUAL IMPACTS OF PARKING | No |
| • 2.2.5 | RESPECT THE PREDOMINANT MATERIALS AND CHARACTER OF FRONT YARD LANDSCAPING | No |
| • 2.2.6 | USE HIGH QUALITY MATERIALS AND CRAFTSMANSHIP | No |
| • 2.2.7 | PRESERVE MATURE LANDSCAPING | No |

2. Landscaping

With only a 1-foot below-grade level parking area adjacent to ten of the 12 condominiums located at 578 Ironwood Terrace, additional small bushes need to be planted at the end of the driveway between the Crape Myrtle trees. These bushes will serve as a buffer in order to help absorb particulate matter and noise from the four vehicles that will be parked in the uncovered guest parking area next to the fence adjacent to 578 Ironwood Terrace if the development moves forward.

3. Smoking Area

Common areas at the end of the driveway and adjacent to condominiums located at 578 Ironwood Terrace (#s 2–6 and #8–12) may encourage a smoking area. Smoking areas on multi-family properties, as of September 23, 2016, violate Sunnyvale's Ordinance No. 3072-16, even if they are designated smoking area. Why? The ordinance will be violated if any neighboring residence is affected by any smoking area. No area exists on the property where a person smoking would be farther than 20' from the proposed development or the adjacent condominiums located at 558 Ironwood Terrace or 578 Ironwood Terrace. Therefore, any smoking on the premises will violate Sunnyvale Ordinance No. 3072-16.

4. Construction Hours

It is requested that due to the residential location of the proposed development and its proximity to other residential properties, including a day care facility (Little Sheep Daycare at 721 Old San Francisco Road), that construction hours be limited to begin at 8am Monday–Friday and at 9am Saturday. The quality of life in Sunnyvale [can] be improved by shortened construction hours. Palo Alto, San Carlos, Campbell, and San Francisco both regularly mandate construction hours begin at 8am M-F and 9am on Saturdays. Redwood City's noise ordinance (section 24.30) prohibits construction noise between the hours of 8:00 PM to 7:00 AM weekdays, or at any time on Saturdays, Sundays, or holidays.

Thank you,

Maria Hamilton



City of Sunnyvale

Agenda Item 3

18-0532

Agenda Date: 7/9/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW: To allow a one-story addition of 308-s.f. and a two-story addition of 898-s.f. to an existing one-story single-family home, resulting in 3,435 square feet (2,592 square feet of living space and an 843-square foot 3-car garage) and 49% floor area ratio (FAR).

Location: 348 Morse Avenue (APN: 204-40-028)

File #: 2018-7431

Zoning: R-2

Applicant / Owner: KDG (applicant) / Ravi K Purushotma and Olwen T Reina (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Medium Density Residential

Existing Site Conditions: Single-story Single-family Residence

Surrounding Land Uses

North: Single-story Single-family Residence

South: Single-story Single-family Residence

East: Single-story Single-family Residence

West: Single-story Single-family Residence

Issues: Floor Area Ratio and Privacy

Staff Recommendation: Approve the Design Review with the conditions in Attachment 4.

BACKGROUND

Description of Proposed Project: The project site is 0.16 acres (7,000 square feet) in size and is currently a single-story single-family home with a detached, four-car garage in front. The applicant requests a 308-square foot addition to the existing first floor, and an 898-square foot second floor, resulting in 3,435 square feet and 49% floor area ratio (FAR). The project includes conversion of one covered parking spaces into a habitable space. Although the project reduces a parking space, it will exceed the existing parking standards for single-family homes to provide two covered and two uncovered parking spaces by providing a three-car garage and driveway space.

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

Previous Actions on the Site: There are no other previous Planning applications or active neighborhood preservation complaints for this property.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

DISCUSSION

Architecture and Site Layout: The project site is in a residential neighborhood north of Central Expressway, between N Mathilda and Fair Oaks Avenue. Except for one nonresidential building on the corner of the block on E Arques Avenue and Morse Avenue, the block is comprised of residential buildings with a mix of one- and two-story single-family homes and duplexes. Except for the corner lots, all other residential lots on Morse Avenue are the same size.

The project includes an addition of 308 square feet to the first floor, as well as conversion of one of four garage parking spaces of 285 square feet into living area. This addition and conversion makes the total gross floor of the first floor, including the remaining 3-car garage, to 2,537 square feet. With the proposed second floor addition of 898 square feet, the total gross floor area of the property would be 3,435 square feet and 49% FAR.

The applicant proposes to maintain the same hipped roof style and the same roof slope throughout the entire house. The exterior materials and the color for both additions on the first and the second floors would match the existing, using the wood siding panels. The new windows would be treated with shutters to add different texture. The shutters will be added to the existing garage windows to have a consistent look on the front façade which is the side of the garage.

Floor Area and Floor Area Ratio: A single-family home proposing a floor area ratio greater than 45% requires Planning Commission review. The existing floor area in the neighborhood ranges from 1,110 square feet to 2,590 square feet, with an average of 1,859 square feet. The existing FAR in the neighborhood ranges from 16% to 43%, with an average of 27%. The project with gross floor area of 3,534 square feet and an FAR of 49% would make it the largest home in the neighborhood. See Attachment 6 for a neighborhood comparison table of gross floor area and FAR.

Although the project exceeds 45% FAR, it provides second-floor setbacks exceeding the minimum requirements. The proposed second-story addition will be set back 40.5 feet from the front property line, when 25 feet is required for the second-story front yard minimum. The six properties in the immediate vicinity that are two-story also have the similar pattern of having greater front setback for the second-story. The project is compatible with the neighborhood pattern.

The proposed second floor to first floor ratio is 35%. The immediate neighborhood is considered a predominantly single-story neighborhood as defined by the Single-Family Home Design Techniques, and the project complies with the maximum second floor to first floor ratio.

Privacy: As shown in the site and architectural plans (Attachment 5), the project has a limited number of second-story windows overlooking both side yards. The project provides the minimum required side yard for both first and the second floor on its left side, but the proposed second-story window is small and has a high sill height (5 feet minimum) to minimize the side yard privacy impacts on the neighboring property. The right-side windows are required egress windows for both bedrooms

proposed on the second floor, and the egress window for the front-facing bedroom is located on the side because the front windows would not meet the height clearance without modifying the existing gable roof below. The other second-story windows in the front and rear are recessed far from the property lines, and staff does not find any related privacy impacts.

Development Standards: The proposed project complies with the applicable development standards as set forth in Sunnyvale Municipal Code (SMC). The Project Data Table for the proposed project can be found in Attachment 2.

Solar Access: SMC Section 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 at 9:00 a.m. and 3:00 p.m. Pacific Time on December 21st. As shown in the site and architectural plans (Attachment 5), the solar analyses for the project illustrates that the proposed second floor addition covers approximately 9.9% of the neighboring property's roof in the morning, and 8.8% in the afternoon. The neighboring properties do not have solar panels installed on their roof at this time. So, there is no interference with the solar collection on the neighboring properties.

Parking: The existing single-family home has four covered parking spaces in three garages, and two uncovered parking spaces on the driveway. Although the project proposes to convert one of covered parking spaces into a habitable space, the project exceeds the minimum parking standard required for single-family homes with three covered and two uncovered parking spaces.

Applicable Design Guidelines: The proposed home is consistent with the adopted Single-Family Home Design Techniques. The recommended Findings can be found in Attachment 3.

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
- 84 notices mailed to property owners and residents within 300 feet of the project site

Staff Report:

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda:

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

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

Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Prepared by: Kelly Cha, Associate Planner

Reviewed by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Site, Vicinity and Public Notice Mailing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Neighborhood Comparison Table



2018-7437: 348 Morse Avenue
 Design Review
 300-ft Area Map

0 45 90 180 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Medium Density Residential	Same	-
Zoning District	R-2	Same	-
Lot Size	7,000 s.f.	Same	-
Gross Floor Area	2,229 s.f.	3,435 s.f.	3,600 s.f. ¹
Lot Coverage	31.84%	36.25%	40% max.
Floor Area Ratio (FAR)	31.84%	49.07%	45% ¹
Building Height	18'-0"	26'-9"	30' max.
No. of Stories	One	Two	Two max.
Setbacks			
Front			
1st Floor	20'-0"	Same	20' min.
2nd Floor	n/a	40'-6"	25' min.
Left Side			
1st Floor	6'-0"	Same	4' min.
2nd Floor	n/a	7'-0"	7' min.
Right Side			
1st Floor	19'-6"	14'-2"	4' min.
2nd Floor	n/a	14'-2"	7' min.
Combined Side			
1st Floor	25'-6"	20'-2"	10' min.
2nd Floor	n/a	21'-2"	16' min.
Rear			
1st Floor	23'-6"	Same	20' min.
2nd Floor	n/a	65'-10"	20' min.
Parking			
Total Spaces	6	5	4 min.
Covered Spaces	4	3	2 min.

¹ Threshold for Planning Commission Review

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
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed addition to the existing single-family home does not alter the existing orientation or home entry. The existing orientation and entry is consistent with the neighborhood in the immediate vicinity, which has the main entrance facing the street. <i>Finding met.</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As other two-story homes in the neighborhood, the proposed project's second floor addition recedes far from the property line, exceeding the required minimum. The proposed front façade has matching window treatments for both first and second floor, adding consistency in the building, minimizing potential visual impacts from the street. <i>Finding met.</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition complies with the requirements related to height and setbacks and is respectful of the surrounding neighborhood. The proposed project respects privacy of adjacent neighbors by minimizing the number of windows overlooking side yards and providing high sill windows for those not required for egress. <i>Finding met.</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The existing parking garage is in front of the main living area. The existing garage door currently faces the right side yard, and already minimizes the visual impacts of parking. The proposed project added window treatments that matched the windows on the proposed second floor to camouflage and reduce the visual impacts from the existing, street-fronting garage. <i>Finding met.</i>

Basic Design Principle	Comments
2.2.5 <i>Respect the predominant materials and character of front yard landscaping.</i>	No changes to the existing front yard landscaping are proposed. <i>Finding met.</i>
2.2.6 <i>Use high quality materials and craftsmanship</i>	The proposed project continues the design elements and materials, such as using wood siding panels, and maintaining compatible architectural style of the existing home and the neighborhood. <i>Finding met.</i>
2.2.7 <i>Preserve mature landscaping</i>	The proposed project does not result in removal of any mature trees. <i>Finding met.</i>

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JULY 9, 2018**

Planning Application 2018-7431

348 Morse Avenue

Construct a one-story addition of 308-s.f. and a two-story addition of 898-s.f. to an existing one-story single-family home, resulting in 3,435 square feet (2,592 square feet of living space and a 843-square foot 3-car garage) and 49% 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]

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]

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]

GENERAL NOTES

All work shall comply with the CURRENT Edition of the 2016 CRC and all other codes and requirements, in their most recent edition. California Title 24 Energy codes
NEC and City of PROJECT location Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrcial, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including but not limited to : electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed from the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents or any other reason, the contractor will immediately notify the Architect or Designer and clarify the point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of th job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(clr) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work, etc.

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level and planes, plied vertically with joints on bearings. All gypsum wallboard shall be mill finished 48" by 5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up.

No wall telephone or electrical outlets shall be mounted back to back.

DRAWING LIST

SHEET NO.	SHEET DESCRIPTION
A-0	PROPOSED SITE PLAN, GENERAL NOTES, PROJECT DATA, VICINITY MAP
A-1.1	SOLAR ANALYSIS - MARCH
A-1.2	SOLAR ANALYSIS - JUNE
A-1.3	SOLAR ANALYSIS - SEPTEMBER
A-1.4	SOLAR ANALYSIS - DECEMBER
A-1.5	SOLAR ANALYSIS - JAN., FEB., APR. & MAY
A-1.6	SOLAR ANALYSIS - JUL., AUG., OCT. & NOV.
A-2.1	EXISTING/DEMOLITION FLOOR PLAN
A-2.2	PROPOSED 1ST & 2ND FLOOR PLANS
A-3.1	EXISTING DEMOLITION & PROPOSED ROOF PLANS
A-4.1	EXISTING EXTERIOR ELEVATIONS
A-4.2	EXISTING/PROPOSED EXTERIOR ELEVATIONS - NORTH & EAST
A-4.3	EXISTING/PROPOSED EXTERIOR ELEVATIONS - SOUTH & WEST
A-5.1	BUILDING SECTIONS

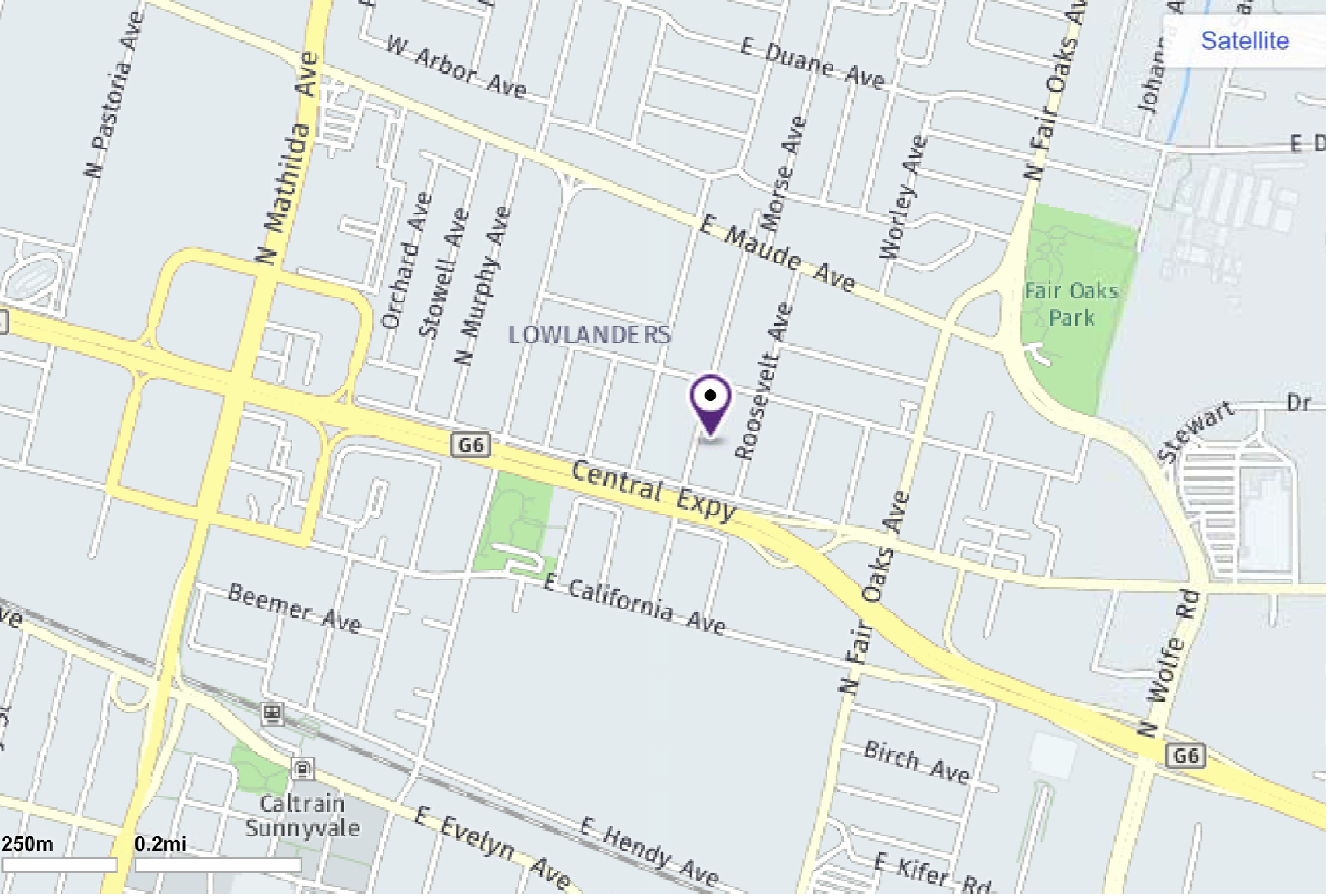
PROJECT DATA

TITLE:	348 MORSE AVENUE	EXISTING BUILDING FOOTPRINT:	
CITY:	SUNNYVALE, CALIFORNIA	(E) RESIDENCE BLDG. LIVING AREA:	±1,101 S.F.
CODES:	2016 CBC, 2016 CEC, 2016 CPC, 2016 CMC, 2016 CFC, 2013 CA GREEN BLDG STANDARDS CODE, 2016 CA ENERGY CODE.. ALL CITY OF SUNNYVALE CODES & ORDINANCES	(E) 4-CAR GARAGE BUILDING:	±1,128 S.F.
		(E) TOTAL:	±2,229 S.F.
OCCUPANCE GROUP:	R3 RESIDENTIAL ZONE	(E) RESIDENCE BLDG. LIVING AREA:	±1,101 S.F.
BUILDING TYPE OF CONSTRUCTION:	V-B	(E) 1-CAR GARAGE TO LIVING AREA:	285 S.F.
AUTOMATIC SPRINKLER SYSTEM:	NO	(N) 1ST FLOOR ADDITION LIVING AREA:	308 S.F.
LIVE LOADS; ROOF 20 PSF, WIND: 110 MPH		(N) 2ND FLOOR ADDITION LIVING AREA:	898 S.F.
TOTAL NUMBER OF STORIES: 2		TOTAL LIVING AREA:	±2,592 S.F.
PARCEL NUMBER: 20440028 861		(E) 3-CAR GARAGE:	±843 S.F.
ZONING: R2 RESIDENTIAL		NEW TOTAL BUILDING FOOTPRINT:	±2,537 S.F.
FLOOD ZONE: N/A		LOT AREA:	7,000± S.F.
		FAR (FLOOR AREA RATIO): 49.07% (ALLOWABLE F.A.R.: 55%)	
		TOTAL LOT COVERAGE: 36.25% (ALLOWABLE CORAGE: 40%)	
		BUILDING HEIGHT:: 26'-0" ± (30' ALLOWED)	

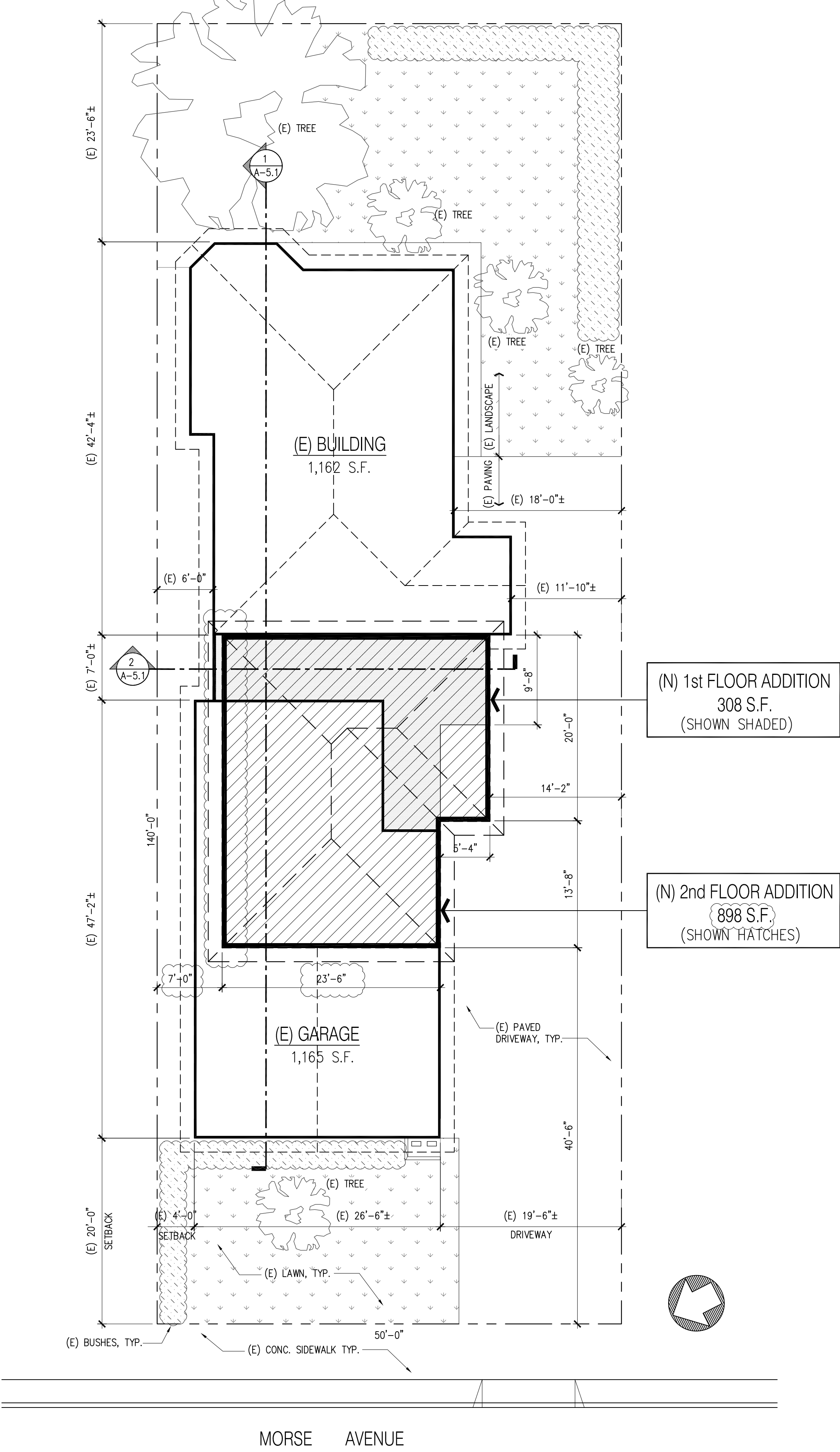
PROJECT SCOPE

- 1) FIRST FLOOR: CONVERTING (E) 1-CAR GARAGE TO FAMILY ROOM, ADD NEW 308 S.F. AREA TO CONNECT (E) GARAGE BUILDING TO (E) RESIDENCE BUILDING.
- 2) SECOND FLOOR NEW ADDITION: 898 S.F. WITH TWO NEW BEDROOMS & TWO NEW BATHS OVER (E) GARAGE AND (N) FIRST FLOOR ADDITION.

VICINITY MAP



YAHOO MAP 2018



1
A-0
PROPOSED SITE PLAN

1/8" = 1'-0"

kaneshka design group

3015 Hopyard Road, Suite P
Pleasanton, CA 94568
ph: (510) 427-5009

ADDITION AND REMODEL
for Ravi & Olwen Purushothma
Sunnyvale, California
348 Morse Avenue

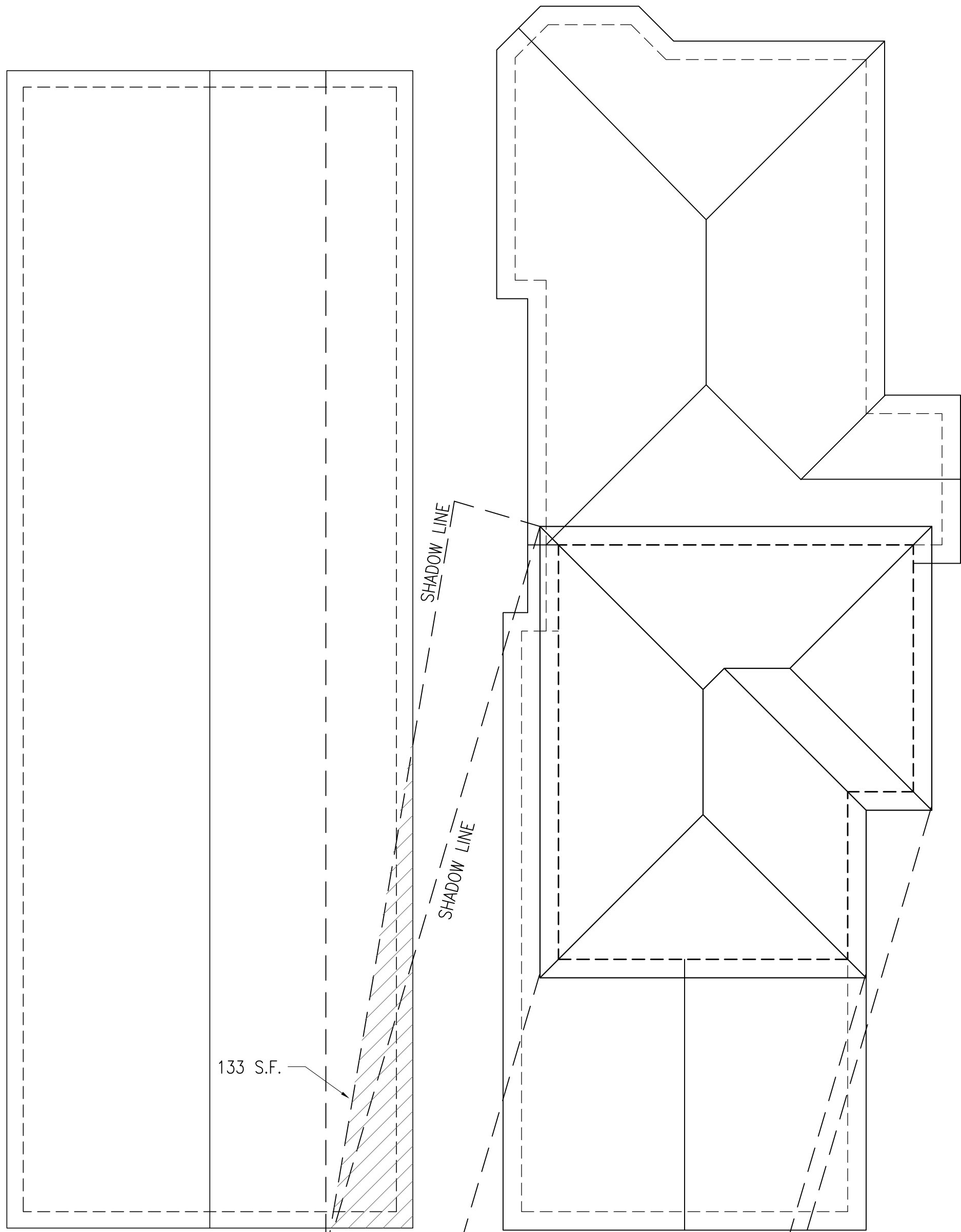
REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS
3	06/19/18 PLANNING COMMENTS

DRAWN BY:
DATE: 01/16/18

PROPOSED SITE
PLAN,
GENERAL NOTES,
PROJECT DATA,
VICINITY MAP

SHEET:

A-0



TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 4.3% (133 S.F.)

