



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, October 8, 2018

6:00 PM

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

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

6 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0867](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to construct 58 single family homes and associated improvements on 6.1 acres of the 8.8-acre site (agricultural land known as the Corn Palace).

TENTATIVE MAP to subdivide the 8.8-acre site into 60 lots, including a 2-acre public park lot, a private street and 58 single family home lots.

Location: 1142 Dahlia Court (APN's: 213-12-001)

File #: 2017-7451

Zoning: R-1.5/PD

Applicant / Owner: Trumark Homes/ Gabriel Francia Trustee

Project Planner: Shetal Divatia, (408) 730-7628,
sdivatia@sunnyvale.ca.gov

B. [18-0866](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow the expansion and renovation of an existing 173-room hotel with the removal of 85 rooms, renovation of 88 rooms and construction of 270 new rooms that results in a 358-room hotel (net new of 185 rooms). The proposed project also includes 18,021 s.f. for meeting areas, 7,313 s.f. for food and beverage services and 8,241 s.f. for spa use, for a total gross floor area of 256,180 s.f. The project would be served by 296 parking spaces (203 spaces in a new 3-level

parking structure) and associated site improvements.

Location: 1100 N. Mathilda Avenue (APN's: 110-27-025)

File #: 2017-8044

Zoning: MPC

Applicant / Owner: DoveHill Capital Mgmt LLC/ Sof-X Sunnyvale
Owner

Project Planner: Shetal Divatia, (408) 730-7628,
sdivatia@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order in the Council Chambers

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

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

CONSENT CALENDAR

1. A [18-0868](#) Approve Planning Commission Meeting Minutes of September 24, 2018

Recommendation: Approve Planning Commission Meeting Minutes of September 24, 2018 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0813](#) **Proposed Project: DESIGN REVIEW** to allow a Verizon wireless telecommunications facility on an existing utility pole located in the public right-of-way.
- Location:** In the public right-of-way on south side 1055 Dunford Way (APN 313-10-004) southwest of the intersection at Quail Avenue and Dunford Way and adjacent to the Raynor Park baseball diamond.
- File #:** 2018-7412
- Zoning:** PF (Public Facility)
- Applicant / Owner:** Verizon Wireless C/O The CBR Group / City of Sunnyvale
- Environmental Review:** Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).
- Project Planner:** Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Recommendation: Recommend Alternative 1 to approve the Design Review based on the Recommended Findings in Attachment 2 and the Recommended Conditions of Approval in Attachment 3.

3. [18-0869](#) **Proposed Project:**
- DESIGN REVIEW** - Allow a 505-sq. ft. second-story addition and a 151-sq. ft. first-story addition on an existing 2,062 sq. ft. single-story, single-family home resulting in 2,718 sq. ft. (2,174 sq. ft. living area, 431 sq. ft. garage, and 113 sq. ft. covered portion of patio) and 48% FAR.
- USE PERMIT** for a 7'5" fence along the reducible front yard property line (along Margaret Ct.);
- VARIANCE** to allow: 9'3" setback for patio columns when 10' is required and 4'11" setback for an AC unit in the reducible front yard when 9' is required.
- Location:** 902 W. Cardinal Drive (198-11-036)
- File #:** 2018-7675
- Zoning:** R-0 (Low Density Residential)
- Applicant/Owner:** M. Designs Architects, Alpheus Jessup/ Ray and Sinead Murphy
- Environmental Review:**
- Design Review and Variance for Air Conditioner: Categorically Exempt Class 1(e). Class 1 (e) (1) Categorical Exemptions, Section 15301(e) include additions to existing structures resulting

in no more than a 50% increase in floor area.

- Use Permit (fence) Variance (patio): Categorical Exemption Class 3 relieves this project from California Environmental Quality Act (CEQA). Class 3 Categorical Exemptions includes construction of new accessory structures (patio) including fences (CEQA Section 15303 (e)).

Project Planner: Teresa Zarrin, (408) 730-7429,
tzarrin@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Design Review, Use Permit and Variances based on the Recommended Findings and Justifications in Attachment 3 and the Recommended Conditions of Approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

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

Agenda information is available by contacting Katherine Hall at (408) 730-7440. Agendas and associated reports are also available at sunnyvaleca.legistar.com or at the Sunnyvale Public Library, 665 W. Olive Ave., 72 hours before the meeting.

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

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

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

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))



City of Sunnyvale

Agenda Item A

18-0867

Agenda Date: 10/8/2018

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to construct 58 single family homes and associated improvements on 6.1 acres of the 8.8-acre site (agricultural land known as the Corn Palace).

TENTATIVE MAP to subdivide the 8.8-acre site into 60 lots, including a 2-acre public park lot, a private street and 58 single family home lots.