3/1/18 9am

Dawn: **06:12:55**
Sunrise: **06:38:47**
Culmination: **12:20:21**
Sunset: **18:02:27**
Dusk: **18:28:21**

Daylight duration: **11h23m40s**
Distance [km]: **148.237.496**

Altitude: **24.31°**
Azimuth: **121.52°**

Shadow length [m]: **2.21 (7.25')**

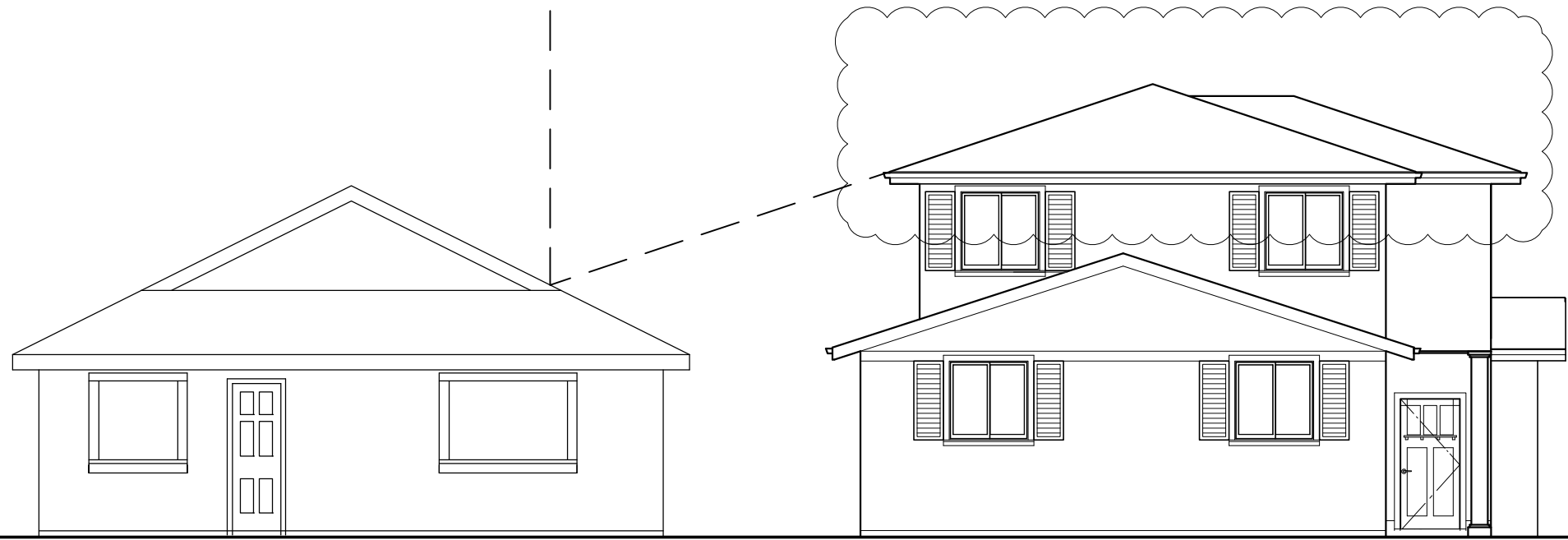
3/1/18 3pm

Dawn: **06:12:55**
Sunrise: **06:38:47**
Culmination: **12:20:21**
Sunset: **18:02:27**
Dusk: **18:28:21**

Daylight duration: **11h23m40s**
Distance [km]: **148.246.628**

Altitude: **32.57°**
Azimuth: **227.32°**

Shadow length [m]: **1.57 (5.15')**

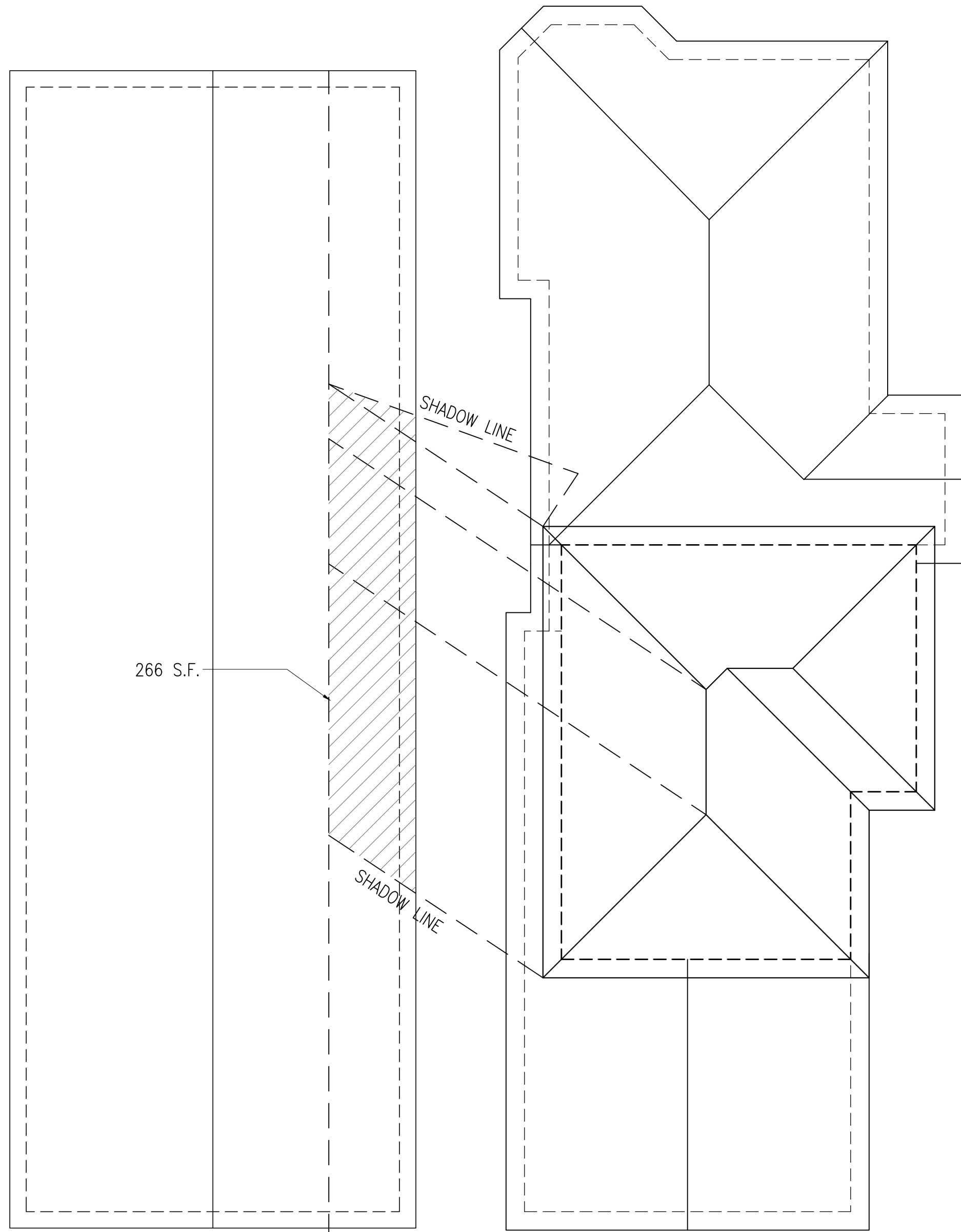


ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - March at 9 am

1/8" = 1'-0"

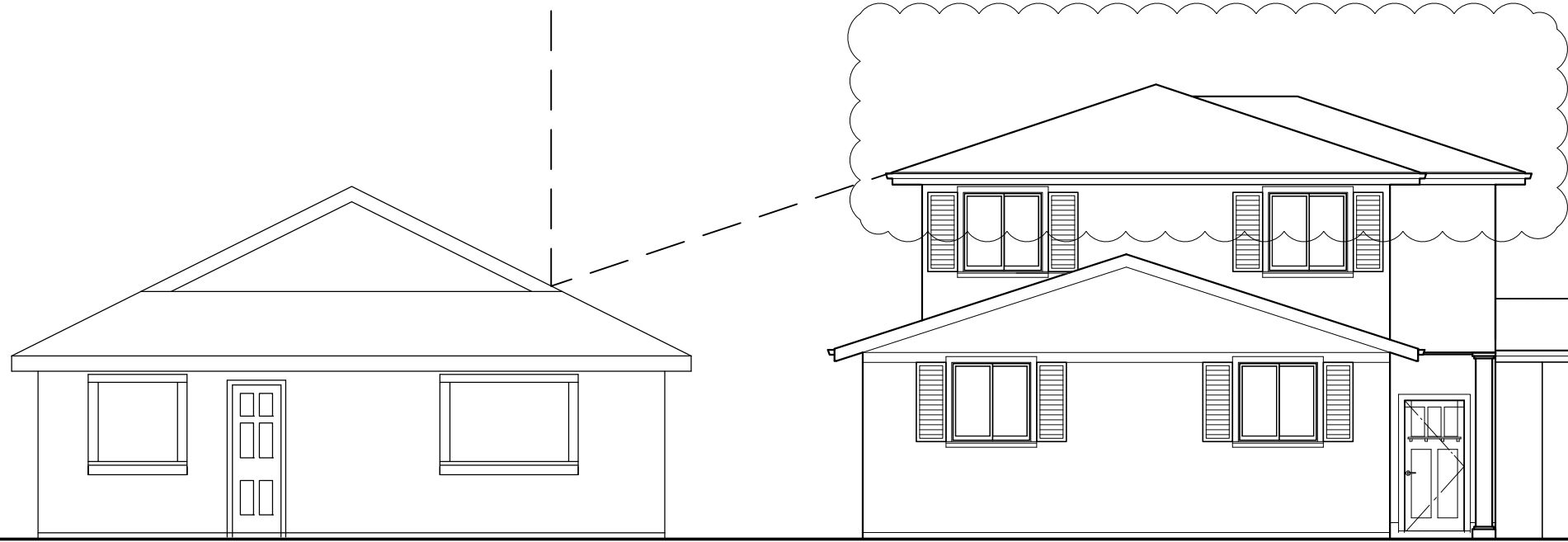


TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 8.6% (266 S.F.)

ANNUAL AVERAGE SHADOW AREA:

JAN AT 9AM: 10.2% (318 S.F.)
JAN AT 3PM: 8.7% (271 S.F.)
FEB AT 9AM: 8.5% (263 S.F.)
FEB AT 3PM: 8.6% (268 S.F.)
MAR AT 9AM: 4.3% (133 S.F.)
MAR AT 3PM: 8.6% (266 S.F.)
APR AT 9AM: 0% (0 S.F.)
APR AT 3PM: 8.5% (263 S.F.)
MAY AT 9AM: 0% (0 S.F.)
MAY AT 3PM: 8.4% (262 S.F.)
JUN AT 9AM: 0% (0 S.F.)
JUN AT 3PM: 8.9% (277 S.F.)
JUL AT 9AM: 0% (0 S.F.)
JUL AT 3PM: 8.4% (262 S.F.)
AUG AT 9AM: 0% (0 S.F.)
AUG AT 3PM: 8.4% (261 S.F.)
SEP AT 9AM: 0% (0 S.F.)
SEP AT 3PM: 8.5% (263 S.F.)
OCT AT 9AM: 0% (0 S.F.)
OCT AT 3PM: 8.5% (264 S.F.)
NOV AT 9AM: 8.3% (258 S.F.)
NOV AT 3PM: 8.4% (261 S.F.)
DEC AT 9AM: 9.9% (306 S.F.)
DEC AT 3PM: 8.8% (320 S.F.)

ANNUAL AVERAGE: 6%



ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - March at 3 pm

1/8" = 1'-0"

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS
MARCH

SHEET:

A-1.1

ADDITION AND REMODEL
for Ravi & Olwen Purushotma

Sunnyvale, California

348 Morse Avenue

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

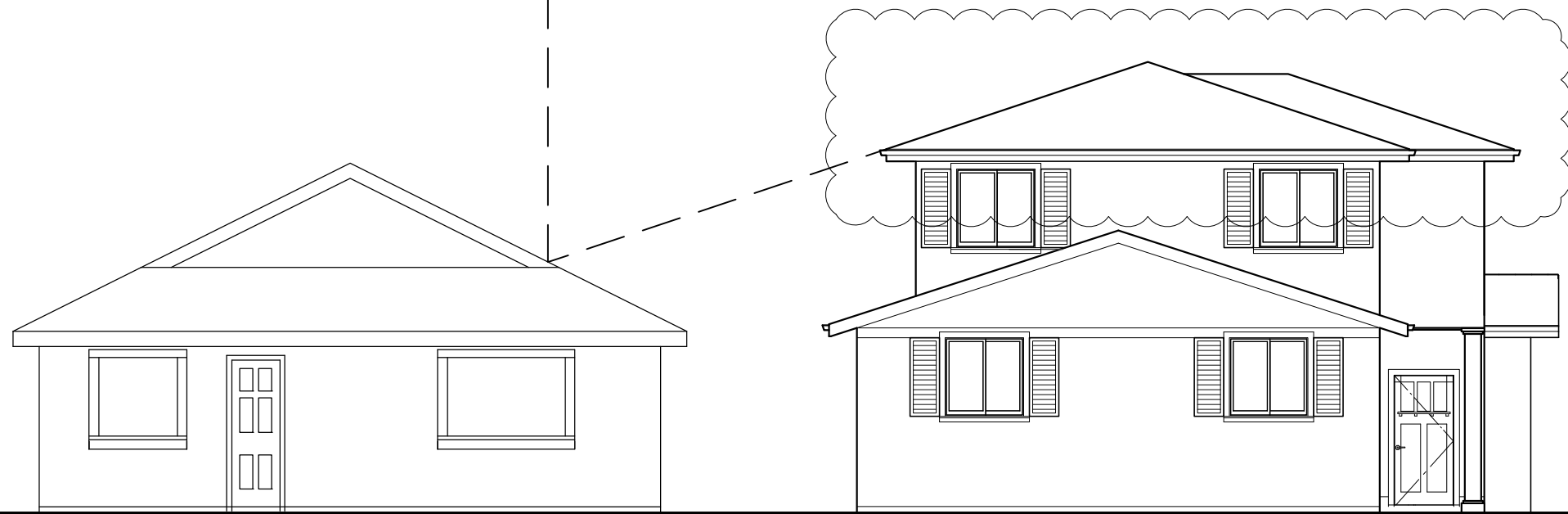
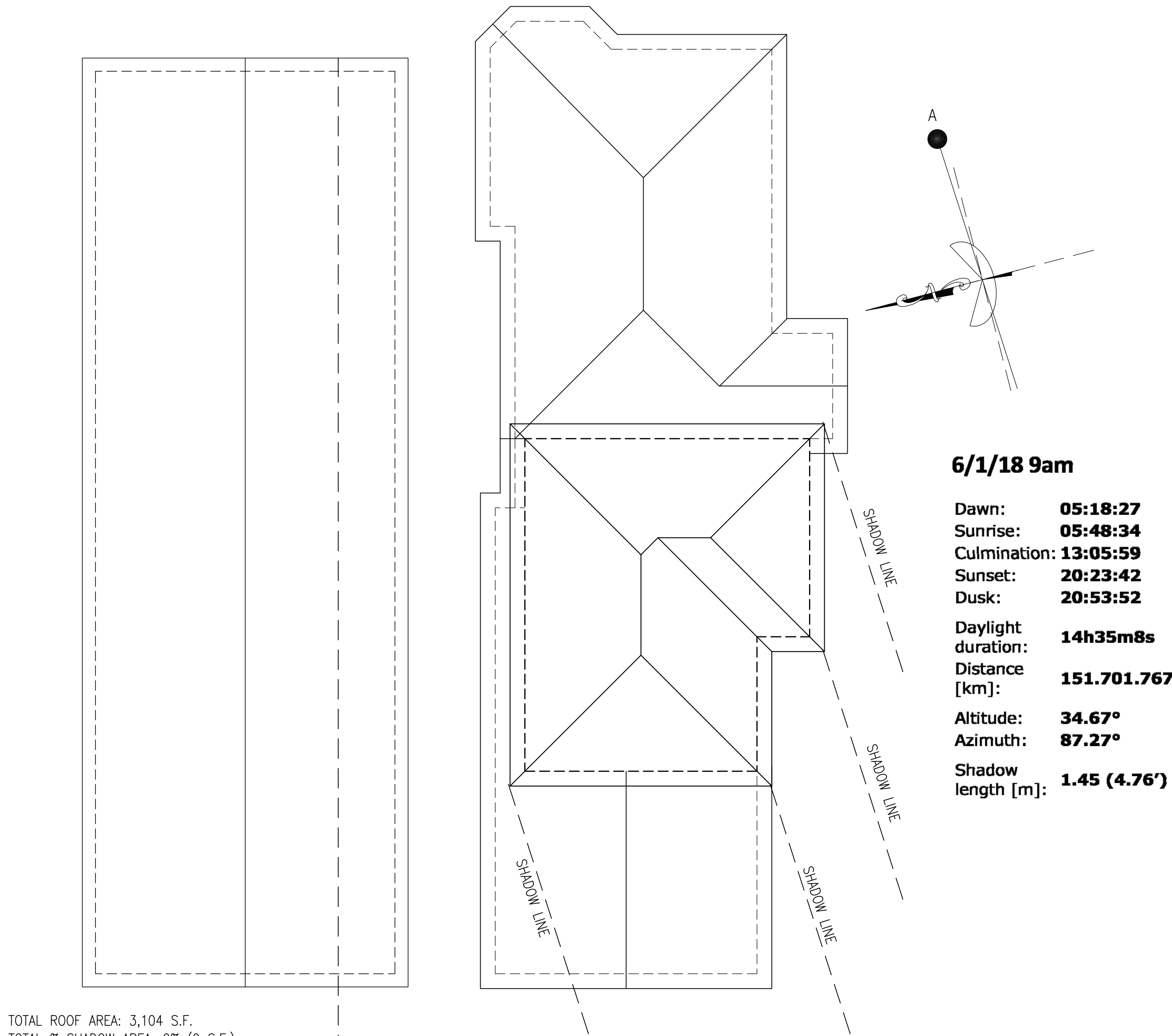
DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS
JUNE

SHEET:

A-1.2

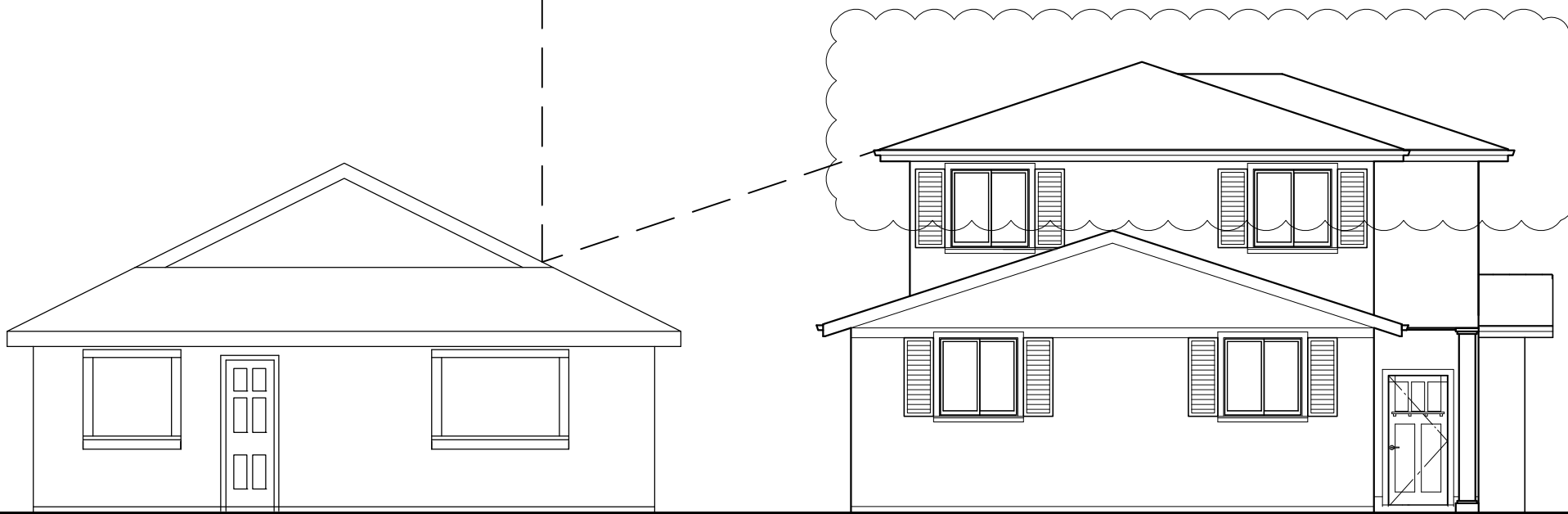
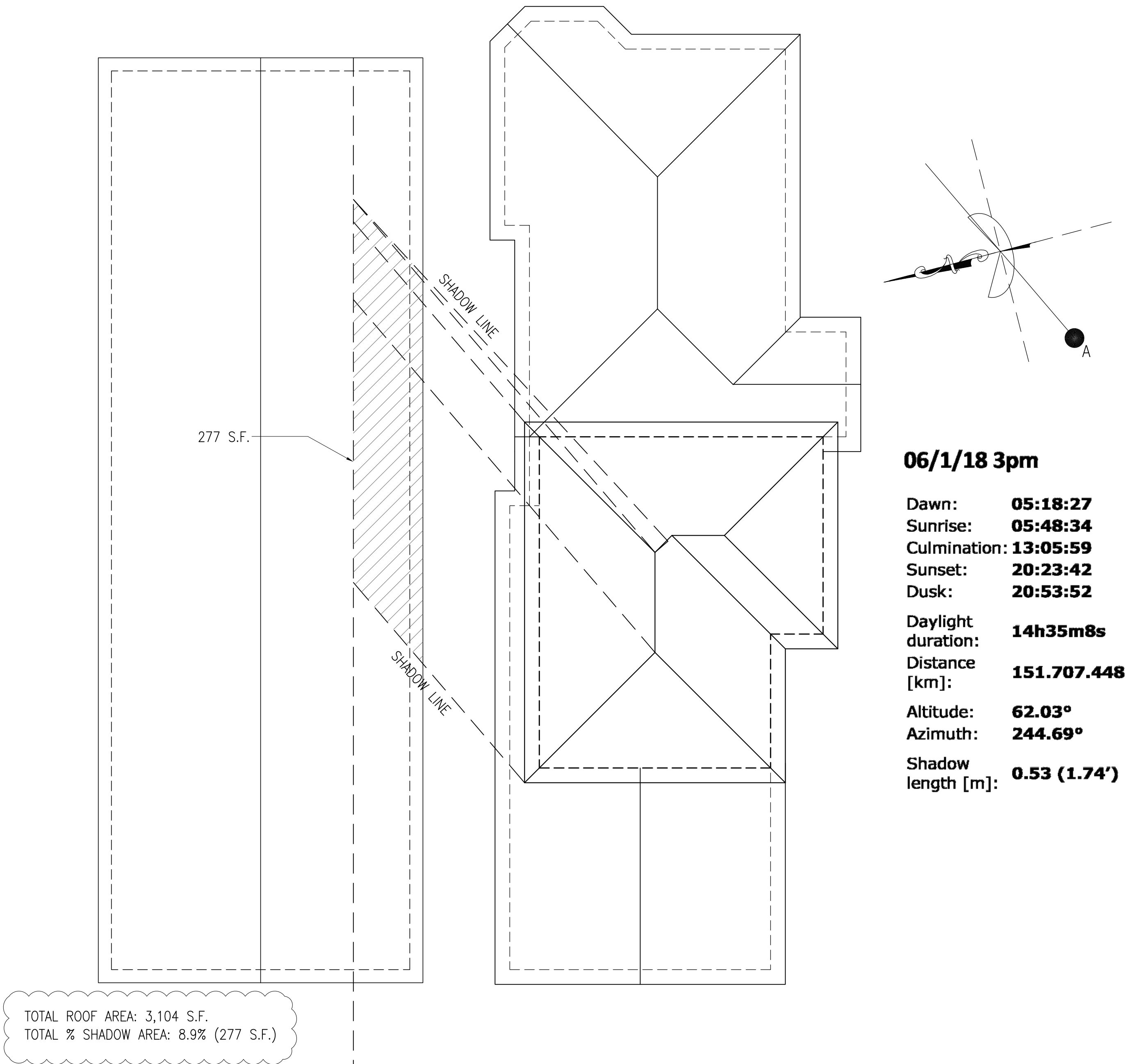


ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - JUNE at 9 am

1/8" = 1'-0"



ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - JUNE at 3 pm

1/8" = 1'-0"

ADDITION AND REMODEL
for Ravi & Olwen Purushotma

Sunnyvale, California

348 Morse Avenue

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

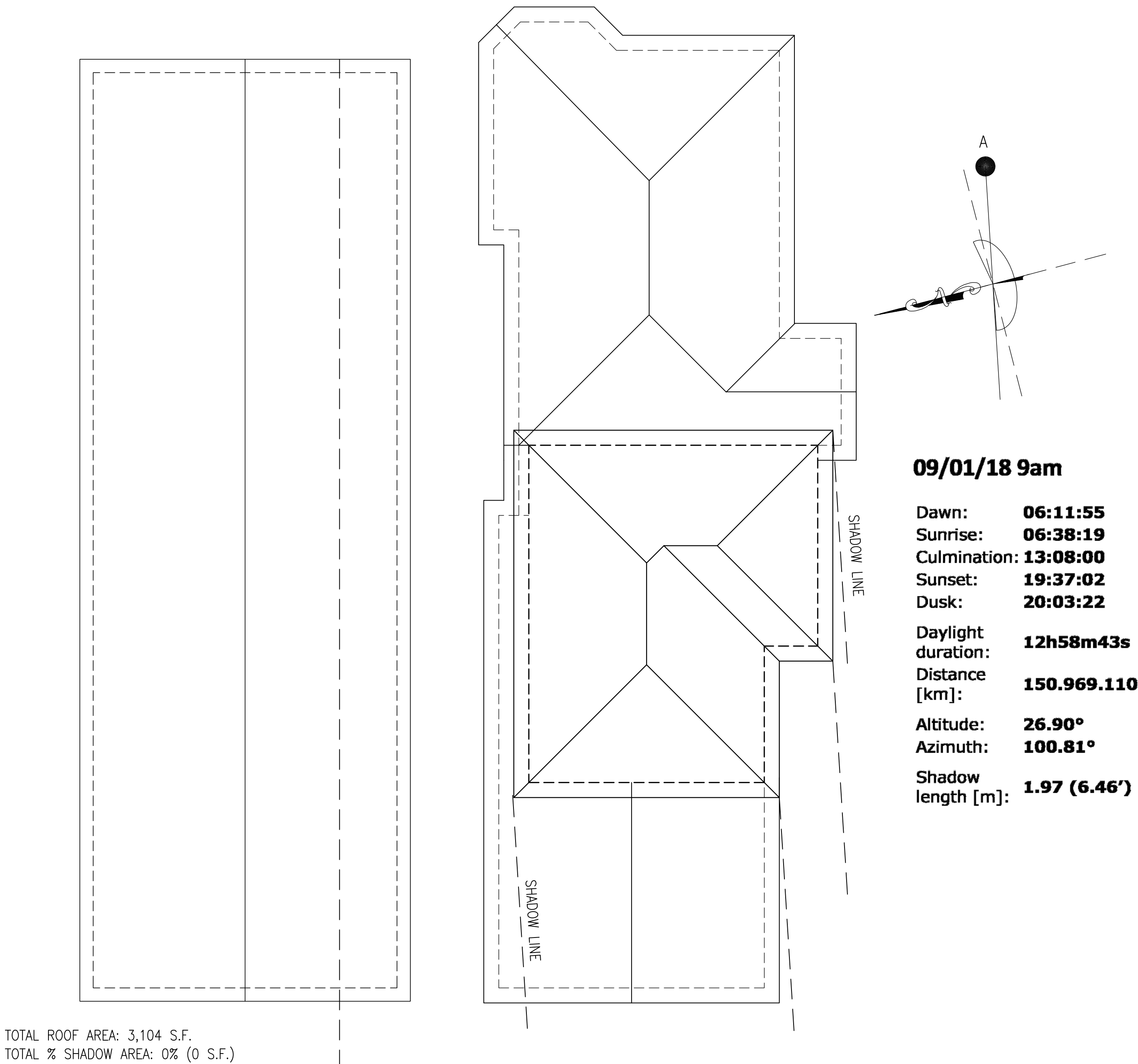
DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS
SEPTEMBER

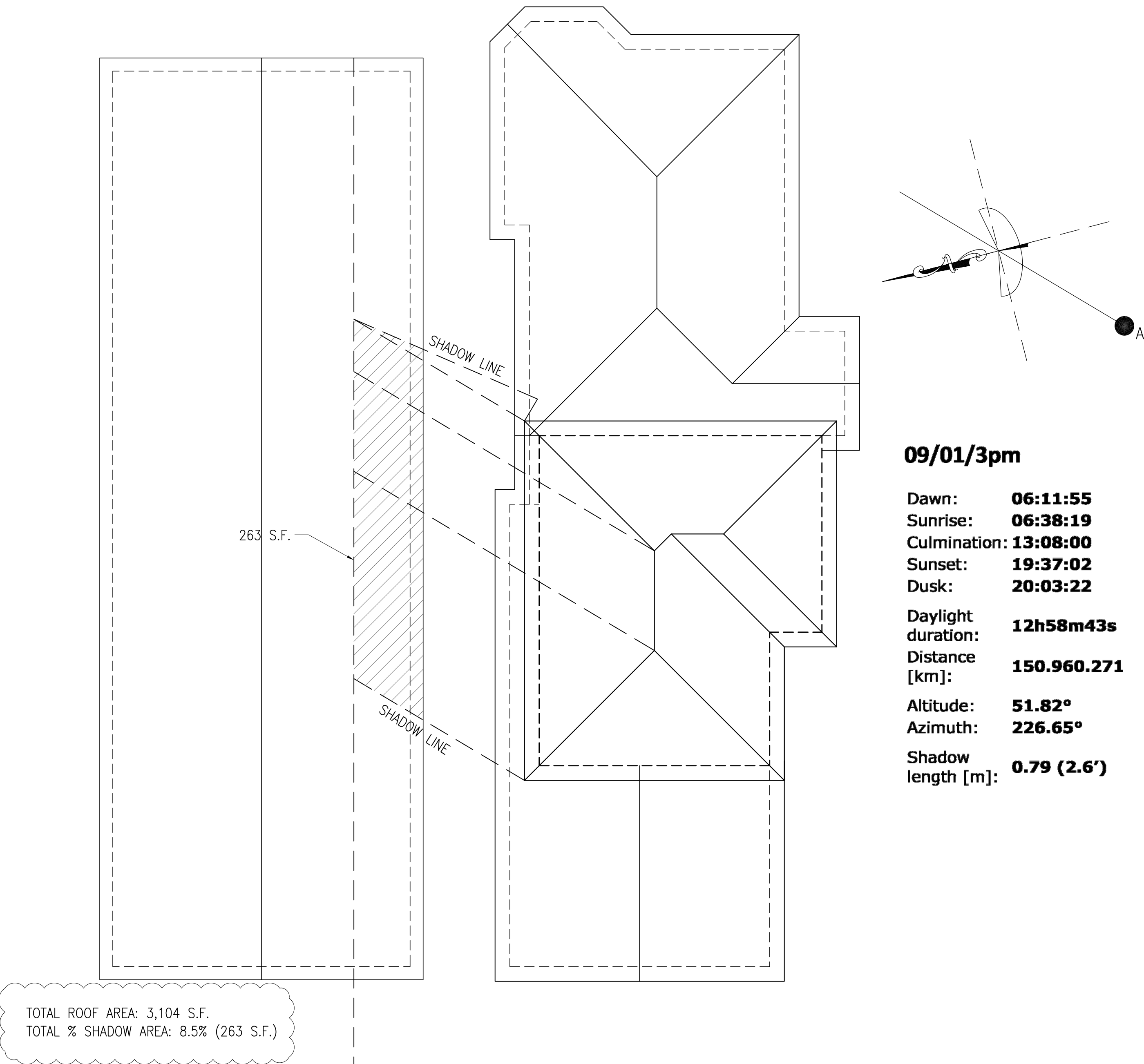
SHEET:

A-1.3



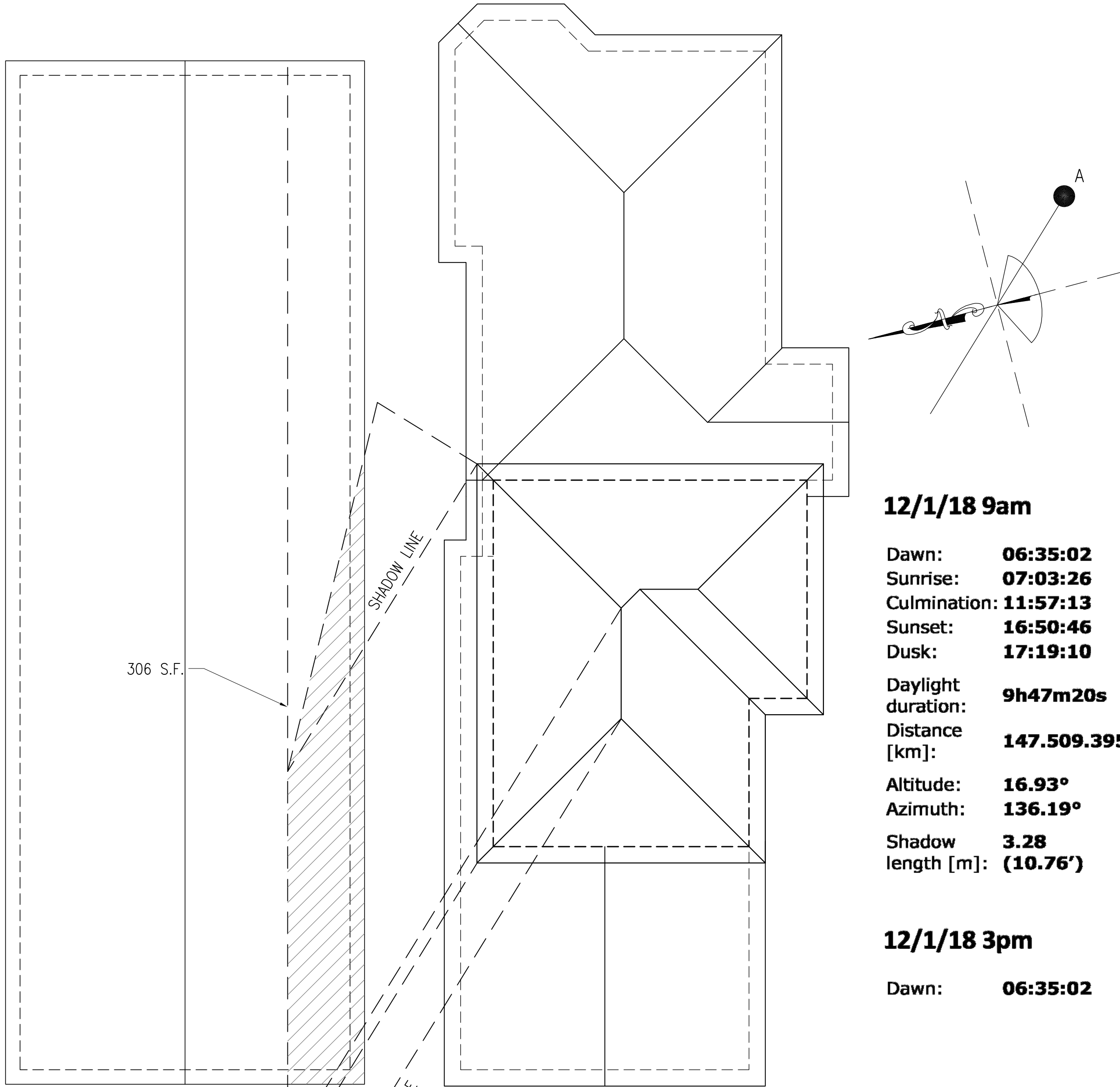
SOLAR ANALYSIS LINE - SEPTEMBER at 9 am

1/8" = 1'-0"



SOLAR ANALYSIS LINE - SEPTEMBER at 3 pm

1/8" = 1'-0"



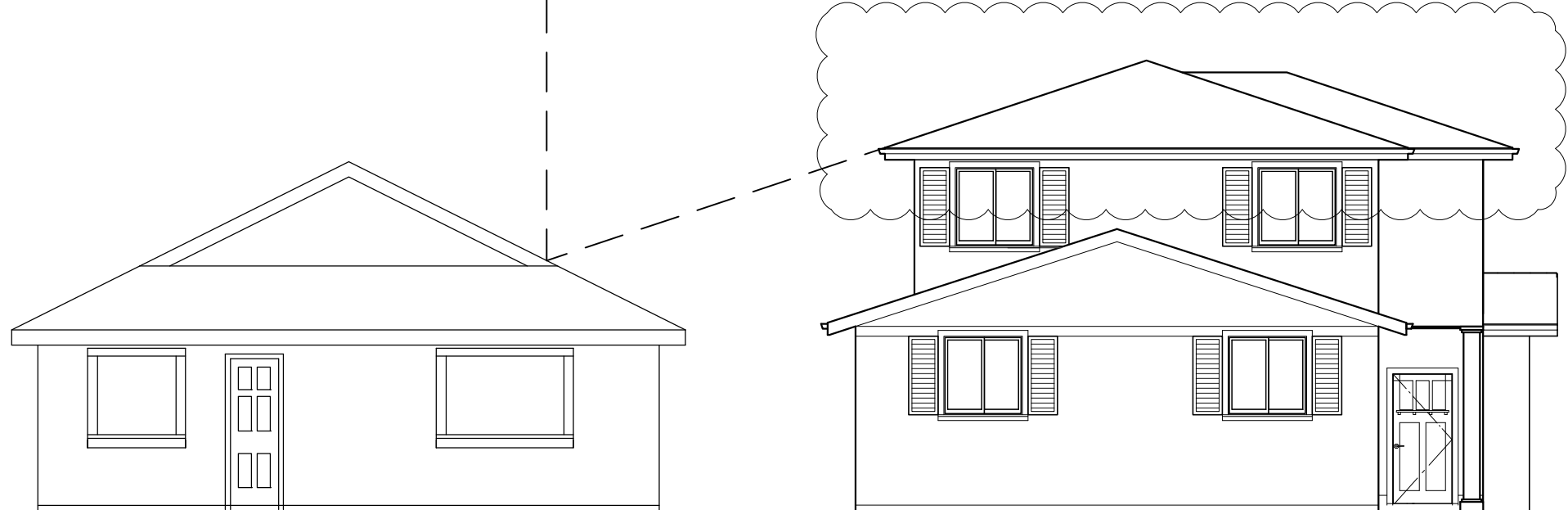
12/1/18 9am

Dawn: 06:35:02
Sunrise: 07:03:26
Culmination: 11:57:13
Sunset: 16:50:46
Dusk: 17:19:10
Daylight duration: 9h47m20s
Distance [km]: 147.509.395
Altitude: 16.93°
Azimuth: 136.19°
Shadow length [m]: 3.28 (10.76')

12/1/18 3pm

Dawn: 06:35:02

TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 9.9% (306 S.F.)