Location: 1142 Dahlia Court (APN's: 213-12-001)

File #: 2017-7451

Zoning: R-1.5/PD

Applicant / Owner: Trumark Homes/ Gabriel Francia Trustee

Project Planner: Shetal Divatia, (408) 730-7628, sdivatia@sunnyvale.ca.gov



City of Sunnyvale

Agenda Item B

18-0866

Agenda Date: 10/8/2018

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow the expansion and renovation of an existing 173-room hotel with the removal of 85 rooms, renovation of 88 rooms and construction of 270 new rooms that results in a 358-room hotel (net new of 185 rooms). The proposed project also includes 18,021 s.f. for meeting areas, 7,313 s.f. for food and beverage services and 8,241 s.f. for spa use, for a total gross floor area of 256,180 s.f. The project would be served by 296 parking spaces (203 spaces in a new 3-level parking structure) and associated site improvements.

Location: 1100 N. Mathilda Avenue (APN's: 110-27-025)

File #: 2017-8044

Zoning: MPC

Applicant / Owner: DoveHill Capital Mgmt LLC/ Sof-X Sunnyvale Owner

Project Planner: Shetal Divatia, (408) 730-7628, sdivatia@sunnyvale.ca.gov



City of Sunnyvale

Agenda Item 1.A

18-0868

Agenda Date: 10/8/2018

SUBJECT

Approve Planning Commission Meeting Minutes of September 24, 2018

RECOMMENDATION

Approve Planning Commission Meeting Minutes of September 24, 2018 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, September 24, 2018

6:30 PM

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

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

6:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [18-0841](#)

Proposed Project:

PEERY PARK PLAN REVIEW PERMIT: to redevelop three industrial properties totaling 3.54 acres, demolish three existing commercial/office/R&D buildings (totaling 51,075 sq. ft.) and construct a new four-story office/R&D building totaling 123,000 square feet and 79% floor area ratio (FAR). The proposed project includes a new four-and-a-half level, above-ground parking structure.

Location: 275 N. Mathilda Avenue (APN's: 165-27-007; 165-27-008; 165-27-009)

File #: 2018-7432

Zoning: PPSP/IE

Applicant / Owner: Irvine Company (applicant and owner)

Project Planner: Margaret Netto, (408) 730-7628,
mnetto@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:00 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Howard led the salute to the flag.

ROLL CALL

Present: 5 - Commissioner Carol Weiss
Chair Daniel Howard
Commissioner Ken Olevson
Vice Chair David Simons
Commissioner Sue Harrison
Absent: 2 - Commissioner John Howe
Commissioner Ken Rheume

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

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

ORAL COMMUNICATIONS

CONSENT CALENDAR

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

Yes: 3 - Chair Howard
Vice Chair Simons
Commissioner Harrison

No: 0

Absent: 2 - Commissioner Howe
Commissioner Rheume

Abstained: 2 - Commissioner Weiss
Commissioner Olevson

1. A [18-0833](#) Approve Planning Commission Meeting Minutes of September 10, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0823](#) **Proposed Project:** Appeal of a decision by the Director of Community Development to approve a Miscellaneous Plan Permit (MPP) for a

Verizon wireless telecom facility on an existing PG&E utility pole in the right-of-way of Cascade Drive near 1401 Kitimat Place.

Location: PG& E utility pole in the right of way of Cascade Drive near 1401 Kitimat Place

File #: 2018-7316

Zoning: R-1

Applicant: Verizon Wireless C/O The CBR Group

Appellant: Sonya and Michael Lee, property owners of 1402 Kelowna Court.

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).

Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Associate Planner Teresa Zarrin presented the staff report.

Commissioner Weiss asked staff about the potential for other cell phone carriers to place equipment on utility poles. Assistant Director Andrew Miner stated that carriers have the authority to use the public right-of-way and that the City's purview is limited to the Design Criteria. Commissioner Weiss asked about the possibility of multiple carriers using the same utility pole. Assistant Director Miner stated an opinion that it would be unlikely due to utility pole constraints and the City's pole height requirement.

Commissioner Weiss asked staff about undergrounding utilities. Assistant Director Miner advised that an encroachment permit is required for undergrounding in the right-of-way and that the City is examining vaulting standards to determine the feasibility of undergrounding.

Chair Howard opened the Public Hearing.

Sonya Lee and Michael Lee, appellants, presented images and information about the proposed project.

Mark Peters, representing the CBR Group and Verizon Wireless (Verizon), presented images and information about the proposed project.

Rajat Mathur, representing Hammett and Edison, presented information about the proposed project.

Chair Howard asked the applicant how radiofrequency (RF) emissions for a wireless telecommunications facility compare to RF emissions for home devices such as a microwave oven or Wi-Fi router. Mr. Mathur provided details about these RF emissions relative to the Federal Communications Commission's (FCC) public limit and noted that a cell phone has the maximum potential for RF exposure.

Assistant Director Miner commented that previously proposed projects for wireless telecommunication facilities were modified to remove the battery backup, stack the units and install a shield at the top and advised that the Planning Commission could make this same request.

Vice Chair Simons confirmed with Mr. Peters that they can modify the project to a slimline design. Vice Chair Simons confirmed with Mr. Peters that the equipment boxes will be painted dark brown.

Commissioner Weiss commented on the 26 locations proposed by Verizon for the installation of wireless telecommunication facilities and asked the applicant about potential ill will generated towards Verizon. Mr. Peters stated that this is the third appeal out of 17 approvals and that Verizon works closely with staff to meet the needs of residents and comply with City standards.

Commissioner Weiss asked if Verizon can underground their equipment. Mr. Peters stated that certain equipment must stay on the pole and that there is often not sufficient underground space or a conflict with existing utilities. Mr. Peters provided information about different operational issues, such as flooding or conformance with the City's noise ordinance. Mr. Peters noted that Verizon's goal is to use existing infrastructure in the right-of-way. Commissioner Weiss noted that Verizon provides service in her neighborhood without wireless telecommunication facilities. Mr. Peters provided information about network capacity challenges due to the increased use of mobile devices.

Commissioner Harrison asked the applicant about their rationale in not choosing the comparable alternative location. Mr. Peters advised that the selected site has the most tree screening whereas the two alternative locations have less or no screening and are further out from the search radius. Commissioner Harrison stated that the presence of trees to provide visual screening is part of the City's Design Criteria and commented that the selected location best meets the criteria.

Chair Howard asked the applicant if City light poles would be a less favorable option

due to the limited availability of network infrastructure. Mr. Peters explained that City light poles cover a smaller area due to their height, that there is a cost to implement fiber and that not all Cities will sublet power so Verizon must sometimes implement ground cabinets.

Anjaneya Modak, Sunnyvale resident, asked if one City light pole can be co-opted while the City pursues a Master License Agreement (MLA) and commented that the impact to neighborhoods should be minimized.

Tom Chernesky, Sunnyvale resident, stated an opinion that the equipment would be an eyesore, that alternative locations exist and that the City's first consideration should be for the residents.

Jay Feldman, Sunnyvale resident, commented on the negative impact of the proposed project and the availability of nearby City light poles. Mr. Feldman stated an opinion that undergrounding issues can be solved and that they plan to discontinue service with Verizon if the equipment is installed.

Ms. Lee and Mr. Lee presented additional information about the proposed project.

Mr. Peters presented additional information about the proposed project.

Commissioner Weiss asked the applicant about the frequency of installing equipment upgrades as they become available. Mr. Peters stated that Verizon is always moving towards more energy efficient, smaller units and that they would not wait for the renewal of the permit to update the equipment.

Commissioner Weiss asked the applicant about Verizon installing their own poles. Mr. Peters stated that this is not a commonly utilized solution because there is usually significantly more objection to the installation of new poles rather than using existing infrastructure. Commissioner Weiss confirmed with Mr. Peters that the CBR group has not implemented any new poles on Verizon's behalf.

Chair Howard asked the applicant about the equipment's life span. Mr. Peters provided information about the timing of upgrades and stated that the overall life span is ten years. Chair Howard discussed carrier frequencies and infrastructure with Mr. Peters.

Chair Howard closed the Public Hearing.

Commissioner Harrison commented on the primary view as mentioned in the Design Criteria. Assistant Director Miner advised that the primary view is generally obvious and that a garage would not be considered a primary view. Assistant Director Miner noted that the impact of the proposed project diminishes with distance and that the selected location has trees for screening.

Commissioner Harrison asked staff if there was any circumstance where a City light pole could be used without a MLA. Assistant City Attorney Melissa Tronquet advised that this is a City policy issue and provided information about the history of light poles in the City. Assistant Director Miner explained the difficulties in using City light poles for wireless telecommunication facilities. Commissioner Harrison asked staff if this application meets the Design Criteria. Assistant Director Miner stated that the Planning Commission must decide if the application meets the Design Criteria and commented that staff is working to update the Design Criteria. Commissioner Harrison confirmed language pertaining to the slimline design with Assistant Director Miner.

MOTION: Vice Chair Simons moved and Commissioner Olevson seconded the motion for Alternative 2 – Deny the appeal and affirm the Director of Community Development's determination to approve the MPP, subject to modified Conditions of Approval –

1. Two cabinets will be installed, without a battery backup, and the associated equipment will be mounted vertically and as snug as possible to the utility pole, with a shield on top to minimize the visual impact.
2. The equipment cabinets will be painted a dark brown color, as described by the applicant.