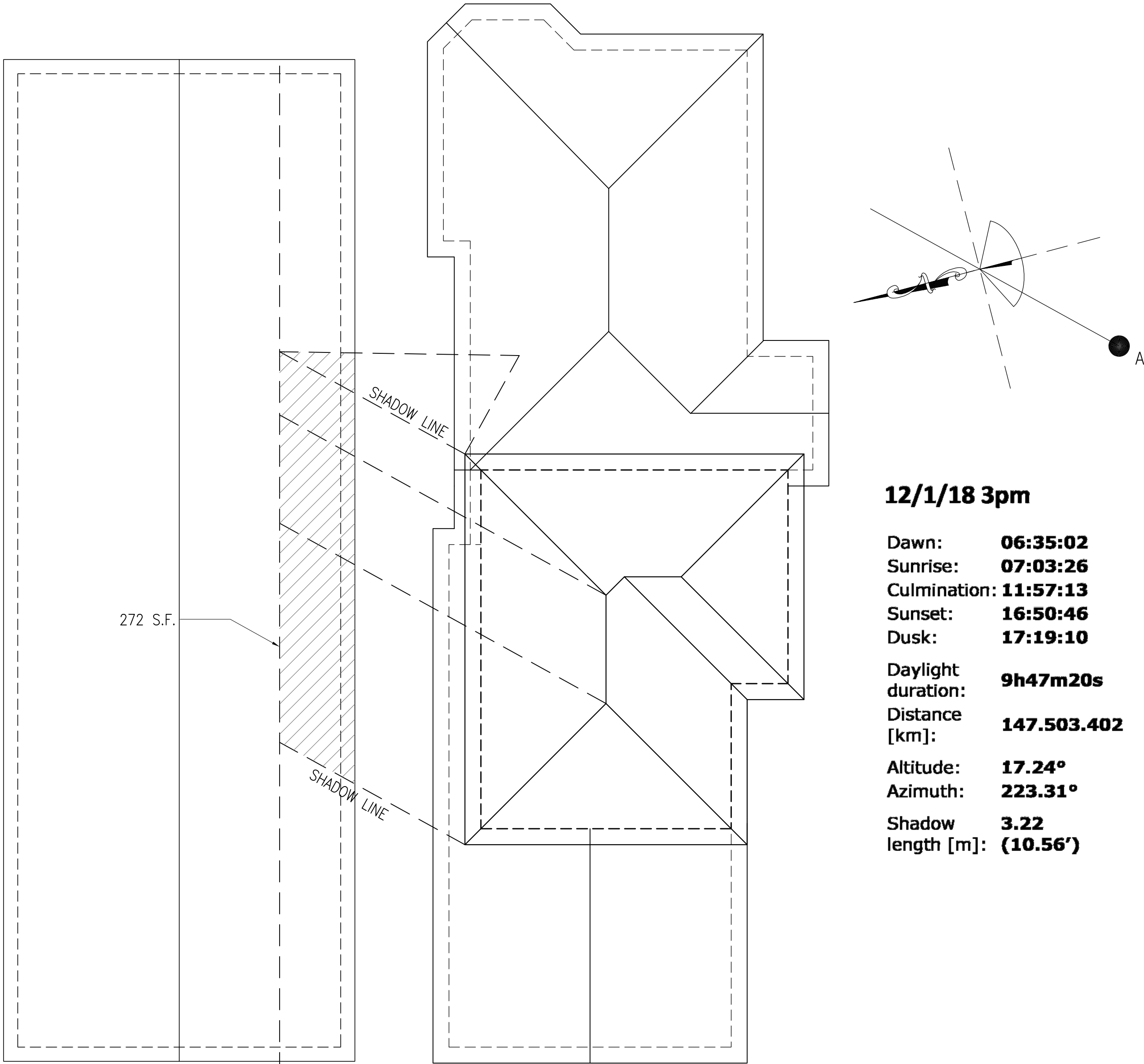


ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - DECEMBER at 9 am

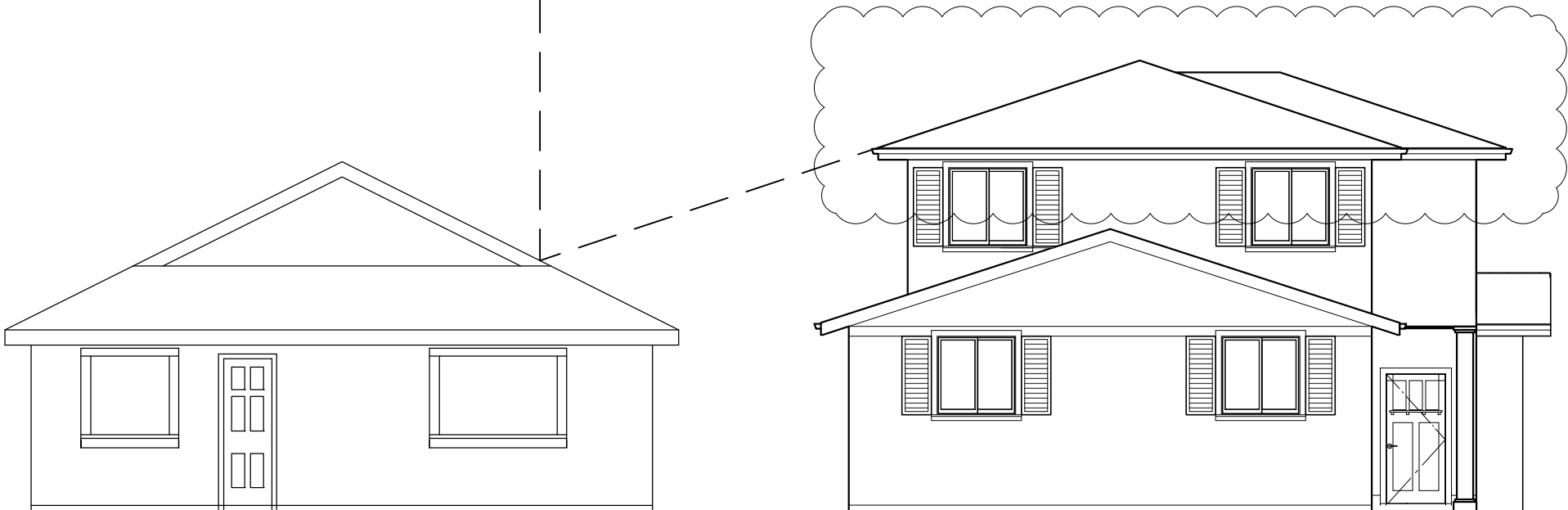
1/8" = 1'-0"



12/1/18 3pm

Dawn: 06:35:02
Sunrise: 07:03:26
Culmination: 11:57:13
Sunset: 16:50:46
Dusk: 17:19:10
Daylight duration: 9h47m20s
Distance [km]: 147.503.402
Altitude: 17.24°
Azimuth: 223.31°
Shadow length [m]: 3.22 (10.56')

TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 8.8% (320 S.F.)



ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - DECEMBER at 3 pm

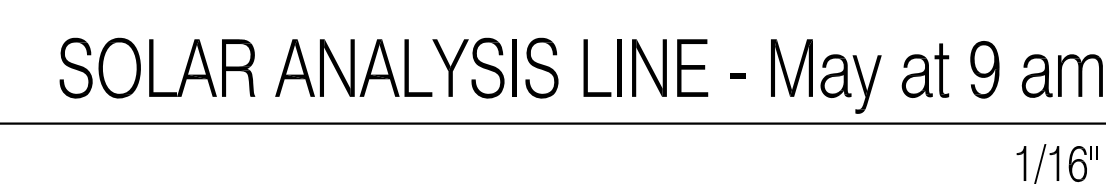
1/8" = 1'-0"

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

DRAWN BY:
DATE: 01/16/18

SOLAR ANALYSIS
DECEMBER

SHEET:
A-1.4



REV	DATE
2	04/23/18 PLANNING COMMENTS

DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS
JANUARY,
FEBRUARY, APRIL
& MAY

SHEET:

A-1.5



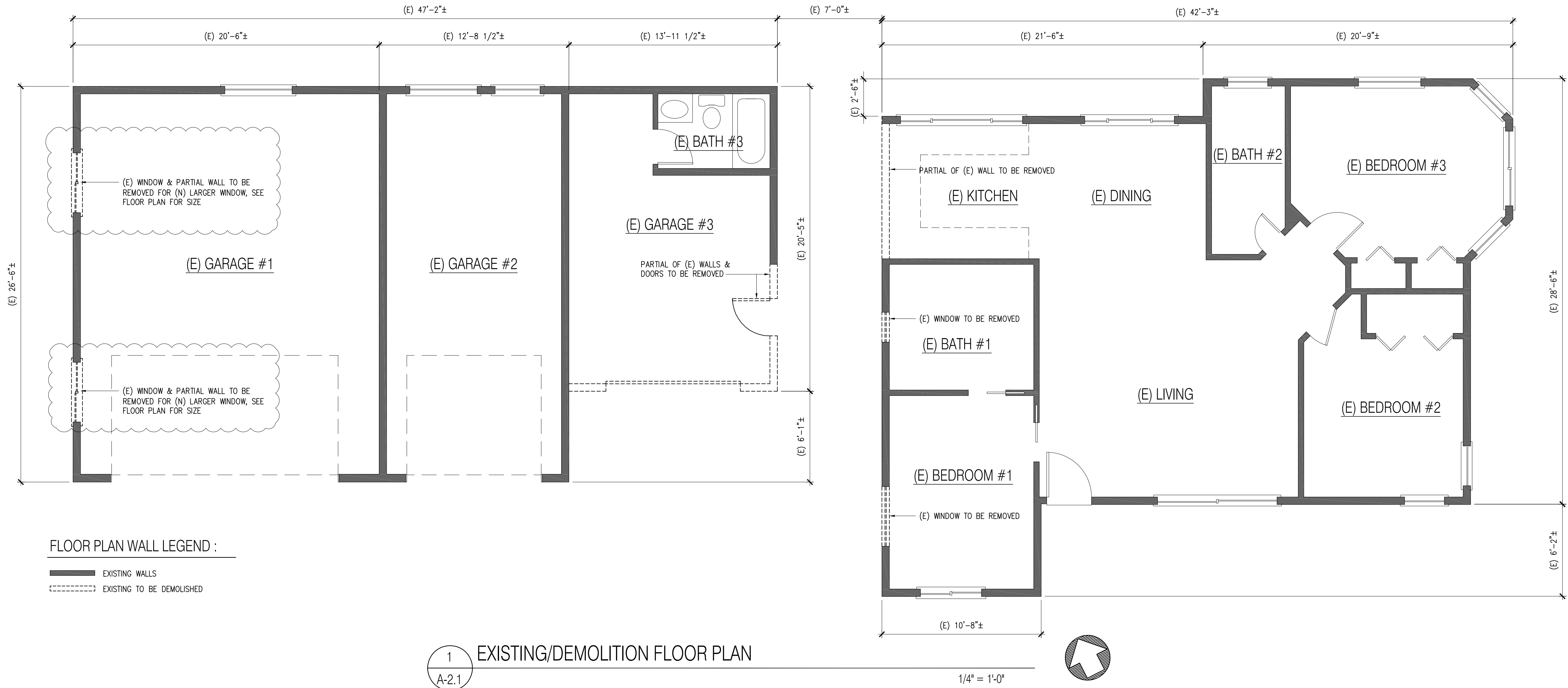
REV	DATE
2	04/23/18 PLANNING COMMENTS

DRAWN BY:
DATE: 01/16/18

SOLAR ANALYSIS
JULY, AUGUST,
OCTOBER &
NOVEMBER

SHEET:

A-1.6



ADDITION AND REMODEL
for Ravi & Olwen Purushotma

Sunnyvale, California

348 Morse Avenue

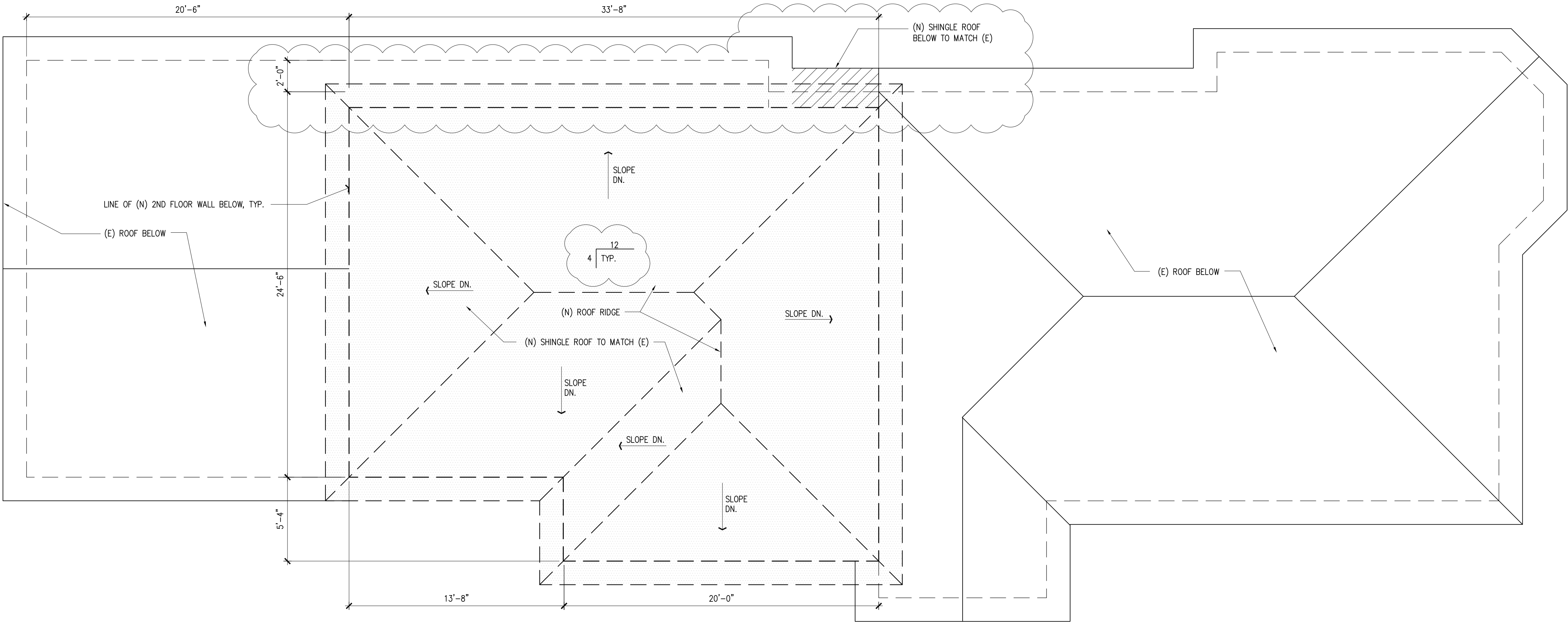
REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS
DRAWN BY:	
DATE: 01/16/18	

EXISTING/DEMOLITION
FLOOR PLAN

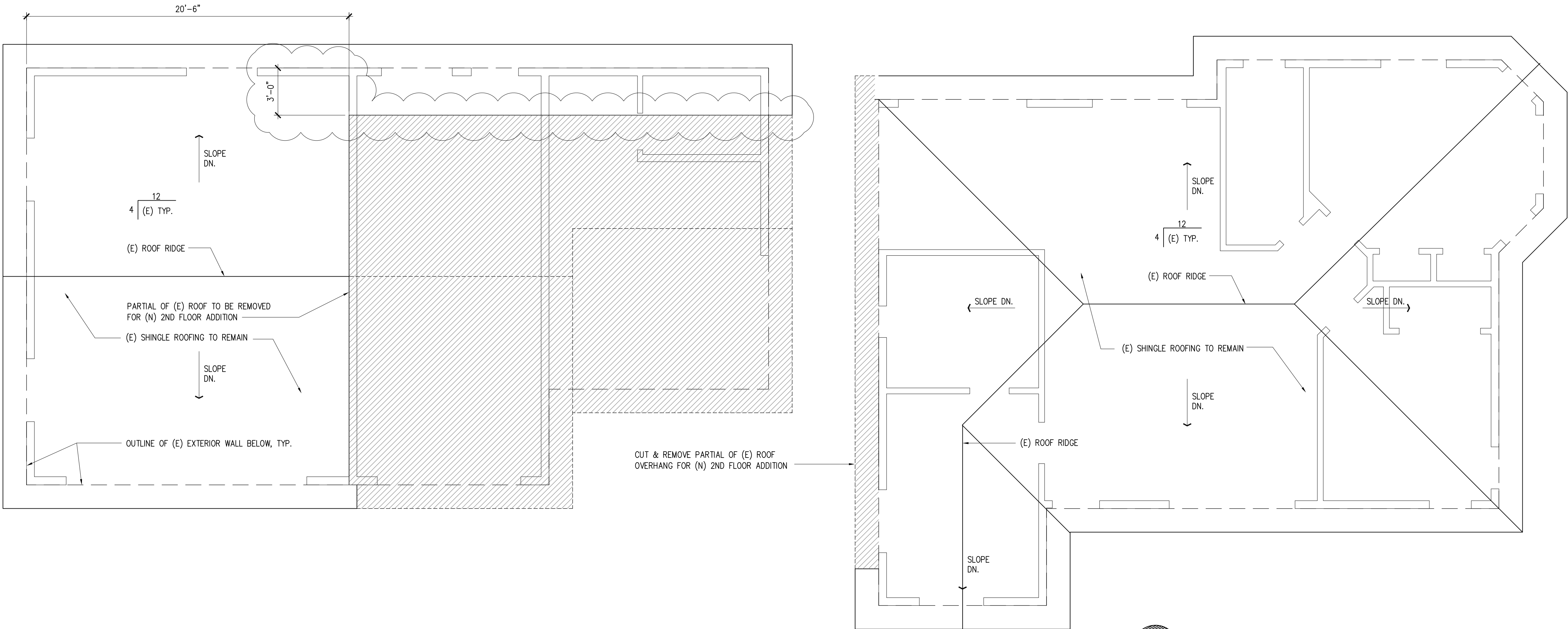
SHEET:

A-2.1





2 PROPOSED NEW ROOF PLAN
A-3.1



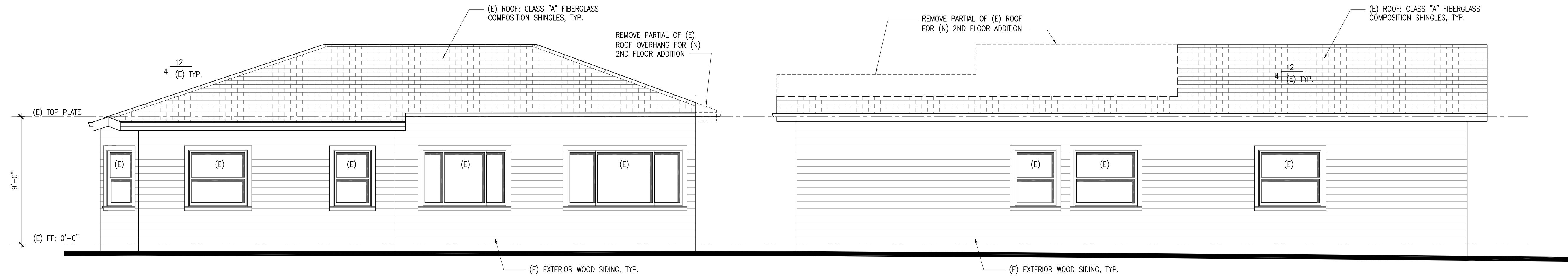
1 PROPOSED (E) ROOF DEMOLITION PLAN
A-3.1

REV	DATE
1	03/08/18
	PLANNING COMMENTS

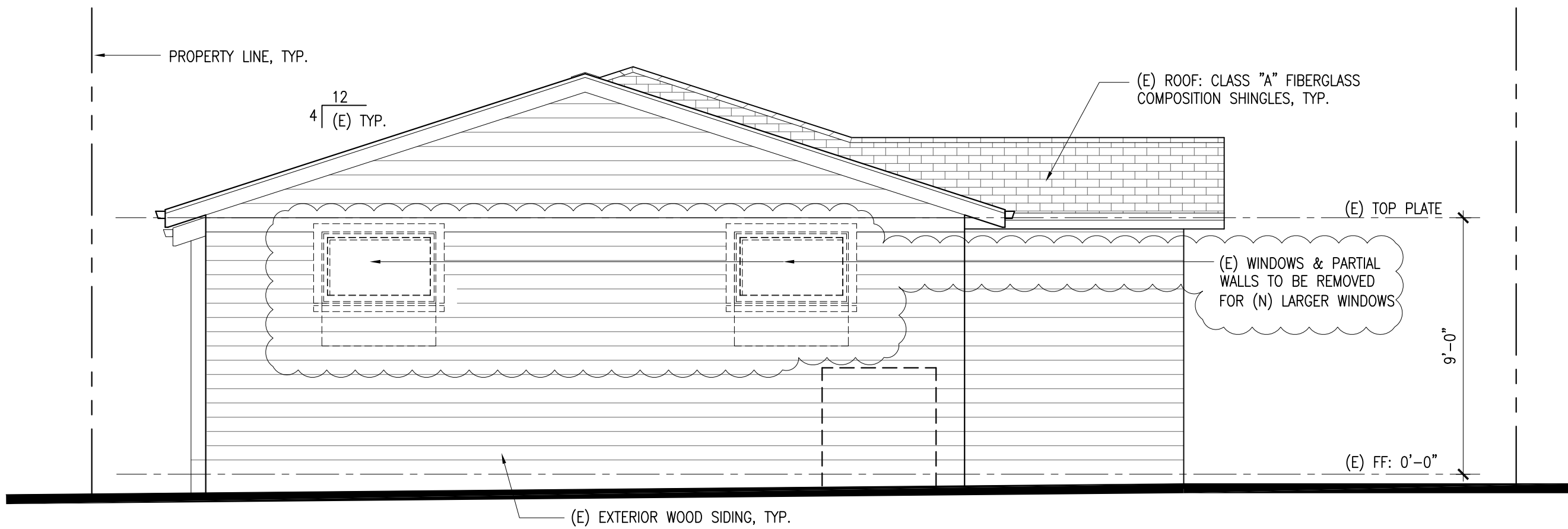
DRAWN BY:
DATE: 01/16/18

PROPOSED (E)
ROOF
DEMOLITION
PLAN & NEW
ROOF PLAN

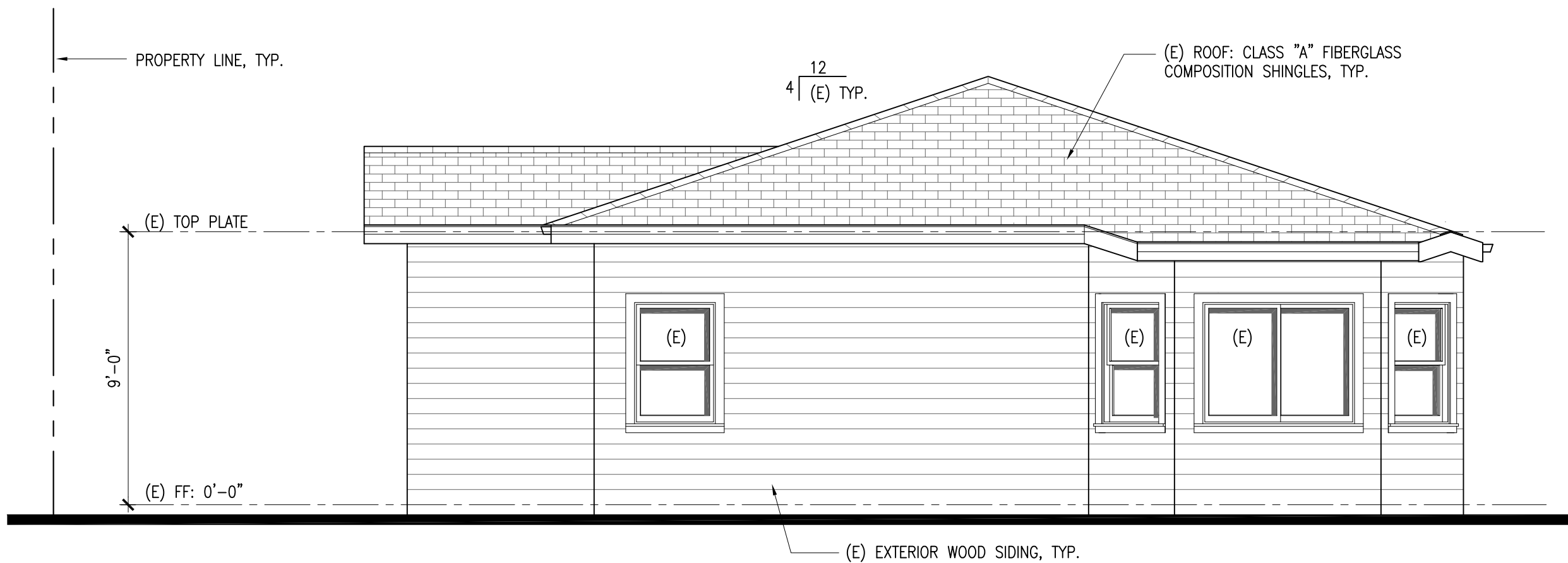
SHEET:
A-3.1



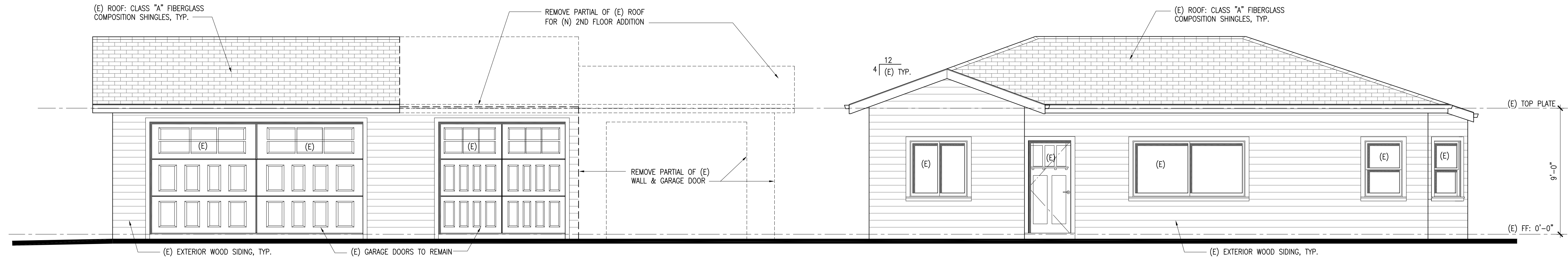
4 EXISTING BUILDING ELEVATION- LEFT PROPERTY (NORTH)



3 EXISTING BUILDING ELEVATION - FROM STREET (WEST)



2 EXISTING BUILDING ELEVATION - REAR PROPERTY (EAST)



1 EXISTING BUILDING ELEVATION - FROM DRIVEWAY (SOUTH)

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

DRAWN BY:
DATE: 01/16/18

EXISTING
EXTERIOR
ELEVATIONS

SHEET:
A-4.1

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS
3	06/19/18 PLANNING COMMENTS