Vice Chair Simons noted his appreciation for the appellant's question about alternative locations but stated that most of the alternative locations are not currently feasible. Vice Chair Simons stated that the Planning Commission's purview is limited to aesthetics and that this location is the best option. Vice Chair Simons commented that in regards to health concerns a cell phone emits more RF emissions than a cell phone tower. Vice Chair Simons commented on the change in the City's infrastructure from large cell phone towers to microcells and the resulting conflict with neighborhoods.

Commissioner Olevson stated that the City has little to no ability to reject these

applications since the FCC establishes the limits for public health. Commissioner Olevson noted that information available via the internet is not always peer reviewed. Commissioner Olevson commented that the state of California has preempted the location of the wireless telecommunication facilities and so the Planning Commission's decision is based solely on the Design Criteria. Commissioner Olevson stated that the potential use of City light poles is a policy decision that will be made by the City Council. Commissioner Olevson stated that the Planning Commission can only uphold the laws and encouraged anyone looking for policy change to contact the City Council. Commissioner Olevson stated a belief that the applicant has selected the best location and that he will be supporting the motion.

Commissioner Weiss complimented the appellant for their efforts and for organizing the community. Commissioner Weiss suggested to the appellant to make a request to the City Council that the Design Criteria be updated and to move forward with the MLA. Commissioner Weiss stated an opinion that Verizon did not make a good faith effort to find the optimum location for the proposed project but noted that the Planning Commission is legally constrained by the FCC and the Design Criteria. Commissioner Weiss stated that she will unwillingly be supporting the motion.

Chair Howard commented that he has a utility pole in his front yard but that the adjacent tree provides adequate screening and that equipment placed on the pole would not be an imposition. Chair Howard noted that the RF emission from microcells is not his primary safety concern for his children. Chair Howard stated that the Planning Commission's authority cannot go beyond the aesthetics set by the Design Criteria. Chair Howard thanked the appellant and members of the public for their efforts and engaging in the public process.

The motion carried by the following vote:

Yes: 5 - Commissioner Weiss
Chair Howard
Commissioner Olevson
Vice Chair Simons
Commissioner Harrison

No: 0

Absent: 2 - Commissioner Howe
Commissioner Rheume

Assistant Director Miner stated that this decision is final.

Assistant Director Miner commented that staff is working on updating the Design Criteria for wireless telecommunication facilities and hopes to have this item ready for a public hearing by the end of 2018.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Vice Chair Simons suggested to staff that wiring be undergrounded for City light poles to improve the aesthetics, should the potential MLA be approved. Assistant Director Miner stated that he will pass this recommendation along.

Commissioner Harrison commented that the waiting time for engineering to process underground electrical service is approximately eight months but can be up to three years and costs between seven and eight thousand dollars. Commissioner Harrison stated that an upgrade in PG&E service can be approved in about six weeks.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

Assistant Director Miner stated that the Planning Commission meeting of October 22, 2018 will be the last opportunity to suggest study issues for 2019. Assistant Director Miner advised that the proposed project at 311 S. Mathilda Avenue was approved by the City Council. Assistant Director Miner commented that the Civic Center Modernization Project and the appeal for 1441 Norman Drive will be heard by the City Council on September 25, 2018.

ADJOURNMENT

Chair Howard adjourned the meeting at 8:38 PM.



City of Sunnyvale

Agenda Item 2

18-0813

Agenda Date: 10/8/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: DESIGN REVIEW to allow a Verizon wireless telecommunications facility on an existing utility pole located in the public right-of-way.

Location: In the public right-of-way on south side 1055 Dunford Way (APN 313-10-004) southwest of the intersection at Quail Avenue and Dunford Way and adjacent to the Raynor Park baseball diamond.

File #: 2018-7412

Zoning: PF (Public Facility)

Applicant / Owner: Verizon Wireless C/O The CBR Group / City of Sunnyvale

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).

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

REPORT IN BRIEF

General Plan: Public Facilities

Existing Site Conditions: PG&E utility pole in the right-of-way

Surrounding Land Uses:

North: Peterson Middle School, Sunnyvale Soccer Complex and Apple Seed Montessori School (zoned PF)

South: Raynor Park and Stratford School

East: Residential

West: Residential and Religious Facility

Issues: Aesthetics and Neighborhood Compatibility

Staff Recommendation: Approve the Design Review subject to the Findings in Attachment 2 and Conditions of Approval in Attachment 3.

BACKGROUND

Verizon Wireless (Verizon) is seeking to improve wireless voice and data coverage in the City of Sunnyvale. Verizon has applied to install 26 small cell telecommunications facilities in the right-of way in Sunnyvale since June of 2015:

- 22 projects - staff-level review:
 - 16 projects approved (two staff-level approvals affirmed on appeal by the Planning Commission)
 - 6 projects pending
- Four projects - Planning Commission review

- 2 project approved
 - 2 projects pending

This application is the second of the four Planning Commission review projects currently on file. According to the applicant's project letter, the proposed project intends to help address capacity, network demand, and future technologies (See Attachment 7).

DESCRIPTION OF THE PROPOSED PROJECT

Verizon Wireless proposes to install a small antenna facility in the public right-of-way on the south side of 1055 Dunford Way on an existing wooden PG&E utility pole. The proposal includes the following installation:

- A 4-foot canister antenna mounted at the top of a 47-foot tall existing utility pole resulting in an overall pole height of 51-feet and 40-inches (4-foot and 4-inch height increase from existing pole)
- Ground mounted support equipment and power cabinet measuring 4-feet long, 2-feet wide and 5-feet tall.
- There is no new overhead service (phone or power) to the facility.

See Attachment 1 for a Vicinity Map and 300-foot Notice Mailing Area. The proposed wireless telecommunication facility and associated equipment are shown on the project plans (Attachment 8) and photo simulations (Attachment 9).

EXISTING POLICY

The following are related policies that pertain to wireless telecommunication facilities

- (i) **Council Policy 7.2.16 - Telecommunications:** The purpose of this policy is to enable the City to retain and maintain regulatory authority within the confines of the state and federal legislation.
- (ii) **Resolution 626-13 - Adopted Design Criteria for wireless telecommunication facilities on utility poles in the public right-of-way.** (Attachment 6).
- (iii) **SMC 19.54.160 (Telecommunication Facilities in the Public ROW):** The wireless telecommunication facilities ordinance (SMC 19.54) adopted by the City Council in 2013 includes SMC 19.54.160 which regulates telecommunication facilities in the public right-of-way. The regulations adopted by the City Council in 2012 require applications for wireless telecommunications facilities within the public ROW to be submitted to the Planning Division.

DISCUSSION

Applications for wireless telecommunications facilities in the public ROW are reviewed using the policies shown in Attachment 6. These policies determined how the applications would be reviewed (staff level or Planning Commission) and include design criteria. If the design criteria are met, the application is reviewed at the staff level (with appeal possible to the Planning Commission). If the design criteria are not met, the application is considered by the Planning Commission (with appeal or call-up possible to the City Council).

Separate from the Design Criteria requirements, the Sunnyvale Municipal Code (SMC) Chapter 19.54.160 (c)(2) requires Planning Commission public hearing review when a project will be placed on a pole located within three hundred feet of a public school. Since this project is within 200 feet of

Raynor Park and Peterson Middle School, Planning Commission review is required.

Design Criteria

City Council Resolution No. 626-13 was used as the design criteria to evaluate the proposed project. Based on the review of the project, Staff finds the project is consistent with the adopted design criteria and recommends the findings shown in Attachment 2. In summary, the project complies with the following requirements:

- The pole height is less than 65-feet
- The overall height increase is less than 12-feet
- No new overhead wires are proposed
- All associated equipment is consolidated within a ground mounted equipment cabinets that occupies an approximately 8 square feet area to minimize visual clutter
- The proposed small wireless antenna facility is located along a street lined with evergreen and deciduous trees and does not have a direct interface with any residential homes.

Neighborhood Compatibility

Staff does not anticipate an issue with neighborhood compatibility. The proposed antenna will result in a modest increase of 4-feet to the existing utility pole. The diameter of the canister antenna will be relatively similar to the diameter of the existing utility pole. The proposed facility will be painted and textured to match the existing utility pole to ensure design consistency and help minimize potential visual impacts. As proposed, the facility will not appear bulky or detract from the general appearance of the utility pole.

The associated equipment will be consolidated within a ground mounted mesh metal equipment cabinet to help minimize visual clutter. The proposed location of the equipment cabinet will not interfere with landscaping, obstruct accessibility or create a hazard since it is proposed outside of the public sidewalk. However, staff is recommending a condition of approval that require installation of additional landscaping to make the above ground equipment more compatible with the public park setting. (Recommended Condition No. 7)

RF Emission

The Federal Communication Commission (FCC) has established guidelines that place limits on human exposure to radio frequency fields generated by personal wireless service facilities. These guidelines have been endorsed by the U.S. Environmental Protection Agency and the Food and Drug Administration. The FCC requires all personal wireless facilities to comply with these guidelines. If a proposal meets the FCC standards, the City is not permitted to make additional judgments on health and safety issues. The Federal Communications Commission (FCC) is the final authority on safety of telecommunications facilities.