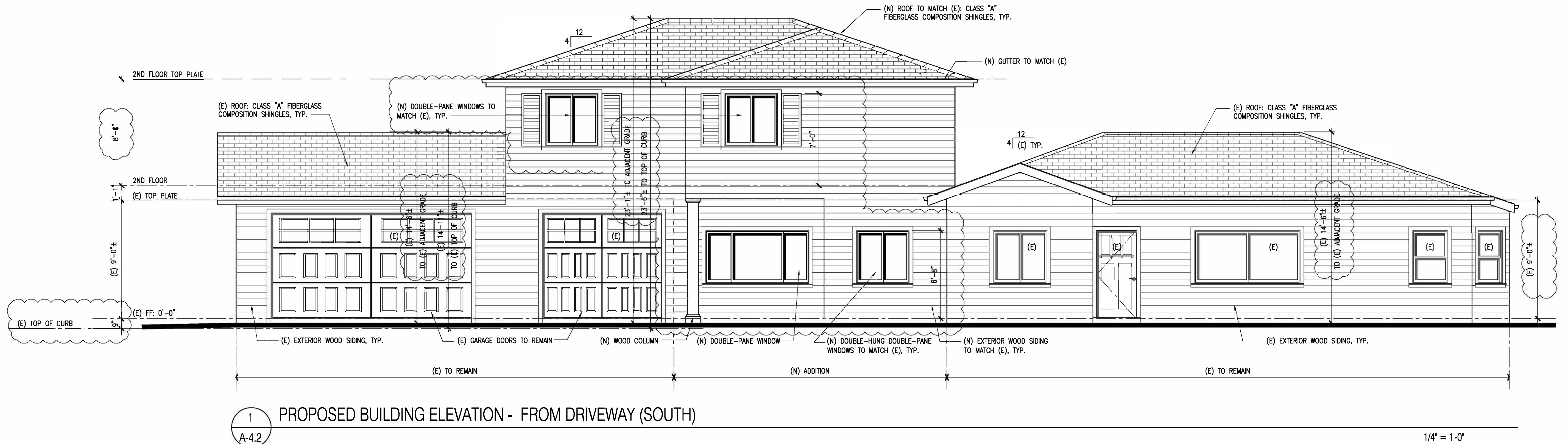
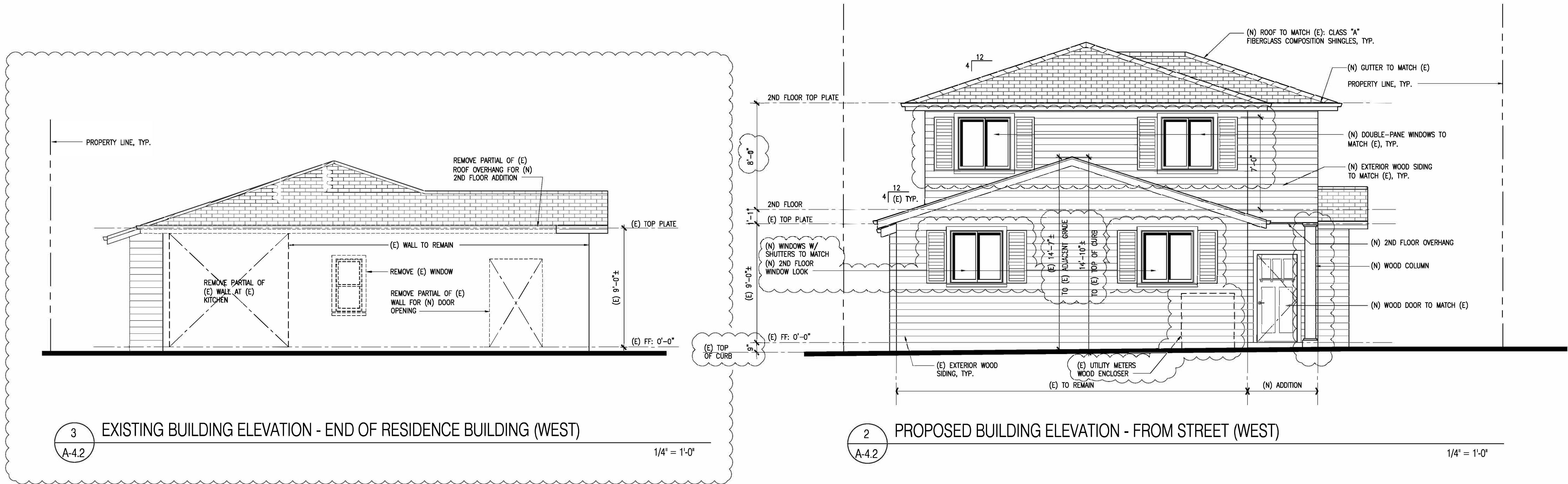
DRAWN BY:

DATE: 01/16/18

EXISTING/PROPOSED
EXTERIOR
ELEVATIONS -
SOUTH & WEST

SHEET:

A-4.2



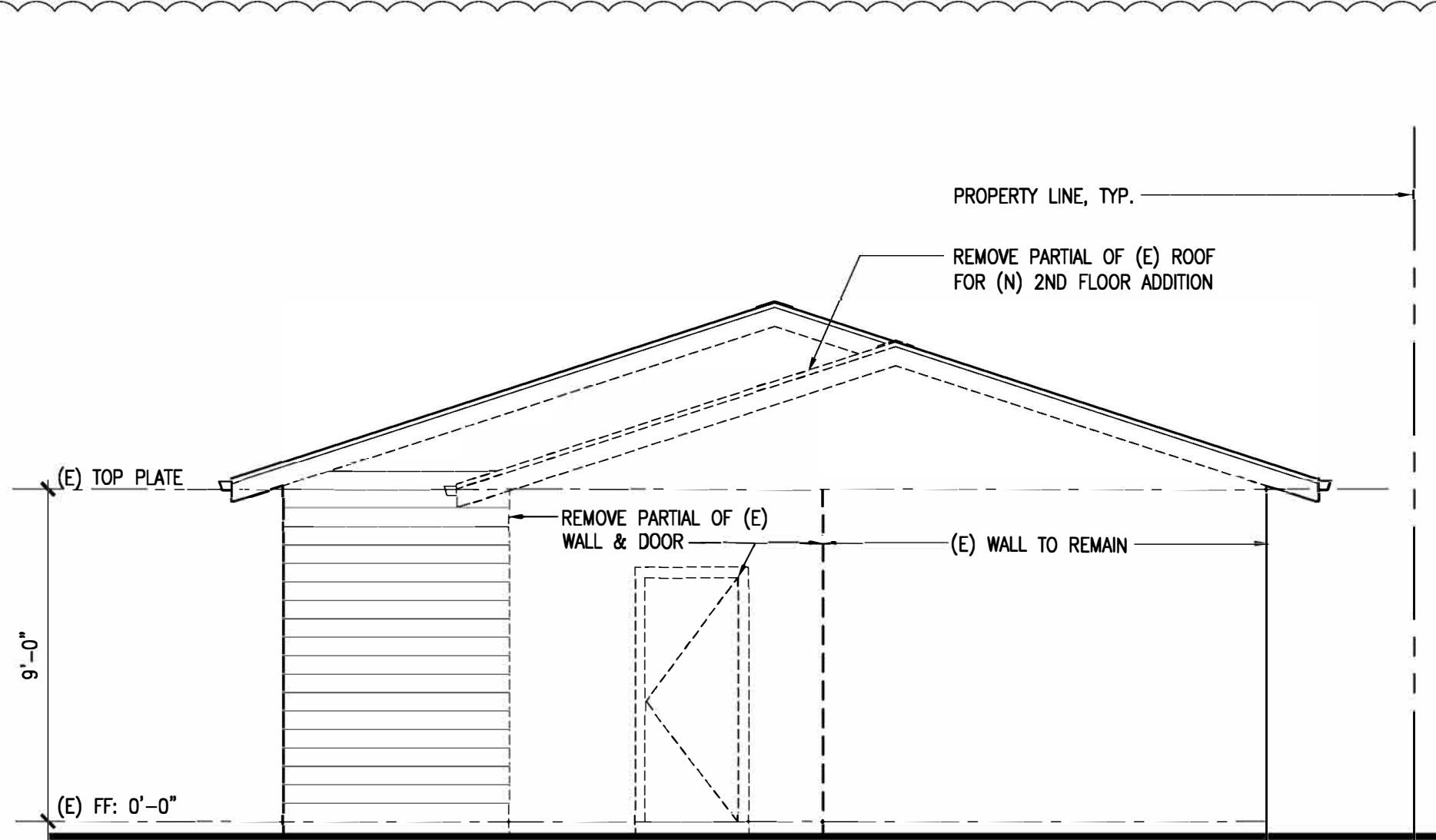
REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS
3	06/19/18 PLANNING COMMENTS

DRAWN BY:
DATE: 01/16/18

EXISTING/PROPOSED
EXTERIOR
ELEVATIONS -
NORTH & EAST

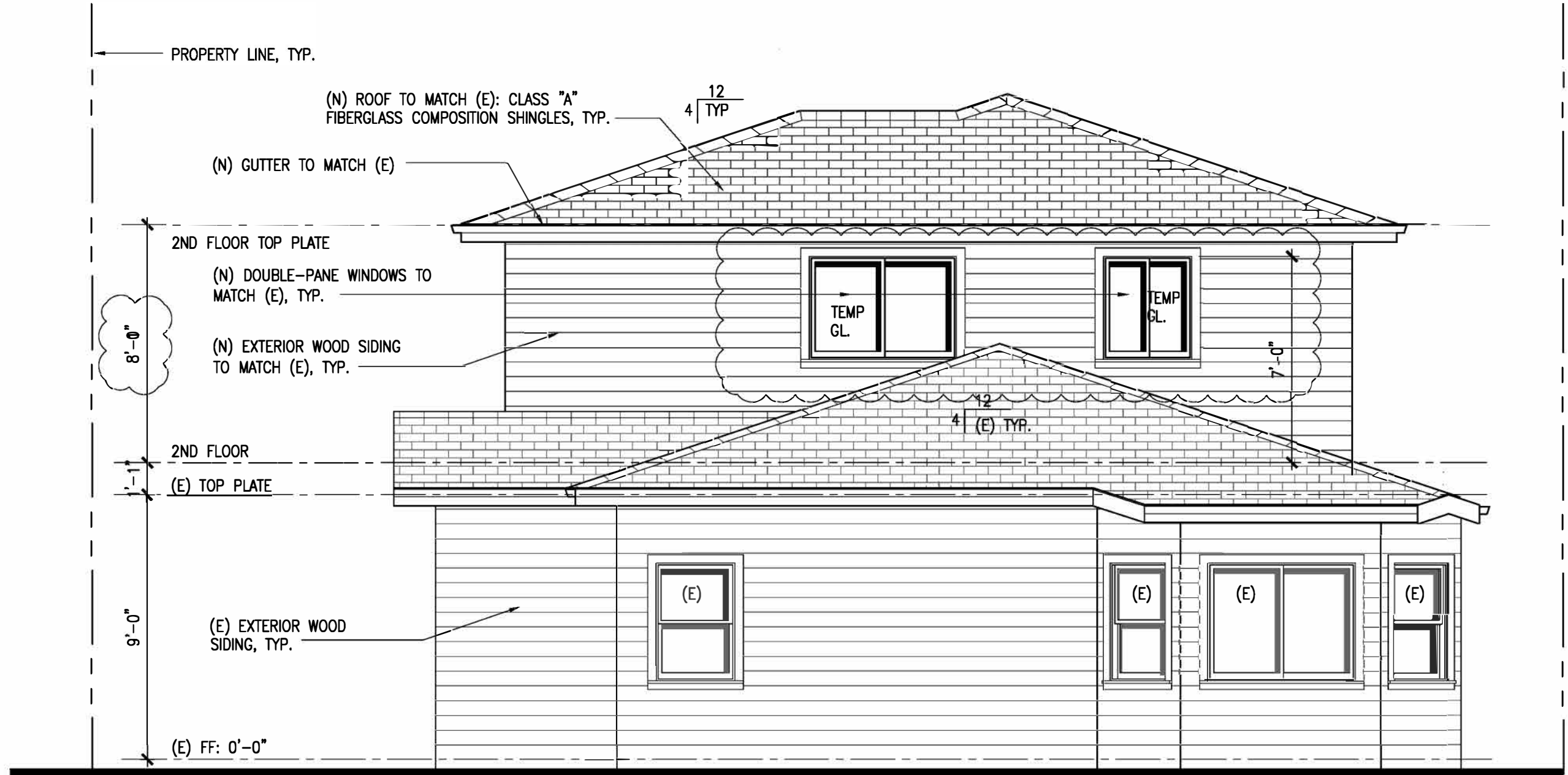
SHEET:

A-4.3



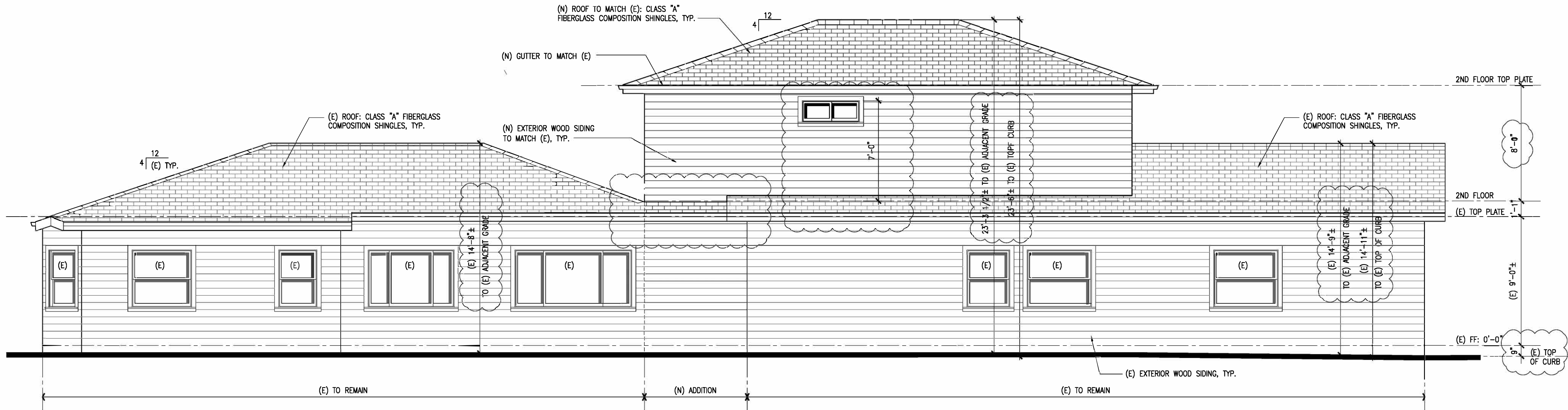
3
A-4.3
EXISTING BUILDING ELEVATION - END OF GARAGE (EAST)

1/4" = 1'-0"



2
A-4.3
PROPOSED BUILDING ELEVATION - REAR PROPERTY (EAST)

1/4" = 1'-0"



1
A-4.3
PROPOSED BUILDING ELEVATION- LEFT PROPERTY (NORTH)

1/4" = 1'-0"

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

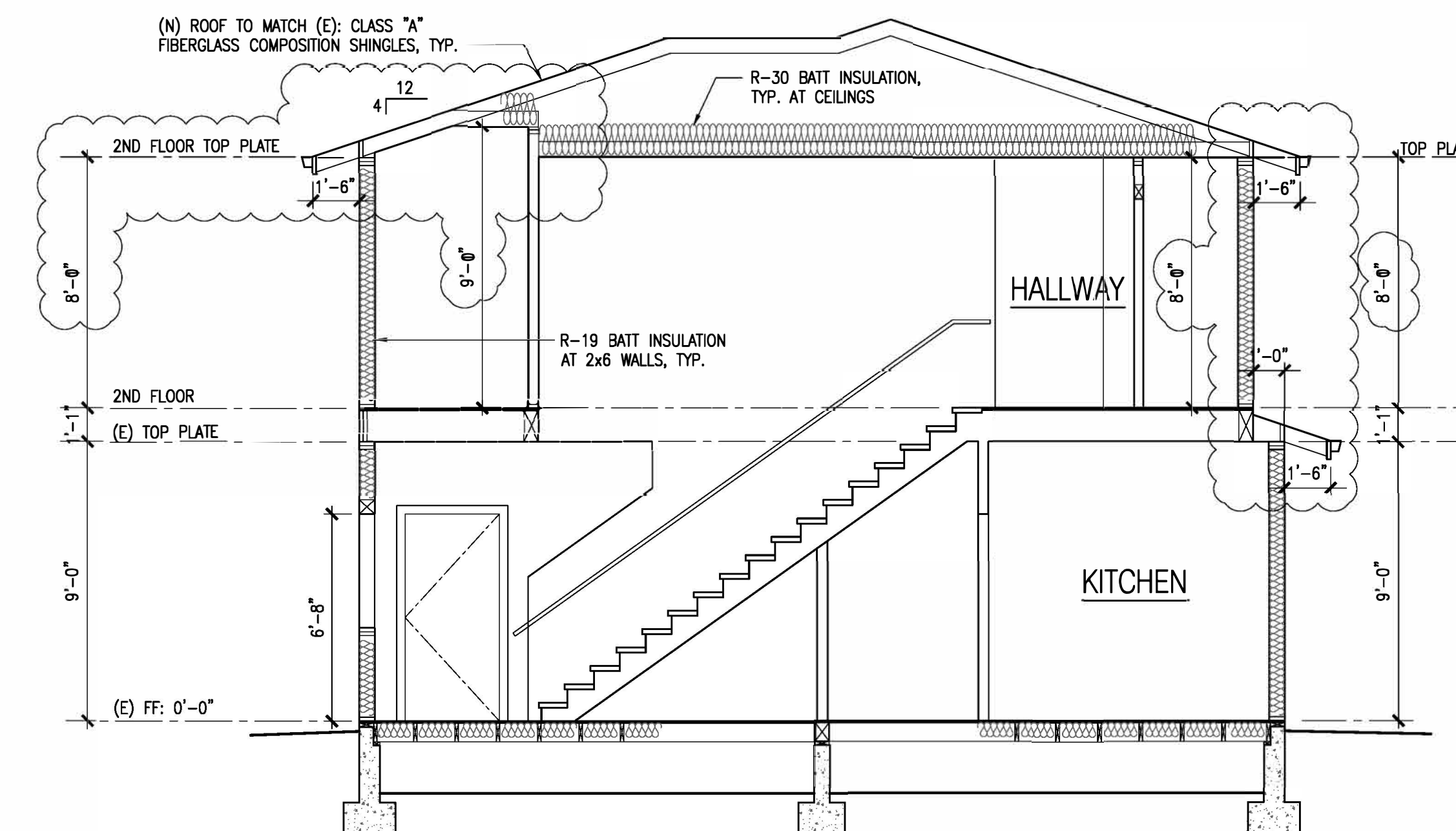
DRAWN BY:

DATE: 01/16/18

PROPOSED
BUILDING
SECTIONS

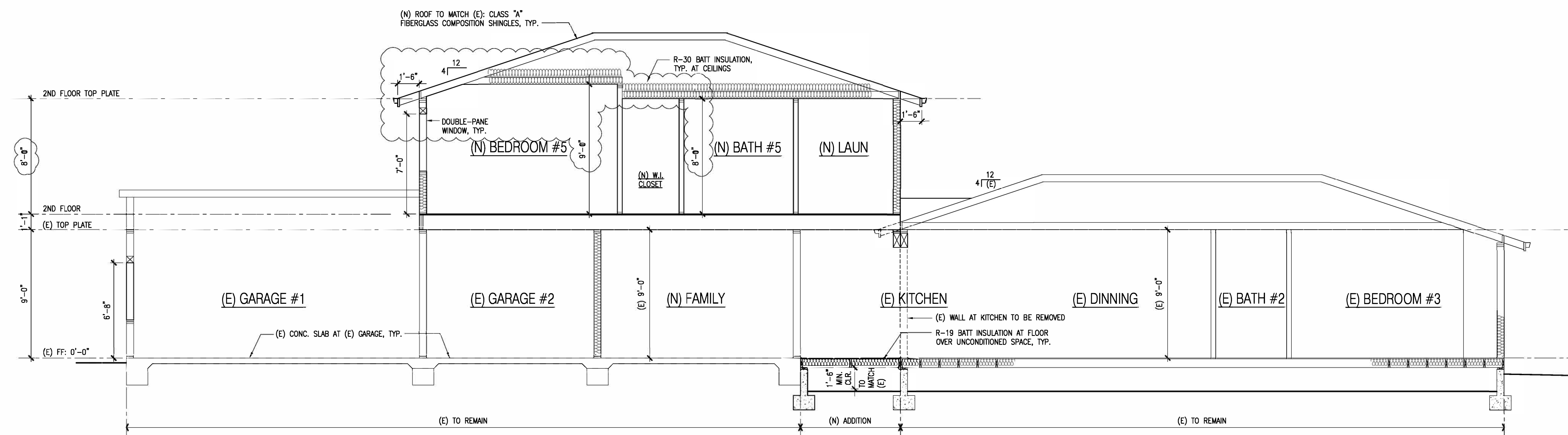
SHEET:

A-5.1



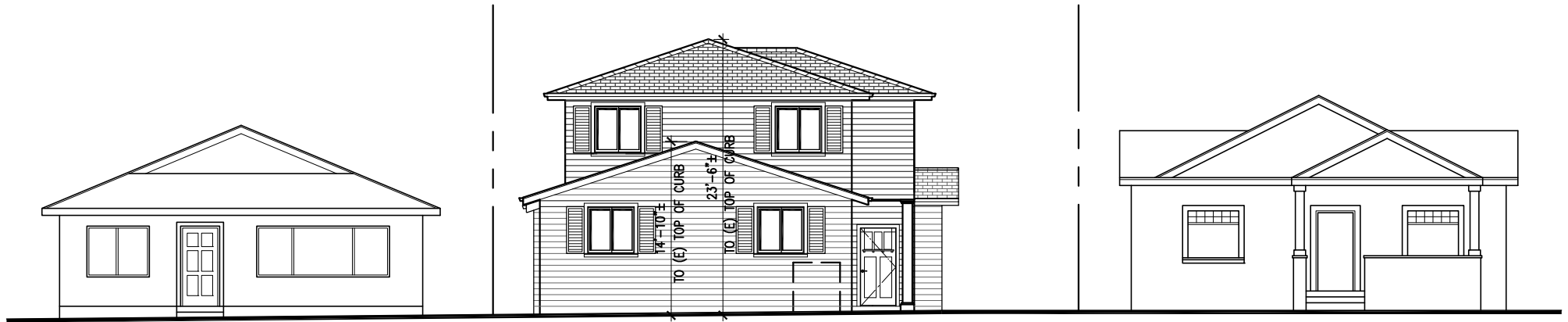
2 PROPOSED BUILDING SECTION
 A-5.1

1/4" = 1'-0"



1 PROPOSED BUILDING SECTION
 A-5.1

1/4" = 1'-0"



348 MORSE AVENUE - SUNNYVALE. CA
PARCEL NUMBER: 20440028 861

ATTACHMENT 6
2018-7431
348 Morse Avenue

Address	Lot Size	Bldg Size	Stories	FAR	Proposed
316 Morse Av	7,560	1,777	2	24%	
340 Morse Av	7,000	1,384	1	20%	
<i>346 Morse Av</i>	<i>7,000</i>	<i>1,502</i>	<i>1</i>	<i>22%</i>	
348 Morse Av	7,000	2,146	1	31%	49%
<i>354 Morse Av</i>	<i>7,000</i>	<i>1,870</i>	<i>1</i>	<i>27%</i>	
356 Morse Av	7,000	2,590	2	37%	
370 Morse Av	7,000	2,010	2	29%	
374 Morse Av	7,000	1,486	1	22%	
380 Morse Av	7,000	2,169	1	31%	
454 E Taylor Av	7,000	2,136	1	31%	
389 E Arques Av	5,000	1,110	1	23%	
365 E Arques Av	4,850	1,779	1	37%	
390 E Taylor Av	5,896	2,478	1	43%	
377 Morse Av	7,000	1,752	1	26%	
371 Morse Av	7,000	1,326	1	19%	
357 Morse Av	7,000	1,326	1	19%	
355 Morse Av	7,000	1,619	1	24%	
353 Morse Av	7,000	2,963	2	43%	
351 Morse Av	7,000	1,100	1	16%	
337 Morse Av	7,000	1,808	1	26%	
327 Morse Av	7,000	1,250	1	18%	
317 Morse Av	7,000	1,329	1	19%	
397 E Arques Av	3,880	1,392	1	36%	
Average		1,752		27%	

Notes:

1. The row with grey highlight indicates the proposed project.
2. The rows with bolded and italicized texts indicats the proposed project's immediate neighb



City of Sunnyvale

Agenda Item 4

18-0612

Agenda Date: 7/9/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Related applications on a 6,186-square foot residential lot:

DESIGN REVIEW: To allow demolition of an existing one-story single family residence and construction of a new two-story single-family home resulting in 3,223 square feet (2,790 square feet living area and 433 square feet garage) and 52% Floor Area Ratio (FAR).

Location: 1159 Norththumberland Drive (198-38-040)

File #: 2018-7065

Zoning: R-0

Applicant / Owner: Nilsene Builder Inc (applicant) / Jamie Young (property owner)

Environmental Review: Categorically exempt from CEQA pursuant to Section Class 3, Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Project Planner: Cindy Hom, (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

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

BACKGROUND

Description of Proposed Project: The project site is 0.14 acres in size and is currently developed with an existing one-story single family home located on the northeast corner of the intersection at Norththumberland Drive and Bernardo Avenue. The existing neighborhood includes a blend of one and two-story homes consisting of traditional California ranch style architecture. Some of the 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 porch entry features.

The applicant requests to construct a new two-story single-family home resulting in resulting in 3,223

square feet (2,790 square feet living area and 433 square feet garage) and 52% Floor Area Ratio (FAR).

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 the Single-Family Home Design Techniques.

Previous Actions on the Site: The original home was built in 1954 as a single-story residence that provided approximately 1,152 square feet of living area and a 408-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 and re-roof

ENVIRONMENTAL REVIEW

Class 3, Section 15303 (New Construction or Conversion of Small Structures) categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Categorical Exemptions includes reconstruction of one-single family residence in a residential zoning district and minor land alteration associated with the proposed construction of the new home.

DISCUSSION

Architecture and Site Layout:

The project proposes Transitional Spanish architecture that includes design elements such as a wide covered porch entry feature, decorated eaves consisting of exposed rafter tails on all four elevations, smooth stucco walls, wood trims around window and door openings, metal balcony railings, and hipped roof form with round barrier roof concrete tiles. As proposed, the materials and styles are in keeping with the architectural style and provides for an aesthetic and harmonious development.

The proposed home is located on a standard rectangular, corner lot and will maintain the same layout, orientation and driveway location as the existing home.

Floor Area and Floor Area Ratio:

Based on the proposed 3,223 square foot home, the proposed FAR is at 52%. The general context of the surrounding neighborhood consists of mainly one-story homes with a few two-homes in the immediate neighborhood with FARs ranging between 19% and 47% and gross floor areas ranging from 1,584 square feet to 2,845 square feet. The average FAR and gross floor area in the neighborhood is 31% and 1,977 square feet (Attachment 6).

The proposed 52% FAR would not be appear to be out of character considering there are (2) two-story homes located across the street from the proposed home. The closest neighboring two-story home has a 47% FAR. Although the neighboring homes to immediate east, west and north 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 incorporated the following design treatments:

- Maintaining a modest second floor area by limiting the second-floor area to 35% of the first-floor area (including the garage area).

- Utilize a 9-foot wall plate on the first floor and an 8-foot plate height on the second floor 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.

Height:

The proposed project has a 9-foot plate height for the first-story and an 8-foot plate height for the second story. The total height of the structure (measured from top of curb to top of ridge) is 24 feet and 7 inches. Although the home is surrounded by one-story homes on three sides, the project maintains compatibility by utilizing wall plate height and roof pitches similar to the other homes in the neighborhood. The architecture includes wall plane changes that also help minimize visual bulk and massing as well as provide architectural interest.

Development Standards: The proposed project complies with the applicable development standards as set forth in Sunnyvale Municipal Code (SMC). The Project Data Table for the proposed project can be found in Attachment 2.

Solar Access: SMC Section 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 solar analyses for the project illustrates that the proposed project will not cast any AM or PM shadow on neighboring roof structures.

Privacy

The anticipated privacy impacts are minimal in that most of the new windows are small, high sill windows on the second floor. The larger, egress windows for the bedrooms are mainly located on the front, street side and rear elevations where there is a substantial setback from adjacent neighbors' windows.

There is a proposed second floor balcony located on the front elevation that is approximately 63 square feet in size and consist of metal railings and a solid roof cover. The balcony is accessed from the second story master bedroom suite. As proposed, it is setback approximately 31 feet and 5 inches from the front property line and approximately 10'-4" to interior side lot line. There is a potential privacy concern because it does have a view into the adjacent neighbor's side yard that has a bedroom window. Staff recommends a condition of approval that requires a solid or decorative railing that provides adequate privacy screening and compatible with the proposed architecture (Recommended Condition No. PS-1).

Landscaping: The proposed project is subject to the Water Efficient Landscaping requirements. A conceptual landscaping and irrigation plans was submitted to demonstrate compliance with the City's Water Efficient Landscaping Ordinance. The final landscaping and irrigation plans shall be reviewed through a Miscellaneous Plan Permit prior to the building permit issuance (Recommended Condition No. PS-2)

The project does not propose to remove any on-site trees or street trees. As conditioned, the

applicant shall incorporate tree protections measures on the construction plans to preserve all existing on-site trees in their existing locations (Recommended Condition No. DC-2).

Applicable Design Guidelines: The proposed home is consistent with the adopted Single-Family Home Design Techniques. The recommended Findings can be found in Attachment 3.

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 public.

Notice of Public Hearing:

- Published in the *Sun* newspaper
- Posted on the site
- 65 notices mailed to property owners and residents within 300 feet of the project site

Staff Report:

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda:

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

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

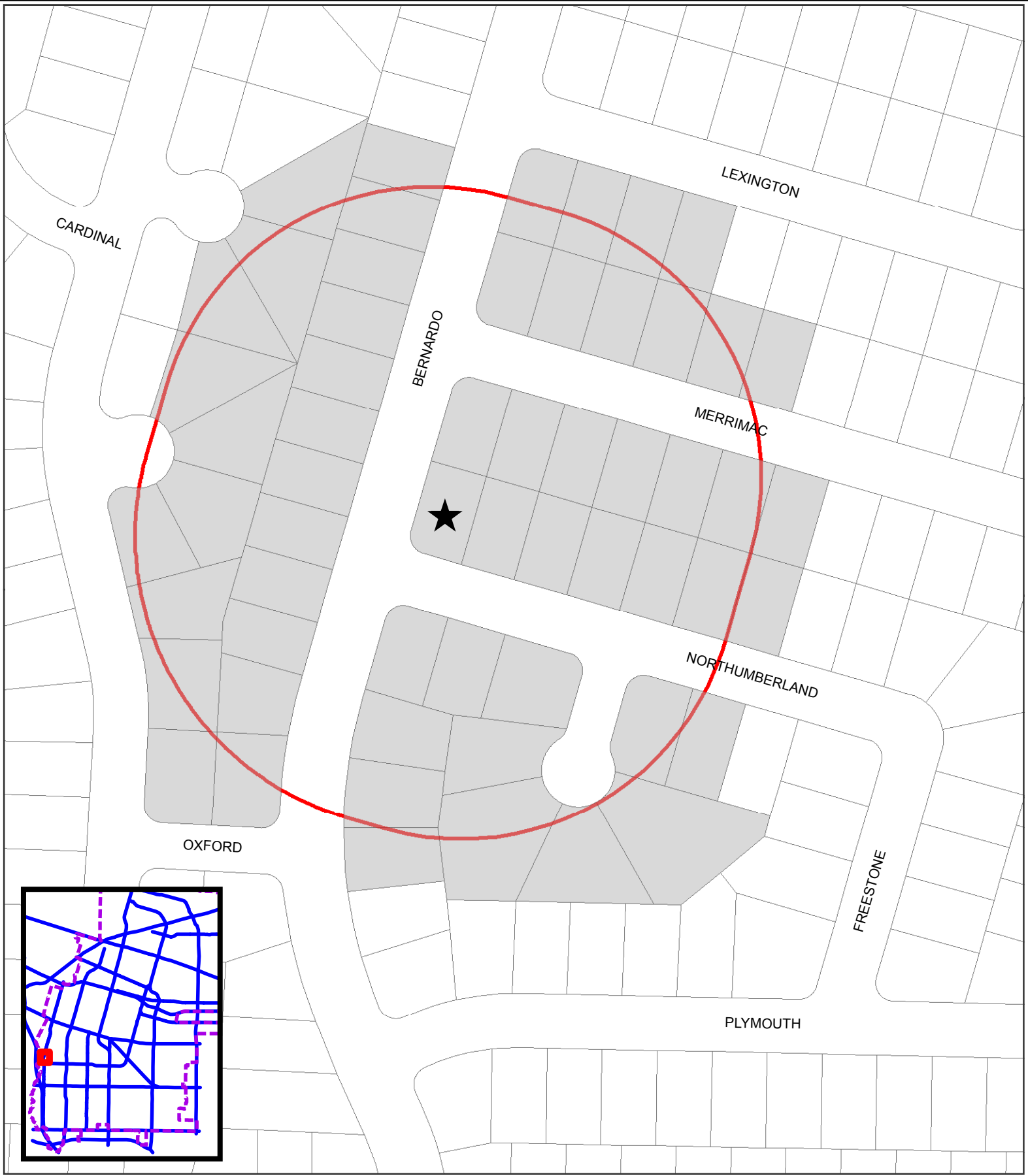
Recommend Alternative 1 to approve the Design Review in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Prepared by: Cindy Hom, Associate Planner

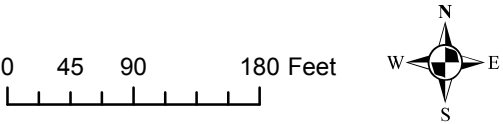
Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Radius Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Project Plans
6. FAR Analysis



2018-7065
1159 Northumberland Dr. (APN: 198-38-040)
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.)	6186 s. f.	Same	---
Gross Floor Area (s.f.)	1,602 s. f.	3,160 s. f.	2,784 s. f. (Threshold for Planning Commission review)
Floor Area Ratio (FAR)	26%	52%	45% (Threshold for Planning Commission review)
Lot Coverage (%)	26%	39%	40% max.
Building Height (ft.)	13'-10"	24'-7"	30'-0" max.
No. of Stories	1	2	2 max.
Setbacks: First Floor			
Front (ft.)	29'	25'	20'-0" min.
Left Side (ft.)	8'-9"	9'	9'-0" min
Right Side (ft.)	5'-10"	6'	4'-0" min
Combined	14'-7 ½"	15'	12'-6" min
Rear (ft)	22'-10'	18'-2"	20'-0" min.
Rear Yard Encroachment	0	1'-10"	18% of the required rear yard
Setbacks: Second Floor			
Front (ft.)	44'-1"	31'-5"	25'-0" min
Left Side (ft.)	6'-10"	12'	7'-0" min
Right Side (ft.)	12'-11 ½"	10'-4"	7'-0" min
Combined	18'-4"	22'-4"	18'-6" min
Rear (ft.)	31'-9"	35'-3"	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 Norththumberland Drive 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 designed to minimize the perception of bulk and mass through modest plate heights, providing 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 location of the garage maintains the same pattern common in 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, finishes and styles that provide good articulation, visual interest and reinforces the architectural style of the home. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	The project intends to maintain all on-site trees. 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>

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JULY 9, 2018

Planning Application 2018-7065
1159 Norththumberland Drive

DESIGN REVIEW: To allow demolition of an existing one-story single family residence and construction of a new two-story single-family home resulting in 3,223 square feet (2,790 square feet living area and 433 square feet garage) and 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:

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

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 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. 2ND FLOOR BALCONY SCREENING:
To ensure privacy is maintained, the Permittee shall utilize a solid or decorative railing on the right elevation that provides adequate privacy screening and is compatible with the architecture. [COA] [PLANNING]

-
- PS-2. **LANDSCAPING**
The Permittee shall submit a Miscellaneous Plan Permit for the final landscaping and irrigation plan that demonstrates compliance with the City's water efficient landscaping requirements prior to building permit issuance. [COA] [PLANNING]
- PS-3. **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. **GREEN BUILDING**
The plans submitted for building permits shall demonstrate the project achieves a minimum of 80 points on the Green Point Rated checklist, or the minimum points required effective at the time of building permit submittal. The project plans shall be accompanied with a letter from the project's Green Point Rater/LEED AP verifying the project is designed to achieve the required points. [COA] [PLANNING] [BUILDING]
- 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. **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]

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.

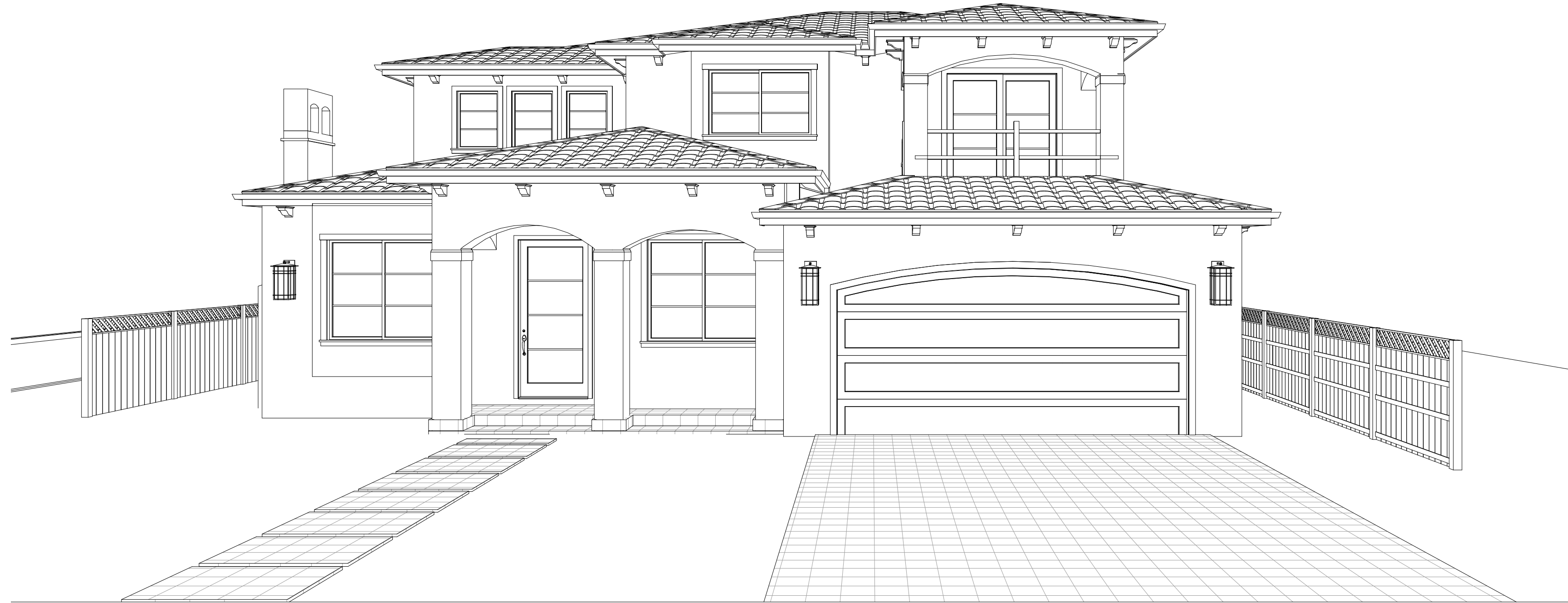
OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

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]

[illegible]

ASSESSOR'S PARCEL NUMBER:	198-38-040
PROJECT TYPE:	NEW CONSTRUCTION
PROJECT LOCATION:	1159 NORTHUMBERLAND DR., SUNNYVALE, CA 94087
ZONING:	R - 0
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	TWO (2) STORY
FIRE PROTECTION:	SPRINKLERED

NEW 2 STORY CUSTOM HOME
3160 SQ BUILDING AREA INCLUDING 4 BEDS, 4 BATH, 1 LAUNDRY AND 2 CAR
GARAGE

A. CALIFORNIA RESIDENTIAL	2016 EDITION
B. CALIFORNIA BUILDING	2016 EDITION
C. CALIFORNIA MECHANICAL	2016 EDITION
D. CALIFORNIA PLUMBING	2016 EDITION
E. CALIFORNIA ELECTRICAL	2016 EDITION
F. CALIFORNIA ENERGY:	2016 EDITION
G. CALIFORNIA FIRE:	2016 EDITION
H. CALIFORNIA GREEN BUILDING:	2016 EDITION
I. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

TOTAL "E" BUILDING TO BE REMOVED:	1602	SQF
"N" 1ST FLOOR LIVING AREA:	1907	SQF
"N" 2nd FLOOR LIVING AREA:	820	SQF
"N" TOTAL LIVING:	2727	SQF
"N" GARAGE:	433	SQF
"N" TOTAL BUILDING:	3160	SQF
"N" FRONT PORCH:	60	SQF
"N" 2ND FLOOR BALCONY:	63	SQF
NET LOT AREA :	6186	SQF

"N" FLOOR AREA RATIO (FAR) = $(3160/6186) \times 100 = 51\%$
2ND FLOOR TO 1ST FLOOR RATIO = $(820/(1917+433)) \times 100 = 35\%$

LOT COVERAGE:	1st FLOOR BLDG AREA	(1907+433)
	COVERED AREA(FRONT PORCH)	60
	TOTAL %	2400/6186 = 38.7%

SETBACKS	EXIST. 1ST	PROPOSED 1ST/2ND	ALLOWED REQ.1ST/2ND
Front	29'6"	25'-3"/31'-1"	20/25'
Rear	22'8"	18'-2" / 35'-3"	20'
Right/Left	88.5'	9'8 1/2"/6'-10'-4"	4/7'
Combine side yard total	20% of lot width, plus another 6' for 2nd story		

OWNER: CHUN XIA
(408)656-2718
1159 NORTHUMBERLAND DR., SUNNYVALE, CA 94087

DESIGNER: AMS Design
(415) 254-1606
2275 S. BASCOM AVE., CAMPBELL, CA 95008
SUITE 1406
AZADEH@AMSDESIGNLLP.COM

STRUCTURAL: AMS Design
(415) 254 -2634
2275 S. BASCOM AVE, CAMPBELL, CA 95008
SUITE 1406
OFFICE@AMSDESIGNLLP.COM

T24 & ENERGY: ---

SOIL ENGINEER:

A-00.01:	COVER SHEET
T0:	BOUNDARY AND TOPOGRAPHIC MAP
A-01.01:	EXISTING AND PROPOSED SITE PLAN
RA-01.01:	EXISTING FLOOR PLAN AND ELEVATIONS
A-01.02:	PROPOSED 1st AND 2ND FLOOR PLAN
A-02.01:	PROPOSED ELEVATIONS
A-02.02:	PROPOSED ELEVATIONS
A-03.01:	PROPOSED SECTION & STREETSCAPE ELEVATION
A-04.01:	FLOOR AREA DIAGRAM & EXTERIOR MATERIAL SCHEDULE
A-06.01:	SOLAR STUDY
A-06.02:	SOLAR STUDY

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS, OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

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AMS DESIGN _____

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e-MAIL: office@AMSDesignllp.com



21060 HOMESTEAD RD. SUITE 216
CUPERTINO, CA 95014
TEL: (408) 992-1229
e-MAIL: NILSENEINC@GMAIL.COM

1159 NORTHUMBERLAND DR.,
SUNNYVALE, CA

REVISION TABLE:



REVISION DATE BY

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SHEET TITLE:

COVER SHEET

PROJECT ID :	D-1708-04
DATE :	JAN.2018
SCALE :	
DRAWN BY :	A.M.S

SHEET NUMBER:

A-00.01

OWNERSHIP:

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NORTHUMBERLAND RESIDENCE

1159 NORTHUMBERLAND DR.,
SUNNYVALE, CA

REVISION TABLE:

[illegible]

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SHEET TITLE

EXISTING PLAN & ELEVATION

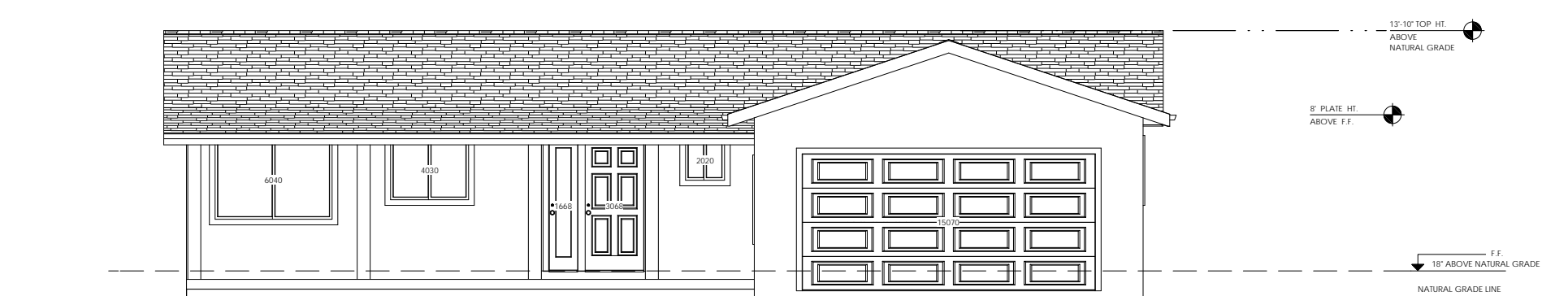
PROJECT ID :	D-1708-0
DATE :	JAN. 201
SCALE :	1/4" =
DRAWN BY :	A.M.

SHEET NUMBER

RA-01.01

OWNERSHIP

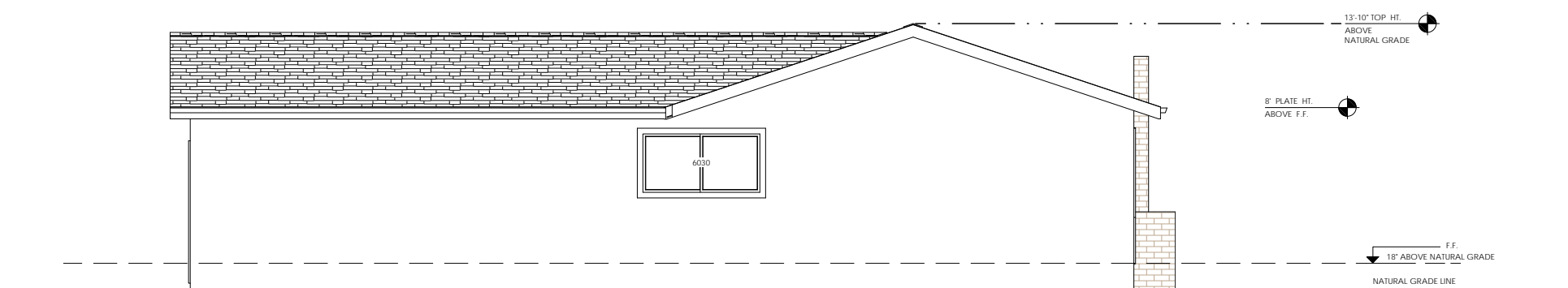
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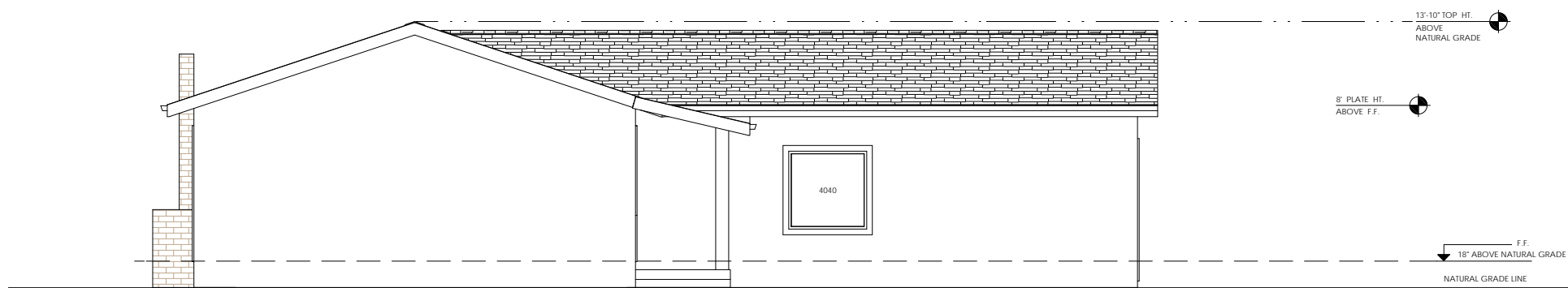
1 EXISTING FRONT ELEVATION (NORTH)



2 EXISTING REAR ELEVATION (SOUTH)
SC : 1/8" = 1'-0"



3 EXISTING RIGHT ELEVATION (WEST)
SC : 1/8" = 1'-0"

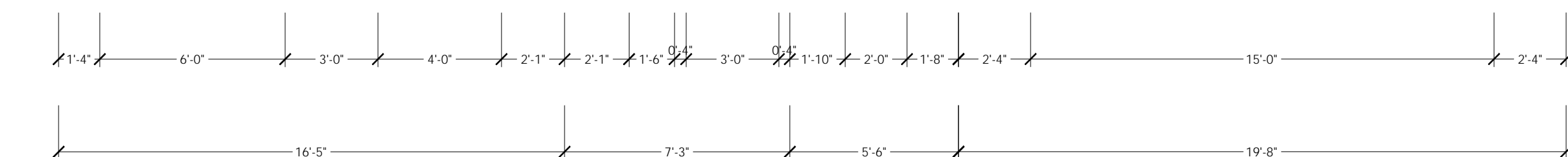
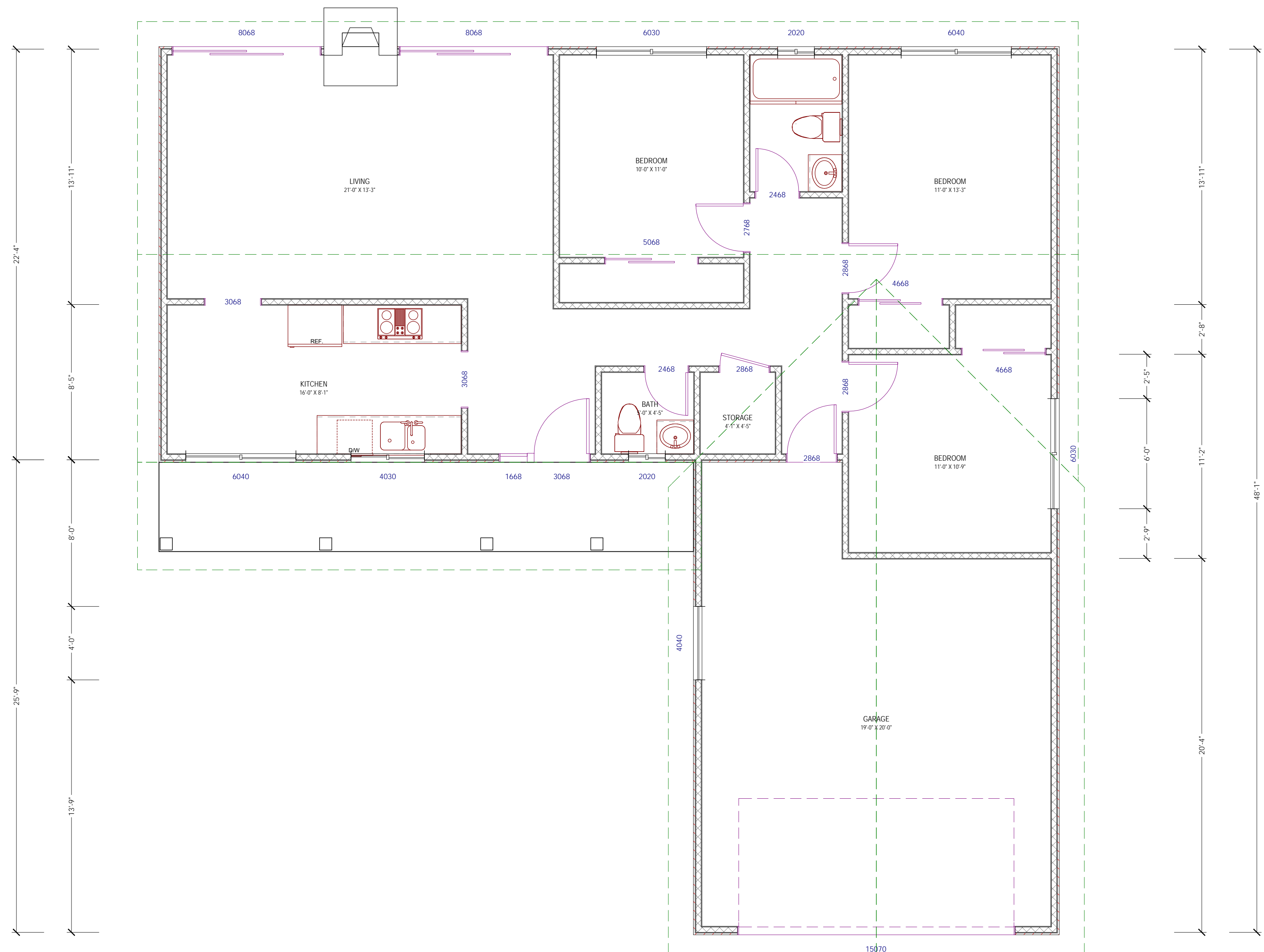
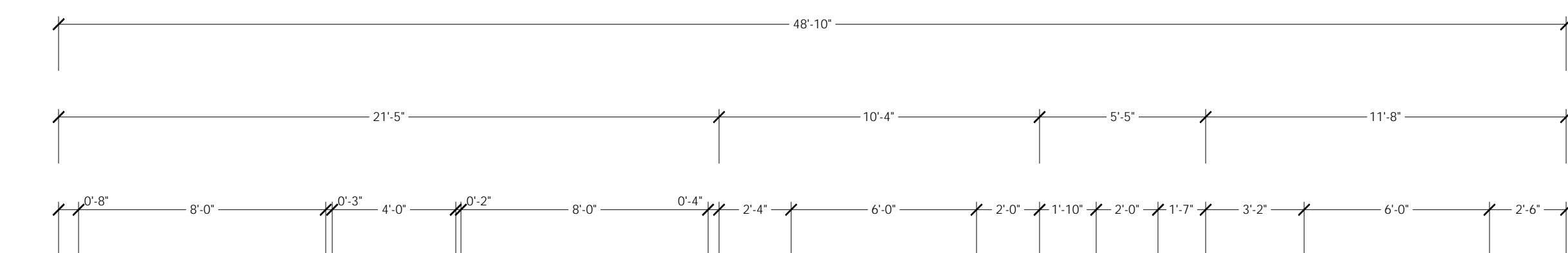
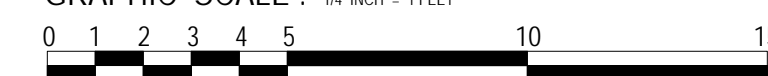


4 EXISTING LEFT ELEVATION (EAST)
SC : 1/8" = 1'-0"

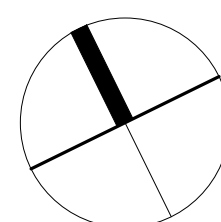
LEGEND:



GRAPHIC SCALE : 1/4 INCH = 1 FEET



1 EXISTING FLOOR PLAN
SC : 1/4" = 1'-0"



SC : $1/4" = 1'-0"$



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**NORTHUMBERLAND
RESIDENCE**

1159 NORTHUMBERLAND DR.,
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REVISION TABLE:



REVISION DATE BY

Y

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SHEET TITLE:

PROPOSED ELEVATIONS

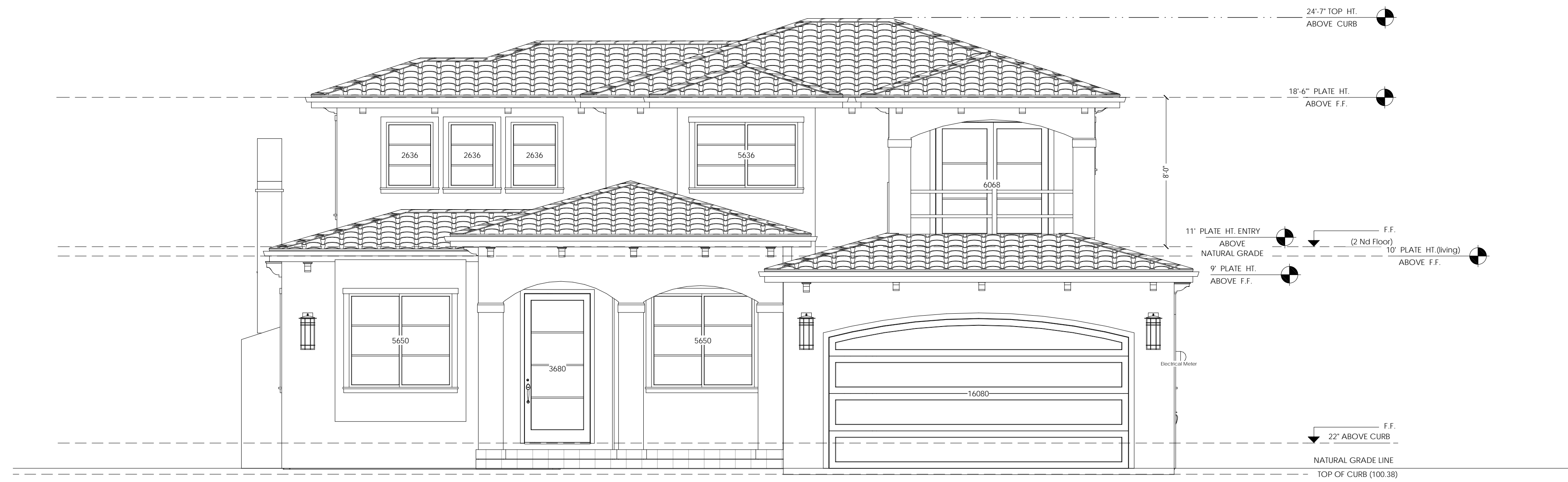
PROJECT ID :	D-1708-04
DATE :	JAN.2018
SCALE :	1/4" = 1'
DRAWN BY :	A.M.S

SHEET NUMBER:

A-02.01

OWNERSHIP:

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1 PROPOSED FRONT ELEVATION

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



2 PROPOSED REAR ELEVATION

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



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1159 NORTHUMBERLAND DR.,
SUNNYVALE, CA

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SHEET TITLE:

PROPOSED ELEVATIONS

PROJECT ID :	D-1708-04
DATE :	JAN.2018
SCALE :	1/4" = 1'
DRAWN BY :	A.M.S

SHEET NUMBER:

A-02.02

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



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



AMSDESIGN

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NORTHUMBERLAND RESIDENCE

1159 NORTHUMBERLAND DR.,
SUNNYVALE, CA

REVISION TABLE:		
	REVISION DATE	BY

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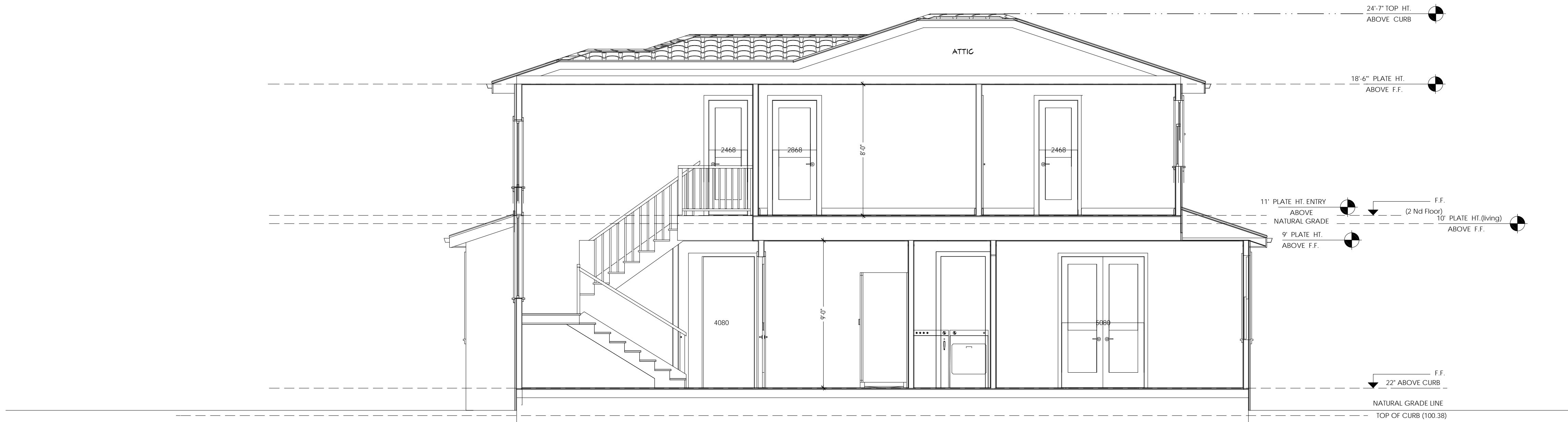
SECTIONS and STREETSCAPE ELEVATION

PROJECT ID : D-1708-04
DATE : JAN.2018
SCALE : 1/4" = 1'
DRAWN BY : A.M.S

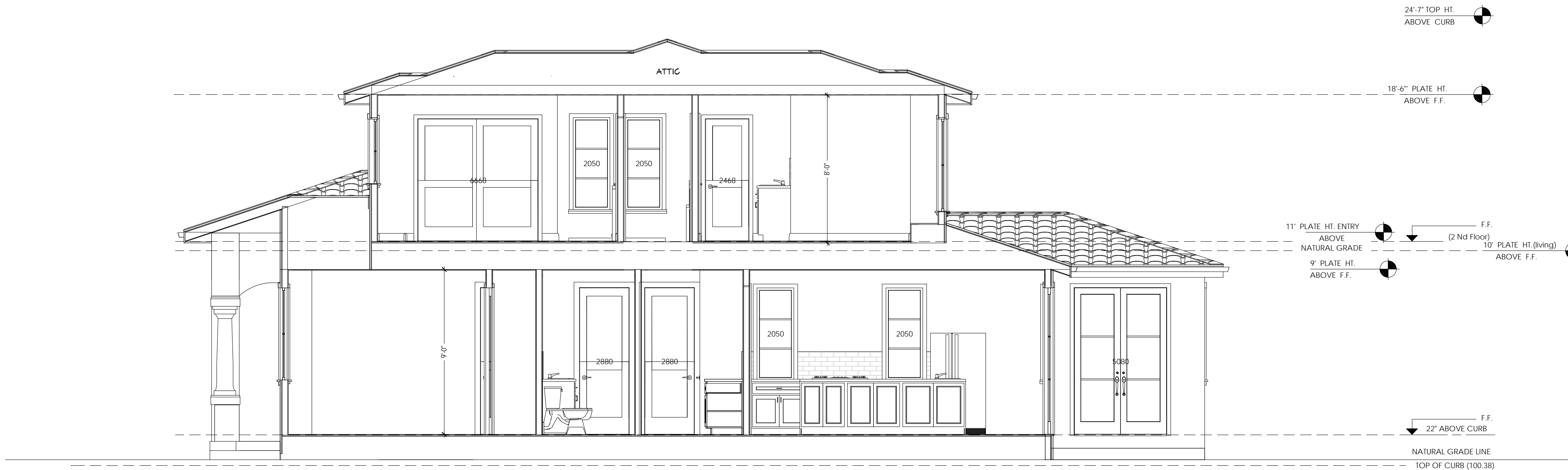
SHEET NUMBER:

A-03.01

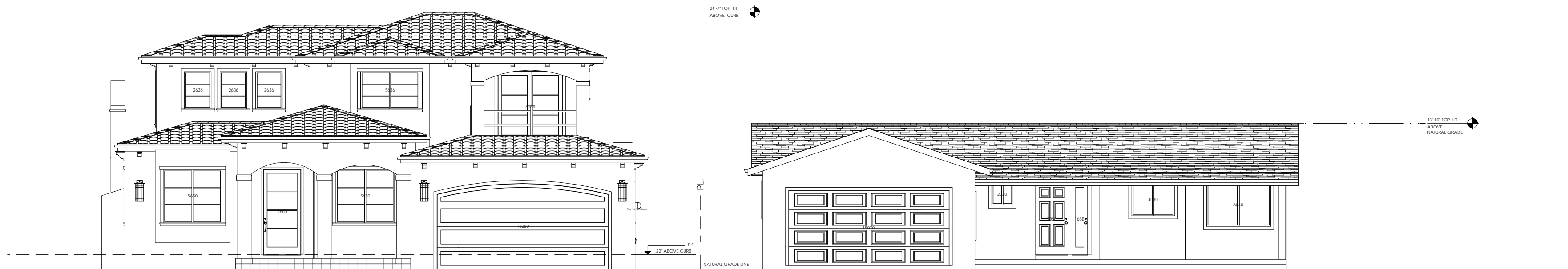
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1 A - A CROSS SECTION
SC : 1/4" = 1'-0"



2 B - B CROSS SECTION
SC : 1/4" = 1'-0"



Proposed: 1159 Northumberland Dr.