A Radio Frequency Emission Report prepared by EBI Consulting dated October 17, 2017 was submitted as part of the analysis of the project. EBI conducted theoretical modeling to estimate the worst-case power density at the ground level. The analysis indicated the maximum power density generated by the proposed Verizon antenna is approximately 2.50% of the FCC's general public limit and 0.50% of the FCC's occupational limit (Attachment 10). As proposed, the project meets the FCC standards for acceptable RF emission levels.

The Sunnyvale Municipal Code requires the permit for the facility must be renewed with the City of Sunnyvale every 10 years. The 10-year renewal procedure includes submitting an RF study showing the facility meets the current RF emission requirements.

Noise

The City did not require a noise study for the proposed site because the proposal is not located adjacent to residential uses. As conditioned, the facility must comply with the City's noise standards (SMC 19.54.050 and 19.42.030) at all times. Conditions also prevent any unauthorized addition of noise emitting equipment in the future.

Fiscal Impact

No fiscal impacts are expected.

Public Contact**Notice of Public Hearing**

- Published in the *Sun* newspaper
- Posted on the site
- 47 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 official notice bulletin board
- Posted on the City's website

Public Contact

- Community Outreach Meeting - A community outreach meeting conducted by Verizon was held at the Sunnyvale Community Center on September 5, 2018 from 6:30 - 7:30p.m. 10 days prior to the meeting, notices were sent to all interested parties within 300 ft. of the project. Eight people from the public attended the meeting.
- Comments from Neighbors - Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

ALTERNATIVES

1. Approve the Design Review based on the Findings in Attachment 2 and the Conditions of Approval in Attachment 3.
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 based on the Recommended Findings in Attachment 2 and the Recommended Conditions of Approval in Attachment 3.

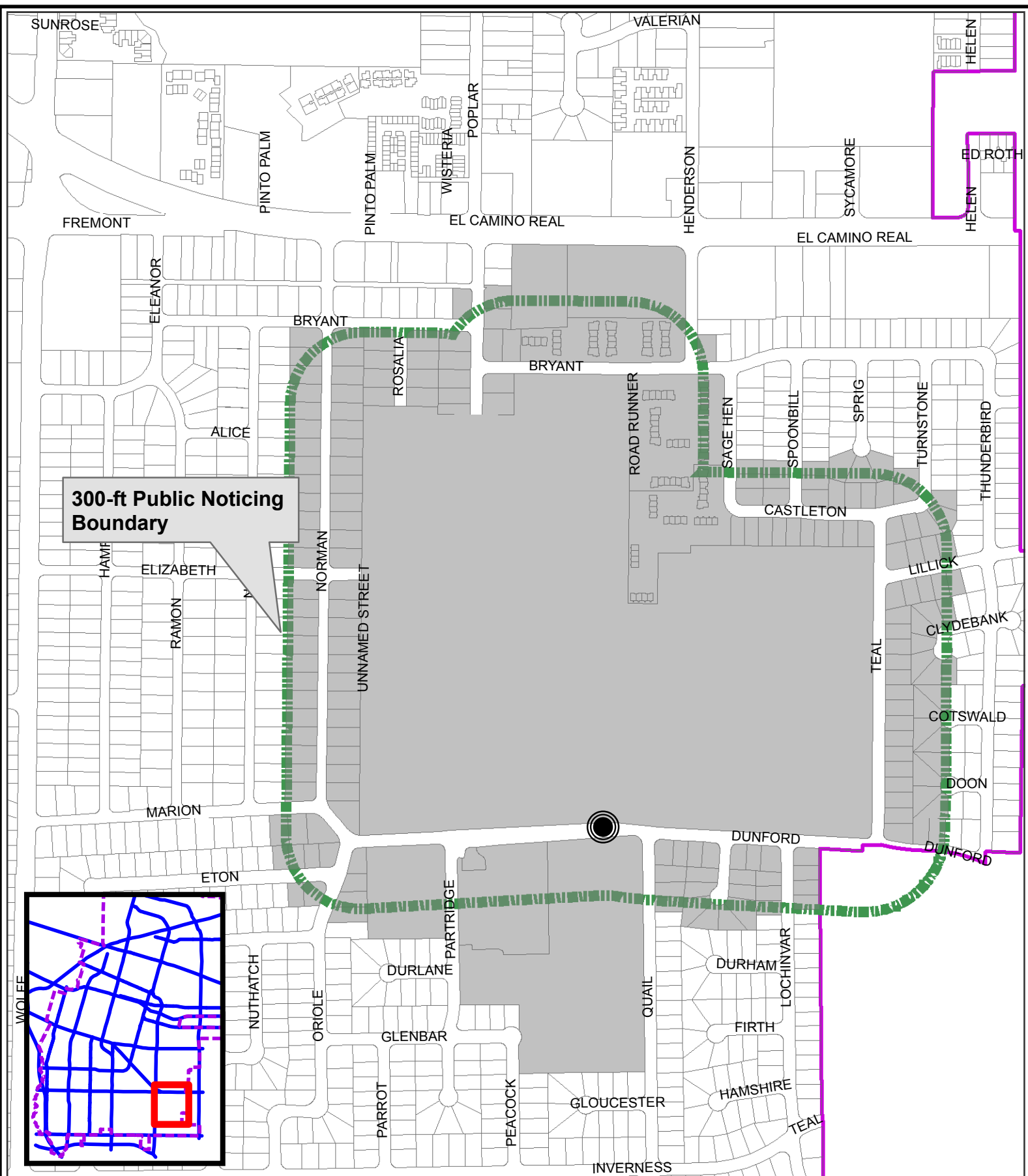
Prepared by: Cindy Hom, Associate Planner