Right Adjacent:1155 Northumberland Dr.

3 STREETSCAPE ELEVATION
SC : 1/8" = 1'-0"



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NORTHUMBERLAND
RESIDENCE

1159 NORTHUMBERLAND DR.,
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REVISION TABLE:		
	REVISION DATE	BY

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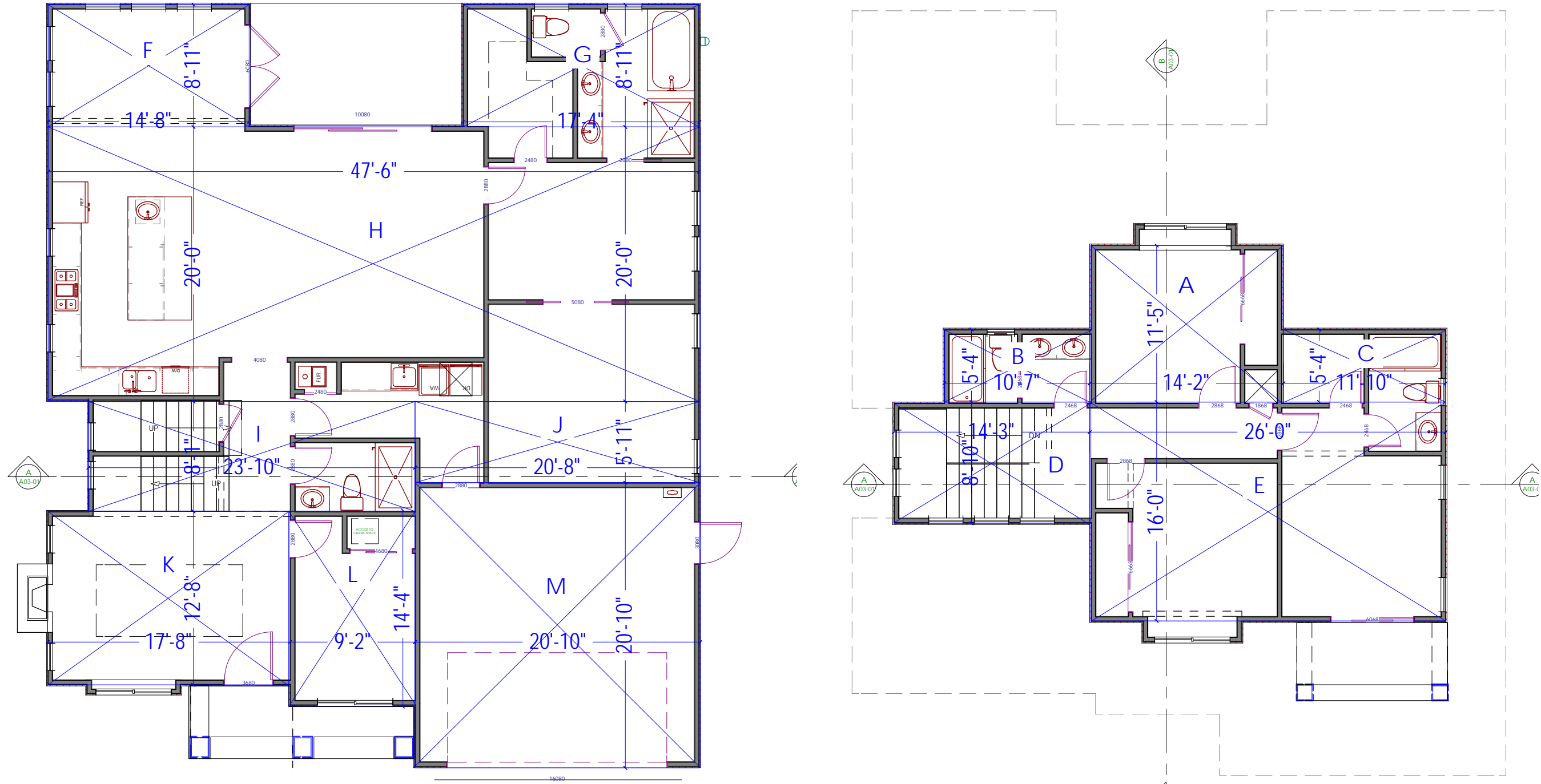
SHEET TITLE:
FLOOR AREA /
EXTERIOR
MATERIAL
SCHEDULE

PROJECT ID : D-1708-04
DATE : JAN.2018
SCALE : 1/4" = 1'
DRAWN BY : A.M.S

SHEET NUMBER:
A-04.01

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FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
2ND FLOOR	A	14'-2" X 11'-5"	161	820
	B	10'-7" X 5'-4"	55	
	C	11'-10" X 5'-4"	63	
	D	14'-3" X 8'-10"	125	
	E	26'-0" X 16'-0"	416	
1ST FLOOR	F	14'-8" X 8'-11"	131	1907
	G	17'-4" X 8'-11"	154	
	H	47'-6" X 20'-0"	950	
	I	23'-10" X 8'-1"	194	
	J	20'-8" X 5'-11"	122	
	K	17'-8" X 12'-8"	225	
GARAGE	L	9'-2" X 14'-4"	131	433
	M	20'-10" X 20'-10"	433	
TOTAL BUILDING AREA				3160

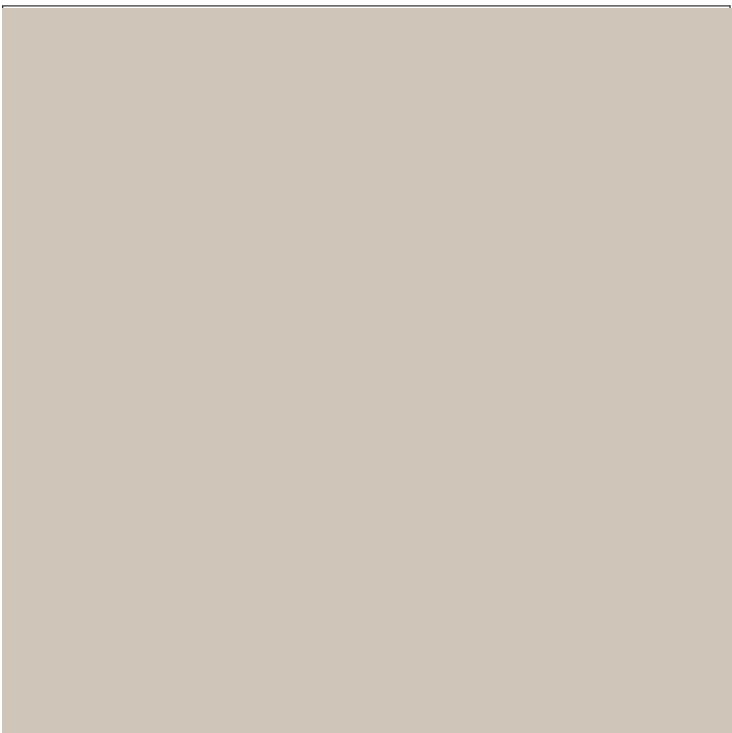


2 FLOOR AREA DIAGRAM (PROPOSED PLAN)
SC : 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

TITLE	TYPE	INFO
ROOF	TILE ROOFING	US TILE/ CARMEL BLEND
SIDING	STUCCO	SMOOTH/BEIGE
EXTERIOR TRIM	SQR. EDGE - 4" HT. X 2" DPT.	DECORAMOULD/WHITE
GARAGE DOOR	CLOPAY	BROWN COLOR
DOOR	Feather River Doors	BROWN COLOR
WINDOWS	MILGARD	TUSCANY / WHITE

STUCCO



TILE ROOFING



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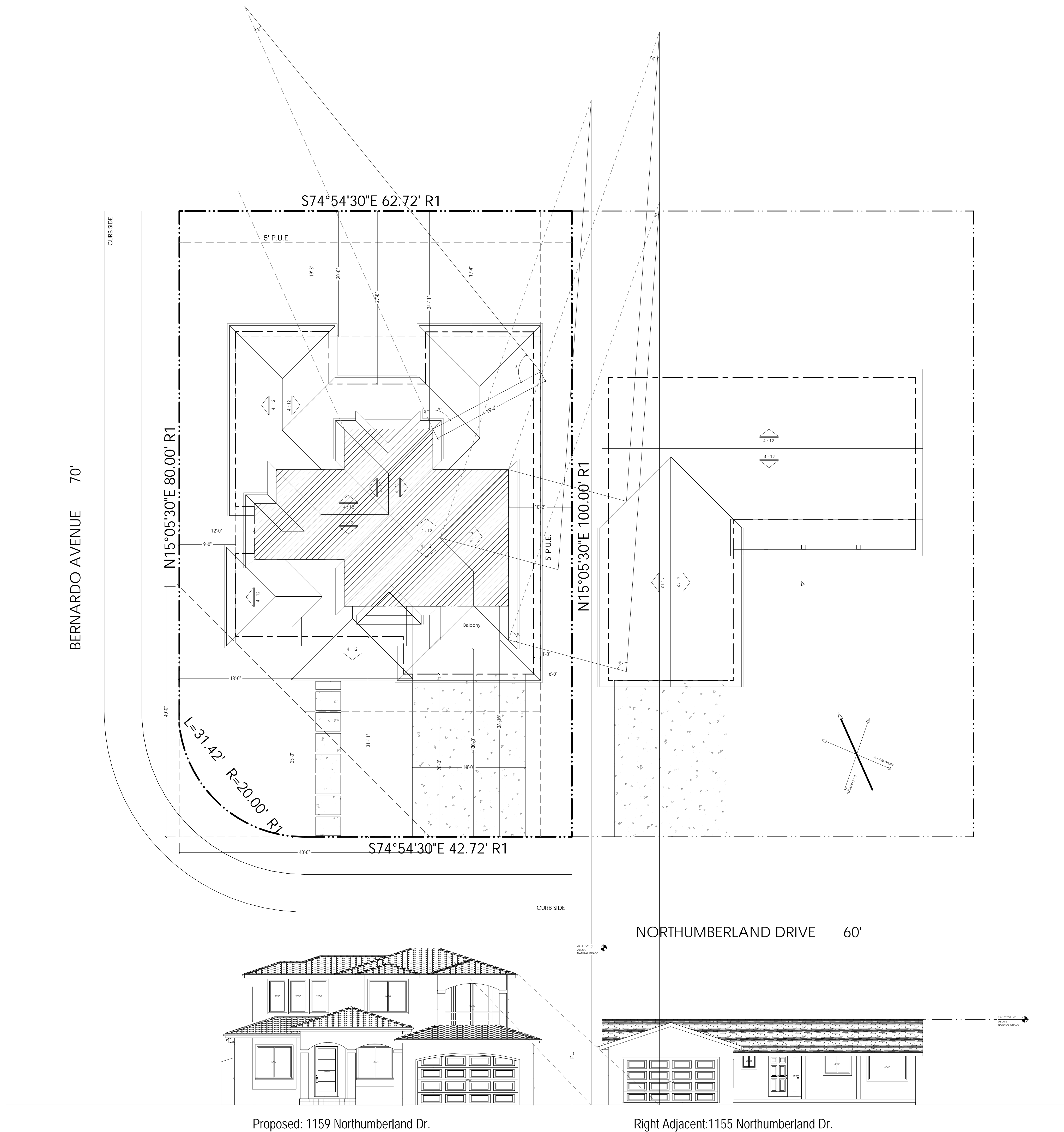
PROJECT ID :	D-1708-04
DATE :	JAN.2018
SCALE :	1/8" = 1'
DRAWN BY :	A.M.S

SHEET NUMBER: _____

A-06.01

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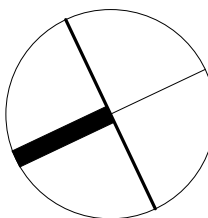
SHEET TITLE:

PROJECT ID :	D-1708-04
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DRAWN BY :	A.M.S


SHEET NUMBER: _____

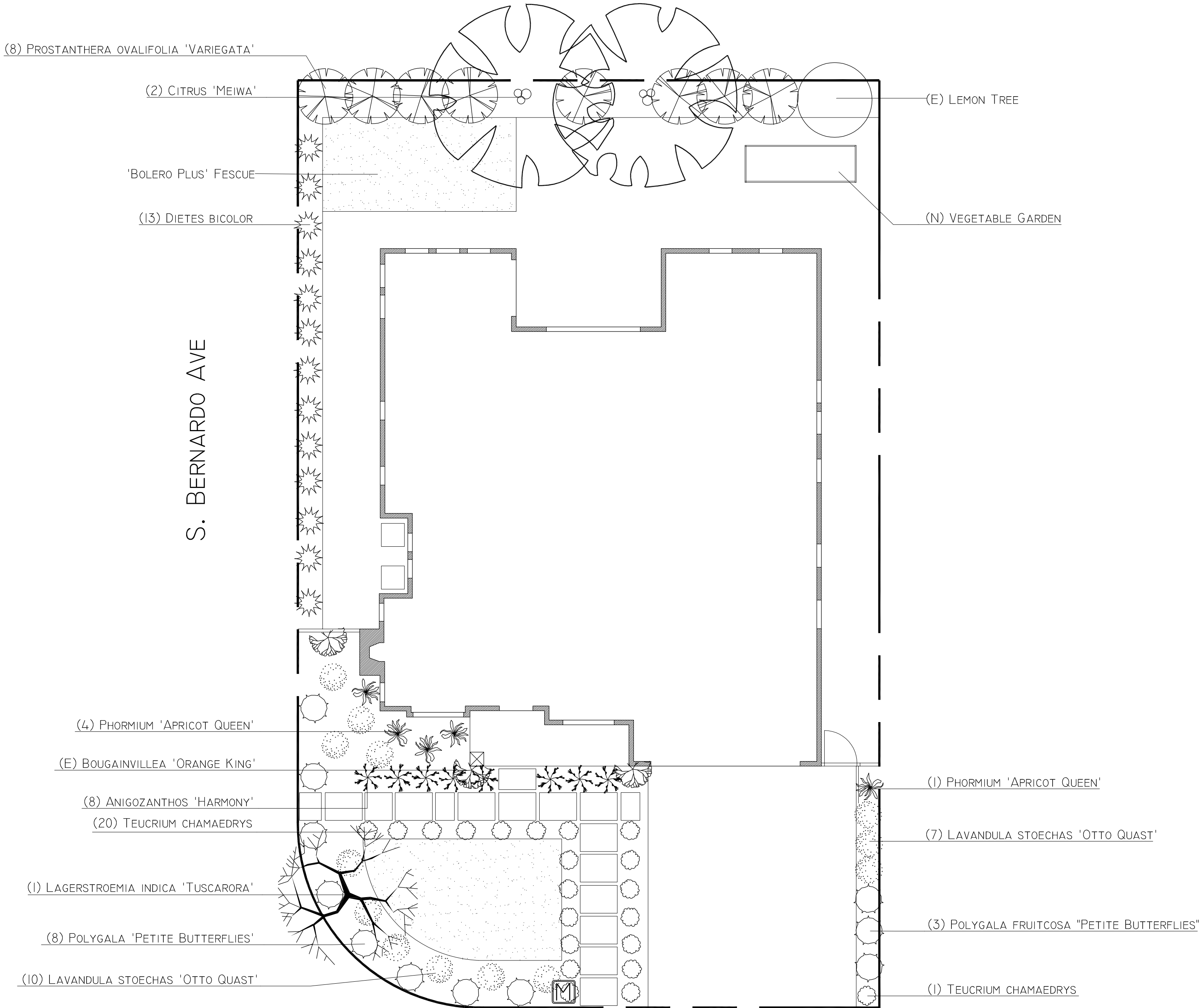
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SCREENING TREES

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH	WATER REQUIREMENTS
2		CITRUS 'MEIWA'	KUMQUAT	15 GAL STD	15 FT	15 FT	MEDIUM



PLANTING NOTES

SOIL PREP

USE 4 CU. YDS. ORGANIC AMENDMENT/ 1000 SQ. FT. IN ALL GROUNDCOVER AND TURF AREAS. INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES.

PLANT MATERIAL

A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, No. 1 GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.

B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.

C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.

D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.

E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

PLANTING

DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

1 GAL PLANT = 1 TABLET
5 GAL PLANT = 3 TABLETS
15 GAL PLANT = 5 TABLETS
BOX TREES = 1 TABLET/ (3) INCHES OF BOX WIDTH









BARK MULCH

INSTALL A 3 INCH LAYER OF MINI FIR BARK MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL 1 GALLON, 5 GALLON, AND 15 GALLON PLANTS FOR A PERIOD OF 1 MONTH.

PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
8		ANIGOZANTHOS 'HARMONY'	KANGAROO'S PAW	1 GAL	MED
3		BOUGAINVILLEA 'ORANGE KING'	ORANGE BOUGAINVILLEA	5 GAL VINE	LOW
13		DIETES BICOLOR	FORTNIGHT LILY	1-GAL	LOW
1		LAGERSTROEMIA INDICA 'TUSCARORA'	CREPE MYRTLE	15 GAL STD	LOW
13		LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDAR	1 GAL	LOW
5		PHORMIUM 'APRICOT QUEEN'	NEW ZEALAND FLAX	5-GAL	LOW
11		POLYGALA FRUITCOSA "PETITE BUTTERFLIES"	POLYGALA "PETITE BUTTERFLIES"	1 GAL	LOW
8		PROSTANTHERA OVALIFOLIA 'VARIEGATA'	AUSTRALIAN MINT BUSH	5-GAL	LOW
21		TEUCRIUM CHAMAEDRYIS	GERMANDER	1 GAL	LOW

PLANT MIXES

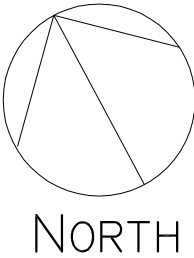
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	
452 sq. FT.		FESTUCA 'BOLERO PLUS'	'BOLERO PLUS' FESCUE	SOD	HIGH

Revisions Date By

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318
LA Lic #6251

Phone: (408) 990-6999
(By Appointment Only)
www.gardendezine.com

Landscape Plan



New Residence
1159 Northumberland
Sunnyvale, CA

Scale: 1/8" = 1'-0"

Date: 5/4/2018

Drawn By: TAJ

Job No.

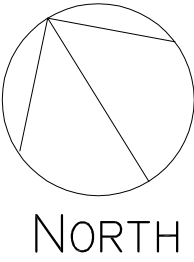
L-1

Revisions Date By

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318
LA Lic #6251

Phone: (408) 990-6999
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Hydro-zone Plan



New Residence
1159 Northumberland
Sunnyvale, CA

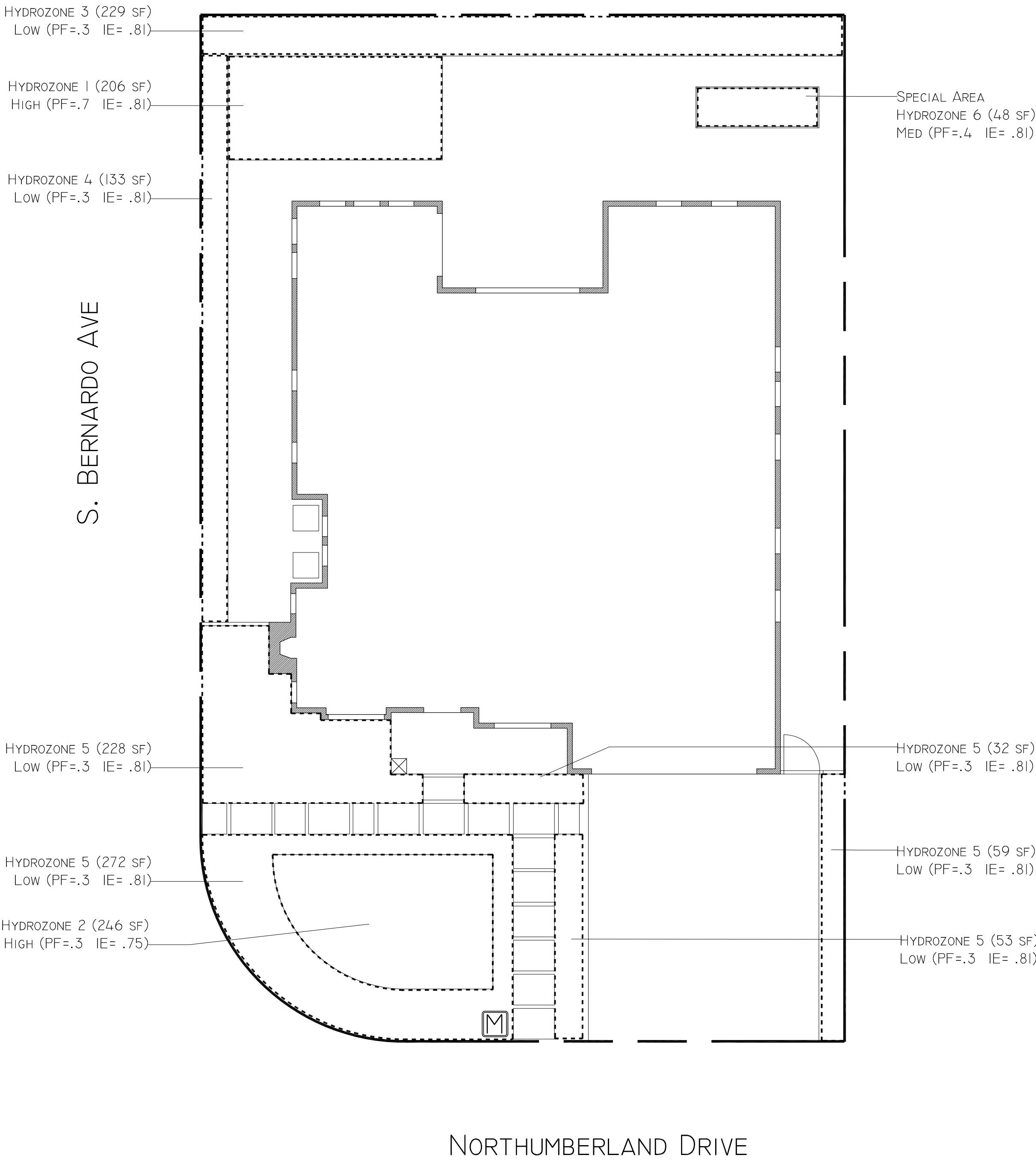
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Date: 5/4/2018

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Job No.

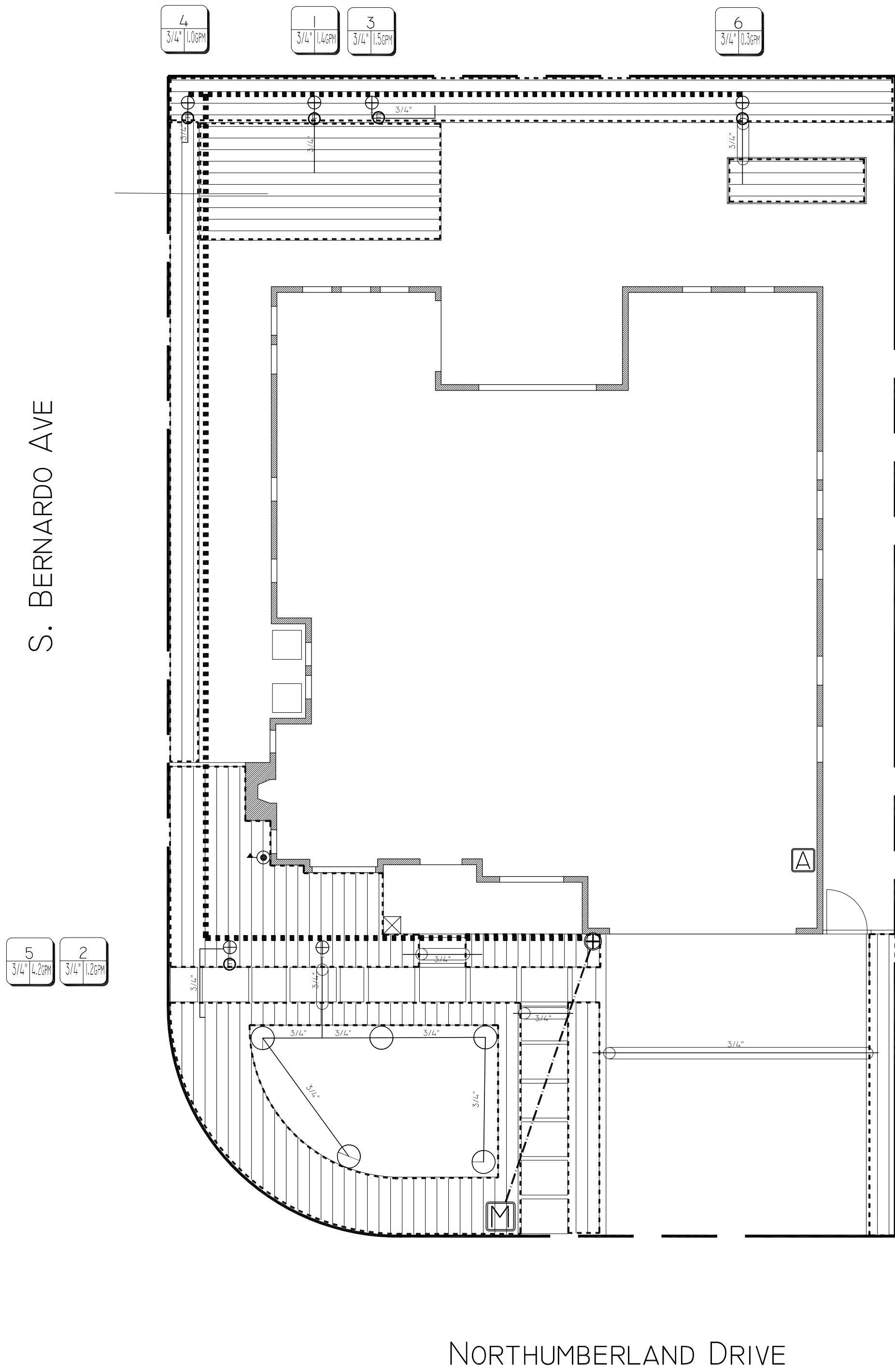
L-2



I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS LANDSCAPE DESIGN PLAN

Estimated Total Water Use						
Equation: $ETWU = ET_o \times 0.62 \times [(PF \times HA)/IE] + SLA$; Considering precipitation $ETWA = (ET_o - Eppt) \times 0.62 \times [(PF \times HA)/IE] + SLA$						
Enter values in Pale Blue Cells						
Tan Cells Show Results						
Messages and Warnings						
Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.						
Plant Water Use Type		Plant Factor				
Very Low		0 - 0.1				
Low		0.2 - 0.3				
Medium		0.4 - 0.6				
High		0.7 - 1.0				
SLA		1				
Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft ²))/IE
Zone 1	Drip	High	0.70	206	0.81	178
Zone 2	Overhead Spray	High	0.70	246	0.75	230
Zone 3	Drip	Low	0.30	229	0.81	85
Zone 4	Drip	Low	0.30	133	0.81	49
Zone 5	Drip	Low	0.30	644	0.81	239
				SLA		48
				Sum		1,506
Results						
MAWA =			23,874	ETWU=	23,265 Gallons	ETWU complies with MAWA
					3,110 Cubic Feet	
					31 HCF	
					0 Acre-feet	
					0 Millions of Gallons	

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes		
Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	San Jose	Name of City
ET _o of City from Appendix A	45.30	ET _o (inches/year)
	452	Overhead Landscape Area (ft ²)
	1006	Drip Landscape Area (ft ²)
	48	SLA (ft ²)
Total Landscape Area	1,506.00	
Results:	23,873.69	Gallons
(ET _o) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]	3,191.46	Cubic Feet
	31.91	HCF
	0.07	Acre-feet
	0.02	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET _o of City from Appendix A	45.30	ET _o (inches/year)
Total Landscape Area	1,506.00	LA (ft ²)
Special Landscape Area	48.00	SLA (ft ²)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ET _o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons



IRRIGATION LEGEND

WATER METERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		WATER METER	3/4"
POINT OF CONNECTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT CORNER OF GARAGE	12.00 GPM @ 50.00 PSI
CONTROLLERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRITROL RAIN DIAL-R RD600-EXT-R	6 ZONES
		IRRITROL CLIMATE LOGIC WEATHER SENSOR	
PIPE (MAINLINE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
160'		SCHEDULE 40 PVC PIPE	1"
VALVES			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
6		HUNTER PGV-075-ASV	3/4"
5		RAINBIRD DRIP PRESSURE REGULATOR & DRIP FILTER	3/4"
PIPE (SLEEVE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
40'		SCHEDULE 40 PVC PIPE	2"
PIPE (LATERAL)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		SCHEDULE 40 PVC PIPE	3/4"
ROTORS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
2		HUNTER MP ROTATOR MPI000 180	4" POP UP
3		HUNTER MP ROTATOR MPI000 090	4" POP UP
DRIP			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NETAFIM TECHLINECV, .66PH, 1/2" O.C.	17MM

IRRIGATION NOTES

SCOPE
FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

PROTECTION
CALL DIG ALERT 1-800-227-2600 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

DRAWINGS
THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)

GENERAL
ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

PLASTIC PIPE AND FITTINGS
SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.
MAINLINE SHALL BE SCH 40 PVC.
LATERAL LINES SHALL BE SCH 40 PVC.

WATER METER
EXISTING.

SLEEVES
ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

PIPE AND CONTROL WIRE INSTALLATION
MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

PRESSURE TESTING
AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST
PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

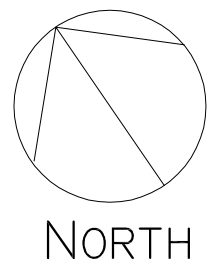
GUARANTEE
IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

Revisions Date By

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318
LA Lic #6251

Phone: (408) 990-6999
(By Appointment Only)
www.gardendezine.com

Irrigation Plan



New Residence
1159 Northumberland
Sunnyvale, CA

Scale: 1/8" = 1'-0"

Date: 5/4/2018

Drawn By: TAJ

Job No.

L-3

APN	Address		YearB uilt	Stories	CountyLandSqFt	CountyBuildingSqFt	GarageSqFt	House size (s.f.)	FAR (%)
19838001	1119 Plymouth	Dr	1954	1	8,463	1673	378	2,051	24
19838012	1070 Bernardo	Av	1954	1	6,414	1781	378	2,159	34
19838013	1156 Northumberland	Dr	1954	1	5,720	1584	0	1,584	28
19838014	1152 Northumberland	Dr	1954	1	6,776	1584	357	1,941	29
19838019	1132 Northumberland	Dr	1954	1	4,505	1206	378	1,584	35
19838020	1128 Northumberland	Dr	1954	1	6,600	1206	378	1,584	24
19838021	1124 Northumberland	Dr	1954	1	6,600	1206	378	1,584	24
19838022	1120 Northumberland	Dr	1954	1	5,400	1206	378	1,584	29
19838023	1077 Freestone	Av	1954	1	6,300	1206	378	1,584	25
19838024	1081 Freestone	Av	1954	1	8,370	1206	378	1,584	19
19838025	1105 Plymouth	Dr	1966	1	6,700	1169	399	1,568	23
19838026	1080 Freestone	Av	1954	1	6,000	1145	513	1,658	28
19838027	1076 Freestone	Av	1954	1	6,000	2061	513	2,574	43
19838028	1072 Freestone	Av	1954	1	6,000	1523	513	2,036	34
19838029	1068 Freestone	Av	1955	1	7,200	1647	477	2,124	30
19838030	1111 Northumberland	Dr	1955	1	11,000	2813	477	3,290	30
19838031	1115 Northumberland	Dr	1955	1	7,000	1669	477	2,146	31
19838032	1119 Northumberland	Dr	1954	2	6,000	2064	0	2,064	34
19838033	1123 Northumberland	Dr	1954	1	6,000	1907	408	2,315	39
19838034	1127 Northumberland	Dr	1954	1	6,000	1499	408	1,907	32
19838035	1131 Northumberland	Dr	1954	1	6,000	1807	408	2,215	37
19838036	1139 Northumberland	Dr	1954	1	6,000	1176	408	1,584	26
19838037	1145 Northumberland	Dr	1954	1	6,000	1152	408	1,560	26
19838038	1151 Northumberland	Dr	1954	1	6,000	1437	616	2,053	34
19838039	1155 Northumberland	Dr	1954	1	6,000	1152	408	1,560	26
19838040	1159 Northumberland	Dr	1954	1	6,200	1152	408	3,223	52
19840016	1059 Bernardo	Av	1954	1	6,000	1168	391	1,559	26
19840017	1063 Bernardo	Av	1954	2	6,000	2465	380	2,845	47
19840018	1067 Bernardo	Av	1954	1	6,000	1168	391	1,559	26
19840019	1071 Bernardo	Av	1954	1	5,760	1836	391	2,227	39
								Average FAR	31
Data sourced from County Assessor's Office 6/2018									



City of Sunnyvale

Agenda Item 5

18-0557

Agenda Date: 7/9/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: General Plan Amendment Initiation to consider amending the Lawrence Station Area Plan (LSAP) to expand the boundary of the plan area to include 932 and 950 Kifer Road (APNs 205-49-005 and 205-49-012).

File #: 2018-7447

Locations: 932 Kifer Road (APN 205-49-005); 950 Kifer Road (APN 205-49-012); 945 Kifer Road (APN 205-40-002); and 955 Kifer Road (APN 205-40-001).

Applicant/Owner: Intuitive Surgical, Inc.

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (a).

Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

REPORT IN BRIEF

Intuitive Surgical, Inc. (ISI) has submitted a General Plan Amendment Initiation (GPI) request to include three sites into the Lawrence Station Area Plan (LSAP). Two sites are located immediately west of the LSAP boundary; one site (which is two assessor parcels) is immediately to the north of the boundary, near the other two sites. These three sites were not originally included in the LSAP because they are outside of the half -mile radius to the Lawrence Caltrain Station. The half-mile metric was used in developing the plan boundary because that is considered a “walkable” distance from the Caltrain station; properties on the eastern edge of the LSAP are over a half-mile from the train station.

The applicant is interested in expanding their existing presence in Sunnyvale along Kifer Road by adding new industrial, office, and R&D uses at 932 and 950 Kifer Road and at the private park at 945-955 Kifer Road (while retaining significant park area). ISI has expressed a desire to develop to floor area ratios (FAR) found in the LSAP (up to 100% FAR). The applicant recently developed and occupies an office building at 1020 Kifer Road and is currently constructing an office/R&D campus at 1050-1090 Kifer Road, and would like to consolidate operations near this new campus. The site directly across the street from the existing LSAP boundary includes a large private park for employees. See map in Attachment 5 for zoning and LSAP boundary; and Attachment 2 for sites owned by ISI.

ISI has a specific need for office and R&D space only, and it is intended that the subject properties not be available for residential uses.

Staff recommends that all properties (932 and 950 Kifer Road and the park property at 945-955 Kifer Road) be included in a specific plan amendment study given their location immediately adjacent to the existing LSAP boundary, and given the potential to have a campus for a Sunnyvale-based

company within one planning area.

The staff recommendation is based on:

- The subject sites are closer to the train station than the current eastern boundary of the LSAP.
- There would be no increase in net new square footage of non-residential development as there is existing zoning capacity and LSAP office/R&D development capacity available to support the proposed FAR. It is not necessary to raise the development capacity for office area in the LSAP for the requested plan boundary extension.
- The City is currently studying an amendment to the LSAP to increase housing potential, and given the alignment of timing, this request could be included in the project description for a more efficient amendment process.
- If more housing potential is allowed in the LSAP, ensuring office and R&D space elsewhere in the plan area would balance the diverse land use pattern envisioned in the plan area.
- Inclusion of these sites would allow the applicant to expand business operations in Sunnyvale and provide needed community benefits that are identified in the LSAP.

BACKGROUND

General Plan Amendment Initiation (GPI) requests are considered on a quarterly basis by the Planning Commission and City Council. The process for considering a General Plan Amendment (GPA) begins with a written request from a property owner or applicant. If the Council approves the GPI, a formal application for a GPA can be filed by the property owner/applicant. The approval of a GPI does not commit the City Council to approving a proposed GPA, or subsequent project proposal.

Staff received the GPI request from the applicant, Intuitive Surgical, Inc., on June 6, 2018. ISI is a robotic-assisted surgery company headquartered in Sunnyvale, and owns 11 different properties totaling 82 acres in the Lawrence Station Area Plan (LSAP) district (see Attachment 2). The applicant is requesting to amend the LSAP to expand the western and northern boundary of the plan area to include two properties on the south side of Kifer Road (932 and 950) and the private park site on the north side of Kifer Road (945-955). If the GPI is authorized, the applicant would need to submit an application to amend the General Plan and LSAP to include these sites, and request a Rezoning (RZ) to an LSAP-specific zoning designation.

The applicant envisions redevelopment of these sites with new office/R&D/industrial uses under the existing floor area ratio (FAR) allowances in the LSAP, which allows a range of nonresidential FARs from 35 to 150 percent, depending on zoning district, and incorporation of zoning incentives. The applicant indicates that development of these sites would allow Intuitive Surgical to remain and grow in Sunnyvale, and consolidate business operations to the west of Lawrence Expressway to create a more cohesive complex (see Attachment 4 for the applicant's GPI request letter). The applicant has not submitted a conceptual development proposal. This GPI request is for consideration of an amendment to the LSAP (and General Plan) to include these sites in the plan boundaries to allow the applicant to propose a development with higher FARs than those allowed in the current zoning district.

The GPI request has been submitted at a time when the City is considering an amendment to the LSAP to increase housing potential throughout the plan area. On June 26, 2018, the City Council selected the preferred housing study alternative to increase the density allowance for MXD-I and MXD-II zoned areas and to expand the area allowed for housing in two districts of the LSAP with up

to 100 dwelling units per acre in the current M-S/LSAP area (see RTC No. 18-0505 for more information). At that same hearing, the Council adopted the FY 2018/19 Budget, which includes funding needed for the LSAP housing study. If the ISI GPI request is approved, the study could be included in the project description for the housing study, which has yet to begin environmental review and analysis of plan amendment details. If the Council authorizes the subject plan amendment study there may be potential cost and time savings to the City to coordinate the ISI GPA application with the LSAP housing amendments study. Staff could include the expanded boundary as requested in the other effort to amend the LSAP to consider more housing opportunities because the request would not require adding office and commercial building area to the plan.

The City Council is scheduled to consider this item on August 14, 2018.

EXISTING POLICY

Below are key policies from the General Plan and LSAP that apply to the GPI request. See Attachment 3 for a full list of goals and policies.

SUNNYVALE GENERAL PLAN:

The General Plan is the primary policy plan that guides the physical development of the City. When used together with a larger body of City Council policies, it provides direction for decision-making on City services and resources. The Land Use and Transportation Element (LUTE) within the General Plan anticipates that the proposed GPI sites would experience minor infill, improvements, and redevelopment up to 35 percent FAR with a theoretical buildout year of 2035.

Land Use and Transportation Chapter

Regional Participation

Policy LT-1.3: Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.

Regional Approach to Providing and Preserving Open Space

Policy LT-10.2: Support public and private efforts in and around Sunnyvale to acquire, develop and maintain open space and recreation facilities and services for public use.

Supportive Economic Development Environment

Policy LT-11.1: Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.

GOAL LT-14 Special and Unique Land Uses to Create a Diverse and Complete Community -

Provide land use and design guidance so that special and unique areas and land uses can fulfill their distinctive purposes and provide a diverse and complete community fabric.

Specialized Plans and Zoning Tools

Policy LT-14.1 Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.

Existing Plans

Policy LT-14.2 Support the following adopted specialized plans and zoning tools, and update them

as needed to keep up with evolving values and new challenges in the community: Downtown Specific Plan, Lakeside Specific Plan, Arques Campus Specific Plan, Lawrence/101 Site Specific Plan, Precise Plan for El Camino Real, Moffett Park Specific Plan, Peery Park Specific Plan, and Lawrence Station Area Plan.

Lawrence Station Area Plan

The following key goals and policies from the LSAP are shown for reference purposes, should the GPI sites be considered for inclusion in the LSAP.

GOAL LU-G6: Provide a flexible land use pattern that provides the desired balance of employment and residential uses in order to create an active daytime and nighttime environment.

Policy OSP-1: Strive to provide a total of 32.5-39.0 acres of new open spaces and plazas open to the public throughout the plan area.

Policy D-P3: Encourage development at the maximum intensities allowable with incentives in order to maximize the provision of neighborhood-serving amenities, support services and infrastructure improvements.

General Plan Land Use Map

The subject sites have a General Plan designation of Industrial. The two properties south of Kifer and are zoned M-3 (General Industrial) and the site north of Kifer is zoned M-S (Industrial and Service). The General Plan designation provides for research and development, manufacturing, office, and heavy industrial uses. Attachment 5 is a General Plan land use map of the vicinity.

Zoning Standards

The M-3 zoning district is intended for the heaviest industrial uses in the City, and is the smallest industrial zoning district at approximately 150 acres. By comparison, the M-S zoning district, which is intended for lighter industrial uses, is approximately 690 acres. The key difference between the two zoning districts is that the M-3 district allows for consideration of heavy manufacturing uses. Those types of uses do not currently operate on the GPI sites, and therefore a potential rezoning would not make existing uses onsite nonconforming. The M-3 zoning district is confined to a small geographic area of the City (along the rail corridor) which includes the Northrup Grumman Hendy Iron Works site; parcels on the south side of Kifer Road between Fair Oaks Avenue and 950 Kifer Road; and a 7-acre industrial-to-residential site (currently Pine Cone Lumber) near the intersection of Wolfe Road and Evelyn Avenue.

The M-3 and M-S zoning districts allow a maximum FAR of 35 percent (unless a Green Building Incentive or Use Permit are approved for higher FAR), with building heights up to 75 feet and eight stories. An additional 10 percent FAR can be earned by exceeding the minimum standards in the City's Green Building program. Requests for FAR beyond 45 percent require a Use Permit with Planning Commission review and City Council approval, and are subject to the review criteria for higher intensity industrial development.

ENVIRONMENTAL REVIEW

The decision to initiate a General Plan study does not require environmental review under the California Environmental Quality Act (CEQA) because the mere initiation of a study does not

constitute a project with the meaning of CEQA pursuant to CEQA Guidelines section 15378 (a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

If initiated, the proposed amendments and associated rezoning would be subject to the provisions of CEQA. If the City Council authorizes a GPA application, staff would include the sites in the appropriate CEQA document for the LSAP Housing Study for efficiency reasons, and to avoid dual environmental documents. If the GPI sites are included with the LSAP Housing Study CEQA document, the applicant would be responsible for its pro rata share of the study preparation costs attributable to its project.

DISCUSSION

Site Location and Characteristics

Two of the GPI sites are located on the south side of Kifer Road, adjacent to the western boundary of the current LSAP. The existing land uses onsite and in the immediate vicinity are industrial and office/R&D. The Fortinet office/R&D campus, where a GPA/RZ application (file no. 2017-7802) has been submitted to consider 100 percent FAR is northwest of the 932 Kifer Road property. There are existing medium density residential uses to the south across the railroad tracks.

The park site at 945-955 Kifer Road is located immediately north of the current LSAP boundary and immediately west of the City of Santa Clara border. Texas Instruments owns many of the properties along the north side of Kifer Road adjacent to the park site; these properties are near the City of Santa Clara Lawrence Station Area Plan boundary.

The furthest corner of the sites is 0.7 miles from the Lawrence Caltrain station. Although this is not considered within customary walking distance to the station, it is a shorter distance than the eastern end of the LSAP on Uranium Drive at 0.8 miles to the station. The properties included in the GPI request would benefit from an approved pedestrian/bicycle path on another Intuitive Surgical site that is under construction at 1020 and 1050-1090 Kifer Road. The path would provide a direct route from the current western end of the LSAP on Kifer Road to the train station. Below is more information on the site-specific characteristics.

932 Kifer Road

The 9.89-acre site is located at the terminus of Commercial Street at Kifer Road. The site was developed in 1955 with a chemical plant. Offices and outdoor storage areas were added in the 1970s. There is approximately 52,900 square feet of building area onsite (approximately 12.3% FAR), which currently sits vacant. Mohawk Laboratories was the previous tenant of the site, operating for about 50 years. Intuitive Surgical acquired the property last year.

The site is known to have contaminated soil and groundwater due to the use of the land for chemical storage. Remediation measures have been in place since 1993, and the California Regional Water Quality Control Board is the lead agency overseeing the cleanup at this site. There is a deed restriction recorded on the site that restricts development to industrial, commercial, or office space. Residential, hospitals, schools, child day cares, senior care facilities are prohibited.

950 Kifer Road

The 6.93-acre site abuts the current western boundary of the LSAP. The site was originally developed in 1964 with offices and manufacturing facilities. Redevelopment occurred in 1986 with a one-story,

105,000-square foot office/R&D building (approximately 35% FAR). The building is currently occupied by Intuitive Surgical, which has operated onsite since 2002.

945-955 Kifer Road

The 15.58-acre private park was developed in 1985 as a recreational area for employees of National Semiconductor, Inc., which was later acquired by Texas Instruments. The applicant purchased the site in 2014 and continues to use the park for their employees' exclusive use. The applicant has also indicated they have plans to construct a new office building on this site, while preserving a substantial portion of the existing open space. The applicant is not proposing public access on the park and intends to continue restricted access for security reasons.

Proposed Inclusion of Sites in LSAP

The current western boundary of the LSAP is a half mile from the Caltrain station, approximately midway between Lawrence Expressway and Wolfe Road. The proposed inclusion of 932 and 950 Kifer Road would bring the LSAP edge to the rear of the properties that front San Lucar Court, a small industrial cul-de-sac on the south side of Kifer Road. This is an appropriate boundary because the San Lucar Court properties do not relate to Kifer Road, but to San Lucar Court.

The current LSAP boundaries were formed by drawing a half-mile radius around the Lawrence Caltrain Station, and excluded the existing low and medium density residential uses south of the rail line and properties outside the City boundaries. The half-mile radius represents a ten-minute walk for the average pedestrian, which is the typical distance that pedestrians are willing to walk on a regular basis to access a transit station. Although the area east of Calabazas Creek is more than a half-mile from the Caltrain station, it was included in the LSAP because the properties relate more to the properties west of the creek. Also, that area is surrounded on three sides by the City of Santa Clara, and excluding the area would make it an "island" with little long term vision for development. It was desirable to include this area in the LSAP to integrate it better with the land use patterns and future circulation improvements in the LSAP. Also, depending on the outcome of the concurrent LSAP Housing Study, residential uses may be introduced to this area.

The potential allowance of residential uses in the area east of the creek could result in the conversion of industrial land. A benefit of including the three western GPI sites in the LSAP boundaries is that it would help balance the probable loss of industrial land to residential uses at the eastern side of the plan area. The applicant does not intend to develop residential uses on the western GPI sites (in fact, those sites may not be available for residential uses given past businesses located on those sites). Staff finds that residential uses would not be appropriate there, and the sites could be zoned to prohibit residential uses, similar to the existing M-S/LSAP zoning.

Additionally, the applicant owns four other properties in the LSAP east of Lawrence Expressway, and has expressed intent to consolidate operations to the west of Lawrence Expressway. If this comes to fruition, the applicant could sell the parcels on the east side and allow potential for office/R&D or residential development by others.

Inclusion of Private Park Site at 945-955 Kifer Road

Prior to receiving the GPI application, the City staff discussed with ISI whether to include the park property in the GPI request. Given the common ownership of the park with the properties across Kifer Road in the LSAP area, and its proximity to the plan boundary, staff supports including the private park site at 945-955 Kifer Road in the GPI request.

The private park site is located on the north side of Kifer Road, directly across the street from the 950 Kifer Road GPI site. The frontage width of the park site also spans in front of 960 Kifer Road, which is the site at the far west end of the LSAP. Moreover, the furthest end of the private park site is located 0.6 miles from the Lawrence Caltrain station, which is closer than the furthest end of the other GPI sites. Given its adjacency to the existing LSAP boundary, and similar proximity to the station, staff finds that this site warrants consideration in the LSAP.

Other areas adjacent to or near the GPI sites that were considered, but are not proposed for inclusion are the following:

- **Properties along San Lucar Court** - These four industrial sites are oriented along this cul-de-sac, which is adjacent to the 932 Kifer Road site on the east and Wolfe Road on the west. These sites are not recommended for inclusion because of the increased distance to the station (0.9 miles, which is further away from the station than the M-S/LSAP district), and because the properties do not relate to the adjacent eastern Kifer Road properties, with the properties' backs to the adjacent ISI property. There are also policies to retain industrial parcels for smaller companies to locate and expand. Including these in the LSAP could encourage higher intensity uses and/or parcel consolidation to a larger corporate campus, given the higher FARs allowed.
- **Properties along Commercial Street** - There are existing industrial properties on either side of Commercial Street, which terminates at the middle point of the 932 Kifer Road site. Fortinet Inc. owns the properties on the west side of Commercial Street and has an active redevelopment application in for review as well an approved GPI to study higher intensity office uses. The east side of the street has a variety of different property owners and is an ideal location for smaller industrial tenants to continue to operate. There is a similar concern for parcel consolidation if this area were to be included in the LSAP. Additionally, staff had previously proposed including this area as part of Fortinet's GPI request last year. The City Council ultimately decided to exclude this area from Fortinet's project, in part, because of the company's timing concerns.

Development Capacity Available in the LSAP

Staff analyzed whether there is enough office/R&D development capacity in the LSAP to support increased FAR on the GPI sites. The adopted LSAP allows for a maximum development capacity of 1.2 million net new square feet of office/R&D development. This buildout level was studied in the LSAP environmental impact report (EIR) to ensure that long-term development within the plan area would not adversely impact the environment or exceed the capacity of infrastructure systems necessary for the growth.

Since adoption of the plan, two large projects were approved in the LSAP area: a new office campus for Intuitive Surgical at 1050-1090 Kifer Road, which used square footage from the LSAP development reserve; and a residential/commercial mixed-use project at 1120-1130 Kifer Road by Greystar, which added back square footage due to demolition of the existing office/R&D building. The current office/R&D development reserve balance is 908,378 square feet. The undeveloped potential at the sites (up to 35% FAR) could transfer over to the LSAP. There would be enough capacity to allow both GPI sites to redevelop to 100 percent FAR, and the 945-955 Kifer Road site to redevelop to 45 percent FAR with a remaining balance of approximately 370,000 square feet. Currently, staff is unaware of any other LSAP office/R&D projects in the development potential. Therefore, the LSAP development cap does not need to be raised to accommodate the ISI request. There has been

tremendous interest by residential developers in property in the LSAP, and if any properties convert from office/R&D/industrial to a residential use, the square footage of the existing office/industrial use would be returned to the LSAP office/R&D development reserve for use elsewhere in the plan area. It should be noted that access to the balance in the development capacity is granted on a first-come, first-serve basis as individual projects are granted entitlement approvals.

Project Name or Address	Office/R&D Net Change (SF)	LSAP Office Cap Balance
WITHIN CURRENT LSAP BOUNDARY		
Adopted Office Development Cap LSAP	N/A	1,200,000
1050-1090- Kifer ISI campus under construction	-392,465	807,535
Greystar residential/retail	+100,843	908,378
IF ADDED TO LSAP BOUNDARY		
Residual Development Capacity (undeveloped potential on 932, 945-955, and 950 Kifer)	+ 335,000	1,243,378
932 Kifer- ISI 100% FAR	-375,000	868,378
950 Kifer- ISI 100% FAR	-200,000	668,378
945-955 Kifer- ISI 45% FAR	-300,000	368,378

In addition to the overall LSAP development cap, there is a periodic consideration of the office/R&D development capacity in the LSAP to provide an opportunity to ensure a balance of use types. The program requires staff to advise the City Council as development nears or reaches the temporary cap; providing the Council an opportunity to review use types and consider amending the cap to ensure an appropriate balance of uses. The current interim office/R&D capacity is 650,000 square feet, and if all ISI projects were submitted at the same time, the interim capacity would be exceeded. Council would not need to act on the interim cap now, since the request is to only amend the LSAP boundary. The interim cap would be considered as projects are approved and as new applications are submitted.

If Not Included in the LSAP Boundary

If Council decided not to include 932, 950 and 945-955 Kifer Road in the LSAP boundaries, the applicant could still request higher density development projects, but they would be considered on a case-by-case basis as stand-alone properties. In those cases, any building area approved greater than 35% (or 45% with green building incentives) would require Council action and the City-wide development capacity would be used (there is currently 955,000 square feet of office/R&D capacity available). Due to the recent (April 2017) adoption of the Land Use and Transportation Element, staff has advised property owners to explore a General Plan Amendment for high intensity industrial/office development on large sites.

By not including the properties in the LSAP boundaries, aspects of the Plan would not be available for use in reviewing future projects. Aspects such as incentive zoning, extending circulation elements throughout the plan area, and incorporating the upcoming Sense of Place plan would not be required for any project. Also, by including the ISI properties in the LSAP boundary, CEQA review for future

development proposals can be included in the LSAP amendment EIR, which would streamline project review and provide a more comprehensive understanding of the impacts associated with the projects and the existing Plan area.

FISCAL IMPACT

There are no fiscal impacts associated with initiating a General Plan Amendment study. If the request is granted, ISI would be required to pay for any cost for a study or plan preparation. The applicant would also be responsible for a proportionate share for any combined effort (e.g., CEQA review, Sense of Place plan amendment, infrastructure analysis, etc.) of the already initiated LSAP plan amendment.

PUBLIC CONTACT

Public contact was made through posting the agenda on the City's official-notice bulletin board and on the City's website and the agenda and report were made available in the Reference Section of the City Library. Notices were sent to all property owners and tenants within 300 feet of the sites (1,128 notices) (Attachment 6); email messages with notices were sent to the Ponderosa Park neighborhood association and the LSAP interested party list.

ALTERNATIVES

Recommend to the City Council:

1. Initiate the General Plan Amendment to add the properties at 932, 950, 945-955 Kifer Road in the Lawrence Station Area plan boundaries and direct staff to include these amendments in the LSAP residential study currently underway.
2. Initiate the General Plan Amendment with modifications (such as fewer properties, expanded boundaries, additional floor area) and direct staff to include these amendments in the LSAP residential study currently underway.
3. Do not initiate the amendment to add the 932, 950, 945-955 Kifer Road GPI properties in the Lawrence Station Area Plan boundaries, which would retain the current General Plan designation as Industrial and zoning as M-3 and M-S.

STAFF RECOMMENDATION

Alternative 1: Initiate the General Plan Amendment to add the properties at 932, 950, 945- 955 Kifer Road in the Lawrence Station Area plan boundaries and direct staff to include these amendments in the LSAP residential study currently underway.

Staff finds that studying amendments to the LSAP boundaries to include the subject sites could lead to a more consistent approach to planning for this area. The applicant owns several parcels in the LSAP boundaries, and inclusion of these additional sites would provide the applicant the opportunity to meet their business expansion needs in the City. The GPI area adjoins the current western boundary of the LSAP, and is in closer proximity to the train station than the current eastern boundary. If more housing potential is allowed as a result of the concurrent LSAP Housing Study, these subject sites could help with the land use balance as future development would be restricted to industrial, office, or R&D. The existing LSAP office/R&D development capacity could accommodate higher intensity development on these sites. Higher intensity development would also be subject to the LSAP incentive program, which could provide needed community benefits to the area. Staff is not recommending an increase to the LSAP-wide office/R&D capacity.

The timing of the GPI application with the selection of the LSAP Housing Study preferred alternative

permits the City to combine both amendments into an efficient review process with coordinated land use and environmental analysis. Additionally, the applicant would be responsible for their share of the consultant costs associated with amending the boundary to include their sites. Also, inclusion of the ISI properties would allow the environmental impacts to be considered for all future development on the ISI sites, which would save staff and time and provide a more comprehensive review of the possible impacts from the increased residential and expanded boundaries.

Prepared by: George Schroeder, Senior Planner

Reviewed by: Amber Blizinski, Principal Planner

Reviewed by: Andrew Miner, Assistant Director of Community Development

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

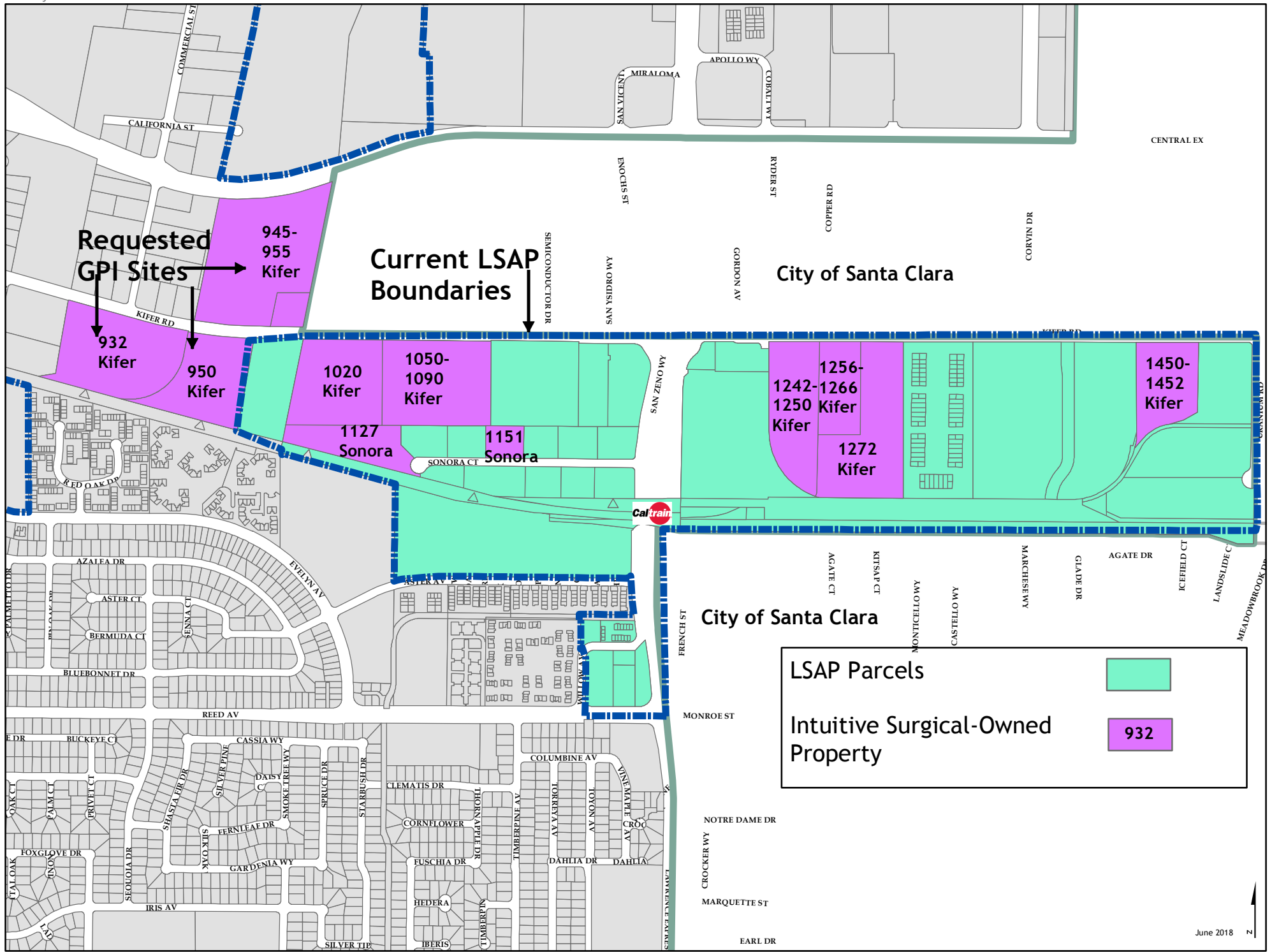
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. *Not Used, Reserved for Report to Council*
2. Map of Intuitive Surgical Properties in LSAP
3. Key Goals and Policies from the General Plan and LSAP
4. Applicant's GPI Request Letter and Map
5. General Plan and Zoning Maps of the Vicinity
6. Noticing Map

ATTACHMENT 1

This attachment number reserved for use with Report to Council.