Reviewed by: Gerri Caruso, Principal Planner

Approved by: Andrew Miner, Assistant Director of Community Development

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Findings
3. Recommended Conditions of Approval
4. List of Telecom Project in the Public ROW
5. Approved and Pending Telecom Facilities Map
6. Design Criteria Resolution No. 626-13
7. Project Description
8. Project Plans
9. Photo simulations
10. RF Report



2018-7412
 1055 Dunford Ave (APN: 313-10-004)
 Use Permit
 300-ft Area Map

0 170 340 680 Feet



RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design conforms with the Design Criteria adopted by the City Council in Resolution 626-13.

The following Design Criteria were considered in analysis of the proposed project:

Design Criteria	Comments
Pole selection in residential zones should minimize aesthetic impacts through selection of poles adjacent to trees and foliage that provide screening, placement away from primary views, placement on poles between parcel lines or adjacent to driveways and avoiding corner locations that can be viewed from multiple directions	The project site is located within the Public Facilities (PF) Zoning district and surrounded by open space. The proposed small wireless antenna facility is in mid-block on Dunford way, between Quail and Partridge Avenue and does not have a direct interface with any residential homes. The street is lined with evergreen and deciduous trees that help screen views of the proposed facility. Finding Met
All poles and attached equipment shall be restricted to a maximum height of sixty- five feet when located adjacent to single-family residential zoning districts	The proposed pole height is 51-feet and 4-inches which is within the 65-feet maximum height limit. Finding Met
Pole height should not be increased beyond the minimum to meet California Public Utility Commission standards, which would typically result in a 12-foot extension of the pole, unless the specific site location is not easily visible from nearby residences	The proposed small antenna will add 4-foot and 4-inch in height to the existing 47-foot tall utility pole and therefore will not increase beyond the 12-feet that is allowed. Finding Met
No new overhead lines shall be added serve the wireless facility	No new overhead lines are proposed. Finding Met
Limit the number of equipment cabinets on a pole to three to minimize the visual impact to the surrounding area.	All associated equipment will be ground mounted and enclosed by an equipment cabinet. Finding Met
Do not use utility poles planned for undergrounding by the City (but light poles in those areas can be considered).	The site is not part of the Rule 20A Undergrounding Project. Finding Met
Ancillary support equipment in the public right-of-way shall be located on a pole, except where ground mounted equipment reduces visual impact.	The associated equipment will be consolidated within a ground mounted equipment cabinet to help minimize visual clutter. As conditioned, the applicant will be required to install additional landscaping to ensure compatibility with the public park setting. Finding Met

Council Policy Manual: Telecommunications (7.2.16)

The City of Sunnyvale's Council Policy Manual (CPM) is a compendium of policies established by City Council resolution or motion which provide guidelines for current or future City action. Such policies, when implemented, assist in achieving General Plan goals.

- **Policy Statement 1.C. - Encourage high quality service and service standards for all telecommunications providers.**

The project improves service standards for Verizon.

- **Policy Statement 5 – Facilitate the creation of an advanced telecommunications network infrastructure, within given resources, for Sunnyvale residents, businesses and industries.**

The new facility on an existing utility pole advances the telecommunications network infrastructure for Sunnyvale residents, businesses, and industries, by utilizing the given resources of the existing pole.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
OCTOBER 8, 2018**

Planning Application 2018-7412
1055 Dunford Way

DESIGN REVIEW to allow a Verizon wireless telecommunications facility on an existing utility pole located in the public right-of-way southwest of the intersection at Quail Avenue and Dunford Way, adjacent to the Raynor Park baseball diamond. The application includes a 4-foot canister antenna mounted at the top of an existing utility pole resulting in a pole height of 51-foot and 4-inches and installation of ground-mounted equipment.