Key Goals and Policies from the General Plan and Lawrence Station Area Plan

GENERAL PLAN

Land Use and Transportation Element

Adequate and Balanced Recreation Facilities

Policy LT-9.18: Improve accessibility to parks and open space by removing barriers.

Policy LT-11.3: Promote business opportunities and business retention in Sunnyvale.

A Balanced Economic Base

Policy LT-12.4: Attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.

Policy LT-12.8: Maintain an adequate supply of land zoned for office, industrial, and retail development to meet projected needs.

Office, Industrial, and Research & Development

Policy LT-13.9: Maintain areas of Class B and C buildings to support all types of businesses and provide a complete community.

Specialized Plans and Zoning Tools

Policy LT-14.1: Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.

Existing Plans

Policy LT-14.2: Support the Lawrence Station Area Plan, and update it as needed to keep up with evolving values and new challenges in the community.

Community Benefits

Policy LT-14.8: Ensure that development projects provide appropriate improvements or resources to meet the City's future infrastructure and facility needs, and provide development incentives that result in community benefits and enhance the quality of life for residents and workers.

Acceptable Levels of Risk for Natural and Human-Caused Hazards

Policy SN-1.1: Evaluate and consider existing and potential hazards in developing land use policies. Make land use decisions based on an awareness of the hazards and potential hazards for the specific parcel of land.

Policy SN-1.5: Promote a living and working environment safe from exposure to hazardous materials.

LAWRENCE STATION AREA PLAN:

Goal LU-G3: Promote a mix of employment and residential uses.

Goal LU-G4: Although the plan allows for flexible use of property, a balance should be found to ensure the mix of uses remains diverse at all times.

Goal LU-G5: Provide a mix of uses within the Plan area that encourages transit ridership, creates a neighborhood of 24-hour activity and supports the provision of amenities such as open space and support services such as retail.

Goal LU-G7: Incorporate land use flexibility to respond to variable market conditions, while promoting a blend of employment, residential, and retail uses.

Goal LU-G9: Provide sufficient development intensity to allow the feasible development of associated amenities (such as open space) and support services.

Goal LU-G10: Maximize development intensities in order to support transit usage.

Goal LU-G11: Respect the scale and character of the existing residential uses.

Policy LU-P1: Buffer/transition new development located adjacent to existing residential neighborhoods through site planning, land use, and design strategies.

Policy LU-P2: Allow existing businesses to remain and prosper as legal conforming uses.

Policy LU-P3: Allow transition to higher density transit-supportive uses as opportunities arise through turnover of businesses or property ownership.

Policy LU-P4: Establish appropriate levels of development for employment and residential uses to ensure a balance exists in the plan area. The City Council should review the thresholds for each use type as redevelopment occurs to ensure a balance remains.

Goal I-G1: Allow existing industrial uses to remain in the area, but ensure materials used, operations and work hours are compatible with nearby residential users.

Goal OSG-1: Establish a system of parks and public spaces connected by green corridors and linear parks that serve and connect both new residential development and new non-residential development.

Goal OSG-2: Provide open space within a five-to-ten minute walk of all residents and employees.

Policy OSP-6: Preserve and protect the existing mature street trees on Sonora Court (Redwoods) and Kifer Road.

Goal D-G1: Develop the Plan area with a diverse mix of uses at intensities sufficient to support and take advantage of the significant existing public investment in transit.

Goal D-G2: Target minimum development of at least 2,000 new housing units and 5,960 jobs within the Sunnyvale portion of the Plan by the horizon year of 2035 in order to support a critical mass of retail services in the area and support existing and improved transit infrastructure.

Goal D-G3: Encourage a range of development intensities in order to achieve neighborhood diversity and allow flexibility for businesses, property owners, workers and residents.

Goal D-G4: Implement the development of the Plan, including the provision of amenities and support services through development incentives rather than relying exclusively on regulatory actions or direct public investment.

Policy D-P1: Within the Plan area actively work with the City of Santa Clara to ensure consistency between the Station Area Plan and the City of Santa Clara General Plan and Zoning ordinance.

Policy D-P3: Encourage development at the maximum intensities allowable with incentives in order to maximize the provision of neighborhood-serving amenities, support services and infrastructure improvements.

Policy CF-P14: Ensure the existing mature street trees along Kifer Road and Sonora Court will not be adversely impacted by street improvement projects. Incorporate the mature trees into the landscape improvements of the street.

Policy P-P11: Improve sidewalk gaps on Willow Avenue and Kifer Road in the plan area.

Goal BH-G1: Encourage the greatest concentration of taller buildings in the Plan area north of the tracks in the vicinity of Lawrence Station in order to ensure a high concentration of jobs and residents in close proximity to the station and emphasize the area's function as a transit hub.

Goal OS-G1: Ensure that open space provided by new development is publicly accessible and attractive.



June 6, 2018

Trudi Ryan, Director
Community Development
City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94086

RE: GPI Request Letter - 932 and 950 Kifer Road

Dear Trudi:

On behalf of Intuitive Surgical, Inc. (Intuitive) I am writing to request a General Plan Initiation (GPI) for two Intuitive owned properties, 932 and 950 Kifer Road, to be added to the boundary of the Lawrence Station Area Plan (LSAP) as part of the current update to the LSAP. Intuitive is the largest single property owner in the LSAP, participating in the LSAP process early on and through adoption. In addition to our properties owned within the LSAP, we own multiple Sunnyvale properties outside of the LSAP. We have very much appreciated being a partner with the City of Sunnyvale over the years and throughout the initial LSAP process.

As you know, Intuitive is a global technology leader in minimally invasive robotic-assisted surgery. The Company's *da Vinci*[®] Surgical System enables surgeons to operate minimally invasively through a few small incisions or the belly button from a nearby ergonomic console. The *da Vinci* System features a magnified 3D HD vision system and tiny wristed instruments that bend and rotate far greater than the human hand. As a result of this technology, *da Vinci* enables surgeons to operate with enhanced vision, precision and control. Most recently, we announced FDA clearance of the *da Vinci* SP System for urologic surgical procedures allowing surgeons the ability to enter the body through a single, small incision.

We are proud to call Sunnyvale our home and global headquarters. With our innovation and success in the medical industry, our employee base has grown to more than 4,600 worldwide and we currently employ more than 3,000 employees in Sunnyvale. We are also proud to employ a diverse workforce performing a wide range of corporate functions including administration, research and development, engineering, IT and logistics, as well as manufacturing and assembly of many products all here in Sunnyvale.

Given our continued growth and business requirements, it is critical to our business that we both unify and intensify our campus west of Lawrence Expressway along Kifer Road, where the majority of our properties are located. We currently occupy the headquarters building at 1020 Kifer Road and own 932, 945 and 950 Kifer Road. We are currently constructing additional manufacturing, engineering and R&D buildings at 1050 and 1090 Kifer Road at this time. We also own and occupy multiple additional buildings east of Lawrence Expressway.

Taking surgery beyond the limits of the human hand.™

Intuitive Surgical
1020 Kifer Road
Sunnyvale, California 94086

Ph: 408.523.2100
Fax: 408.523.1390
www.intuitivesurgical.com



We are requesting the addition of 932 and 950 Kifer Road to the boundary of the LSAP to enable us to remain and grow in Sunnyvale by intensifying business uses and operations on those properties with increased FAR and new buildings under the LSAP. With the current update to the LSAP to consider more housing opportunities in the plan area, the addition of these two parcels not only allows Intuitive to remain in Sunnyvale, but ensures continued land designated for employment uses in the LSAP area. As we unify the campus west of Lawrence Expressway, the addition to the LSAP also creates the opportunity for our properties east of Lawrence Expressway to fulfill the housing goals of the City of Sunnyvale and help transition and implement the housing objectives of the LSAP.

We very much appreciate the City of Sunnyvale's past support of Intuitive's presence, retention and growth in Sunnyvale. We look forward to our continued collaboration as the City updates the LSAP.

Please don't hesitate to contact me if you have question or need additional information. I can be reached at 408.523.8925 or larry.crist@intusurg.com.

Sincerely,

A handwritten signature in cursive script that reads "Larry Crist".

Larry Crist

Sr. Director, Global Real Estate, Facilities and Indirect Purchasing

Intuitive Surgical, Inc.

Taking surgery beyond the limits of the human hand.™

Intuitive Surgical
1020 Kifer Road
Sunnyvale, California 94086

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Fax: 408.523.1390
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June 19, 2018

Trudi Ryan, Director
Community Development
City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94086

RE: GPI Request Letter Update – 932, 945 and 950 Kifer Road

Dear Trudi:

On behalf of Intuitive Surgical, Inc. (Intuitive) I am writing to follow up on our request for a General Plan Initiation (GPI) for two Intuitive owned properties, 932 and 950 Kifer Road, to be added to the boundary of the Lawrence Station Area Plan (LSAP) as part of the current update to the LSAP.

As you know, we recently requested the addition of 932 and 950 Kifer Road to the boundary of the LSAP to enable us to remain and grow in Sunnyvale by intensifying business uses and operations on those properties with increased FAR and new buildings under the LSAP. As we have reviewed the application with the City, the City has requested that we incorporate 945 Kifer Road in the GPI request. With this letter we request the addition on 945 Kifer Road (205-40-002).

We very much appreciate the City of Sunnyvale's past support of Intuitive's presence, retention and growth in Sunnyvale. We look forward to our continued collaboration as the City updates the LSAP.

Please don't hesitate to contact me if you have question or need additional information. I can be reached at 408.523.8925 or larry.crist@intusurg.com.

Sincerely,

A handwritten signature in black ink that reads "Larry L. Crist".

Larry Crist (Jun 21, 2018)

Larry Crist

Sr. Director, Global Real Estate, Facilities and Indirect Purchasing

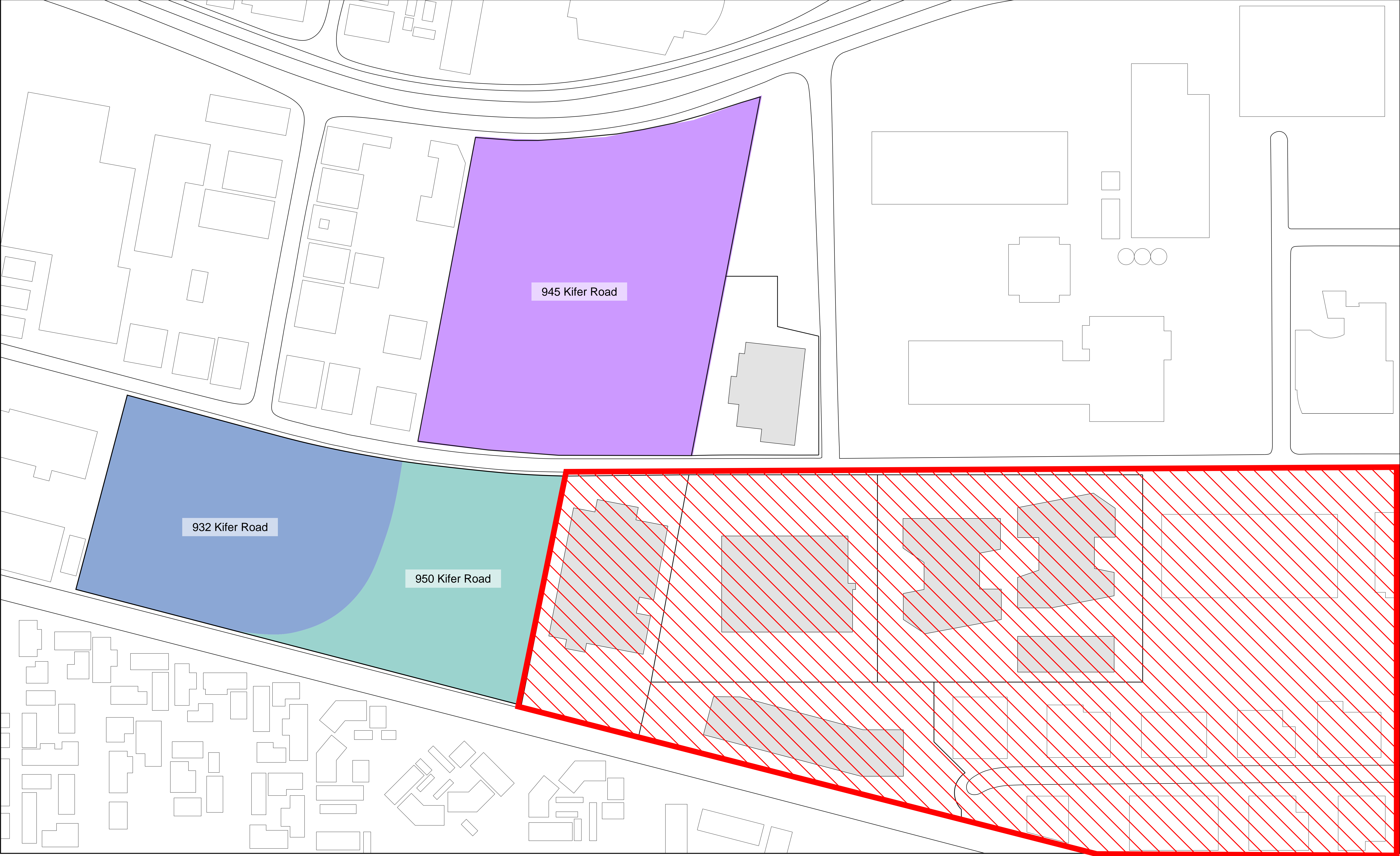
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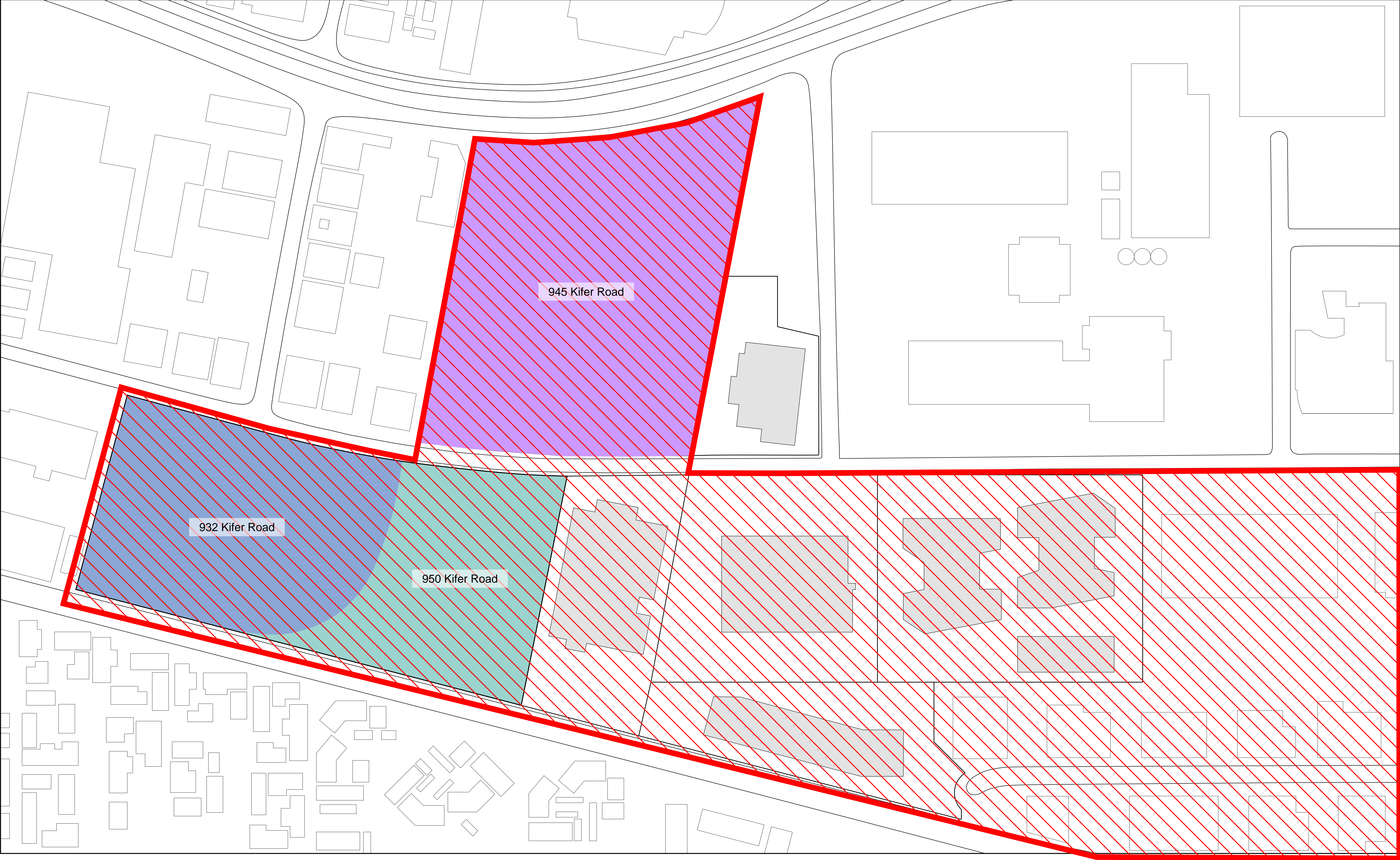
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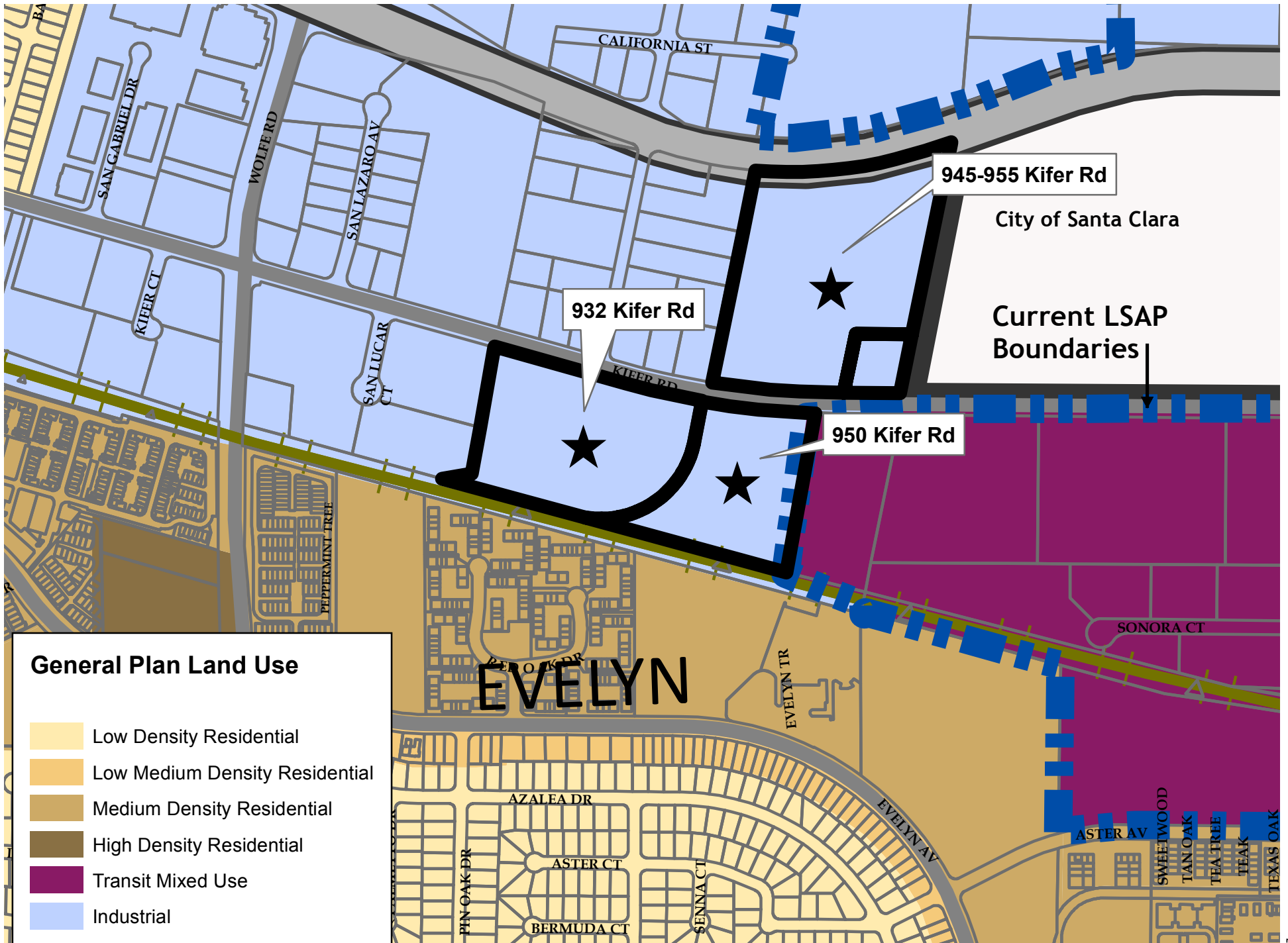
Current LSAP Boundary

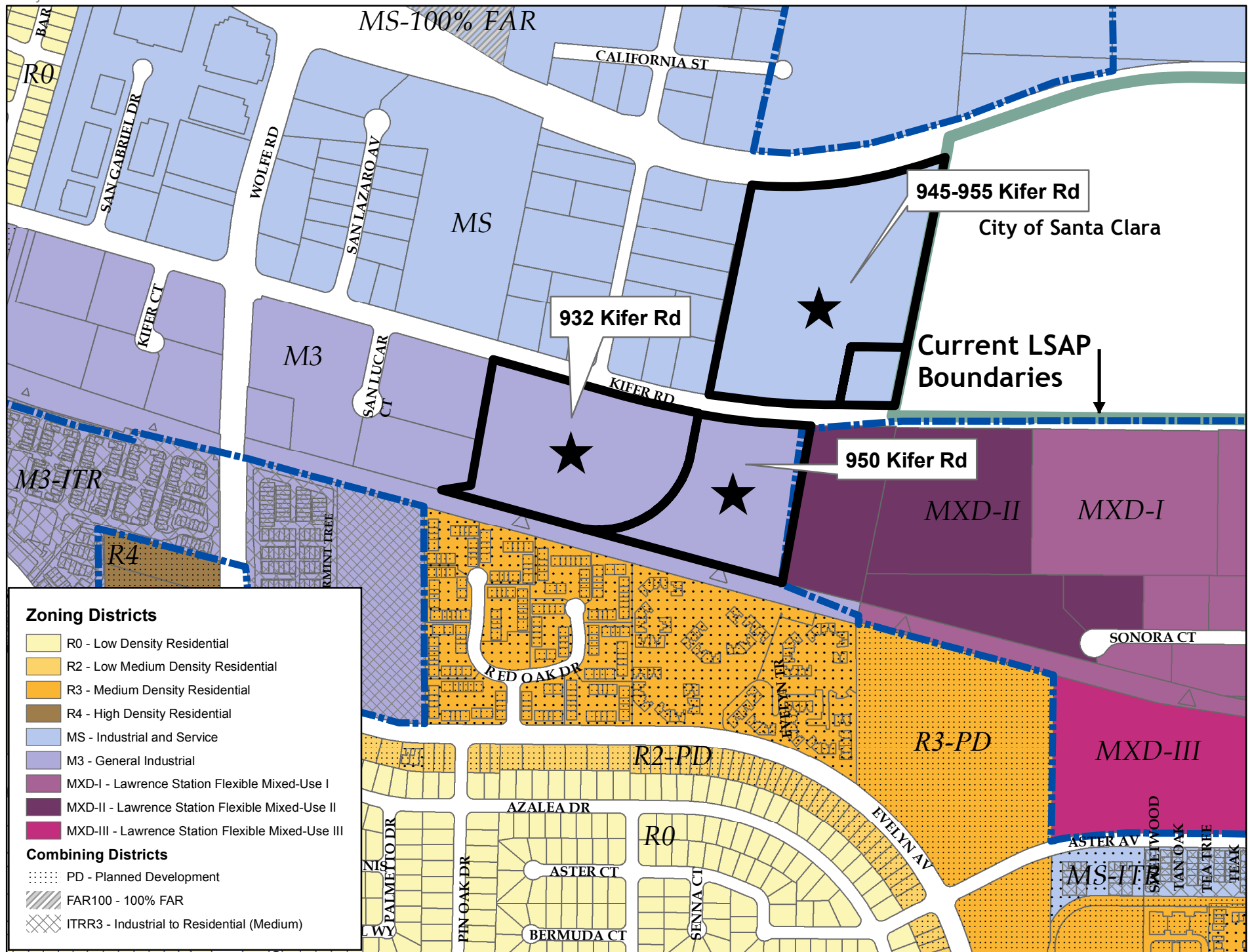


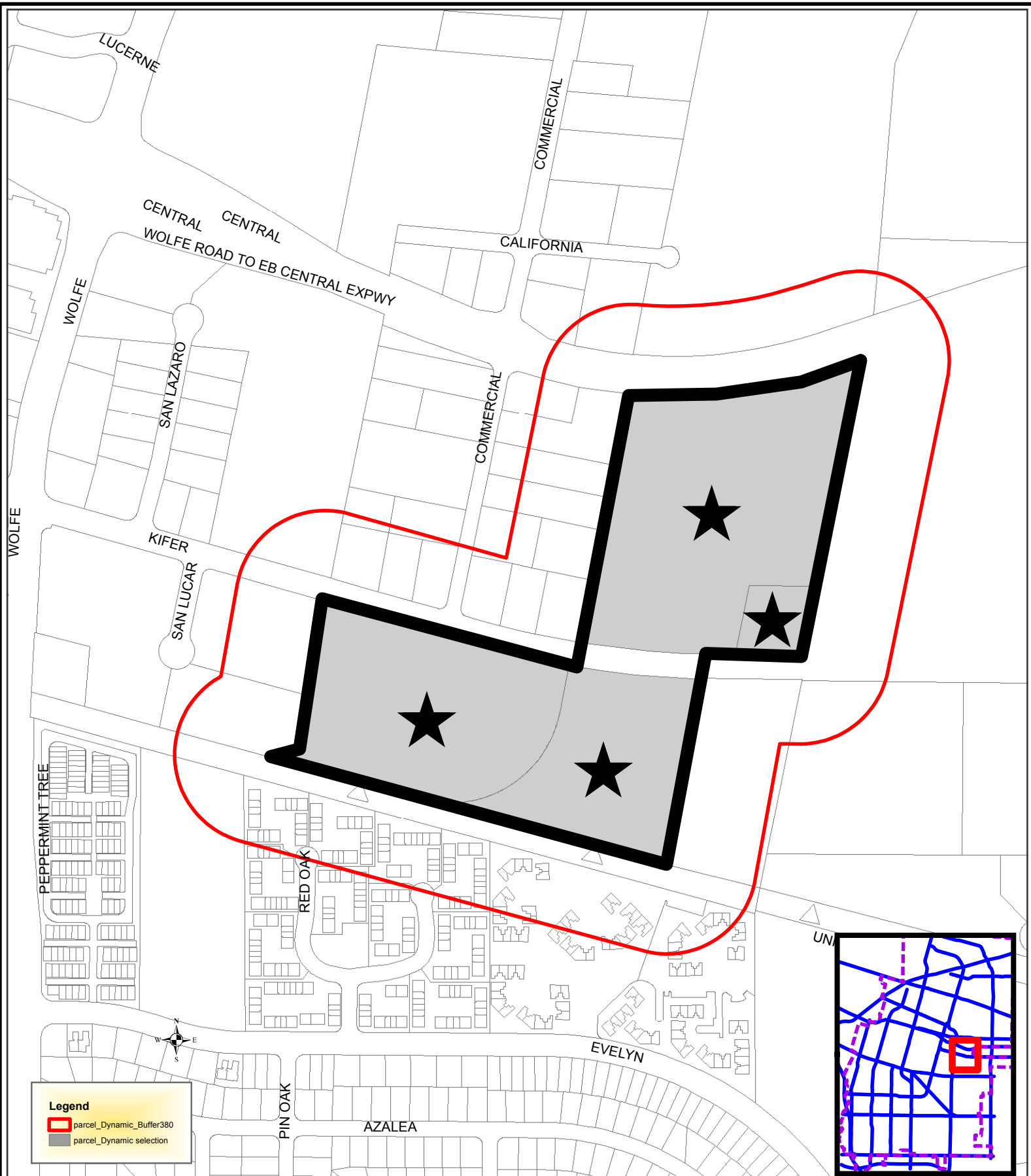
Proposed change to LSAP Boundary



Vicinity General Plan Land Use Map - 932, 945-955, and 950 Kifer Road





**GENERAL PLAN MAP**

932 Kifer Rd. (APN 205-49-005), 945 Kifer Rd. (APN 205-40-002), 950 Kifer Rd. (APN 205-49-012);
and 955 Kifer Rd. (APN 205-40-001)

General Plan Amendment Initiation to consider amending
the Lawrence Station Area Plan (LSAP)

File # 2018-7447

0 175 350 700 Feet



City of Sunnyvale

Agenda Item 6

18-0618

Agenda Date: 7/9/2018

Selection of Chair



City of Sunnyvale

Agenda Item 7

18-0619

Agenda Date: 7/9/2018

Selection of Vice Chair



City of Sunnyvale

Agenda Item 8

18-0620

Agenda Date: 7/9/2018

Selection of Seats