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.

Conditions of Approval

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 of this Permit:

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

Project shall be in conformance with the approved plans. Any proposed revisions or 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. [PLANNING]

2. 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. [OFFICE OF THE CITY ATTORNEY]

3. ENCROACHMENT AGREEMENT:

Prior to any work in the public right-of-way, execute an encroachment agreement with the Department of Public Works. [PUBLIC WORKS]

4. DESIGN:

The outside of the canister antenna on top of the pole be textured and painted to match the color and finish of the utility pole. [PLANNING]

5. OVERHEAD WIRES:

No new overhead wires are approved with this application.

6. CABLES:

The cables from the equipment cabinets to the antennas shall be kept in an orderly fashion. [PLANNING]

7. GROUND-MOUNTED EQUIPMENT CABINET:

Prior to building permit issuance, the Permittee shall incorporate additional landscaping to ensure the above ground equipment is aesthetic and complements the public park setting.

Standard Requirements

The following is a list of standard requirements. This list is intended to assist the applicant and public in understanding basic related requirements, and is not intended as an exhaustive list. These requirements cannot be waived or modified.

A. TESTING WITHIN 15-DAYS:

The applicant shall test any wireless telecommunications site installed in the City of Sunnyvale within 15 days of operating the tower. The test shall confirm that any Emergency 911 wireless call made through the wireless telecommunications site shall provide Enhanced 911 capability (including phase 2 information when available from the caller's device) and direct the call to the City of Sunnyvale Department of Public Safety dispatcher, ensuring phase 2 information is transferred. If the call is to be directed elsewhere pursuant to State and Federal law the applicant shall ensure that the Enhanced 911 information transfers to that dispatch center. This capability shall be routinely tested to ensure compliance as long as the approved wireless telecommunications site is in service.

-
- B. **PERMIT EXPIRATION:**
The Design Review for the use shall expire if the use is discontinued for a period of one year or more.
- C. **PERMIT LAPSE IF NOT EXERCISED:**
The Design Review shall be valid for two (2) 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.
- D. **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.
- E. **BUILDING PERMITS:**
Building Permits are not required for the project if the structural design and calculations are reviewed by a separate agency. Verify Building Permit requirements with the City of Sunnyvale Building Division.
- F. **COMPLY WITH APPLICABLE REGULATIONS:**
The facility must comply with any and all applicable regulations and standards promulgated or imposed by any state or federal agency, including but not limited to the Federal Communications Commission and Federal Aviation Agency.
- G. **RF EMISSIONS:**
Prior to final building permit, a certification must be provided that the proposed facility will at all times comply with all applicable health requirements and standards pertaining to RF emissions.
- H. **BUSINESS LICENSE:**
The owner or operator of the facility shall obtain and maintain current at all times a business license as issued by the city.
- I. **MAINTAIN CURRENT INFORMATION:** The owner or operator shall maintain, at all times, a sign mounted on the outside fence showing the operator name, site number and emergency contact telephone number. The owner or operator of the facility shall also submit and maintain current at all times basic contact and site information on a form to be

supplied by the city. The applicant shall notify city of any changes to the information submitted within thirty (30) days of any change, including change of the name or legal status of the owner or operator. This information shall include, but is not limited to the following:

- i. Identity, including name, address and telephone number, and legal status of the owner of the facility including official identification numbers and FCC certification, and if different from the owner, the identity and legal status of the person or entity responsible for operating the facility.
- ii. Name, address and telephone number of a local contact person for emergencies.
- iii. Type of service provided.

J. GOOD REPAIR:

All facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance, more than forty-eight (48) hours from the time of notification by the city.

K. MINIMIZE NOISE: The facility shall be operated in such a manner so as to minimize any possible disruption caused by noise and must comply with Sunnyvale Municipal Code Sections 19.54.050 and 19.42.030 pertaining to noise. Backup generators are not approved for this use.

L. RESPONSIBILITY TO MAINTAIN:

The owner or operator of the facility shall routinely and regularly inspect each site to ensure compliance with the standards set forth in the Telecommunications Ordinance.

M. HOLD HARMLESS:

The wireless telecommunication facility provider shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commission, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The city shall promptly notify the provider(s) of any such claim, action or proceeding. The city shall have the option of coordinating in the defense. Nothing contained in this stipulation 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.

N. **LIABILITY:**

Facility lessors shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the city. This liability shall include cleanup, intentional injury or damage to persons or property. Additionally, lessors shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. Pollutants include any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

O. **NO INTERFERENCE WITH CITY COMMUNICATION SYSTEMS:**

The facility operator shall be strictly liable for interference caused by the facility with city communication systems. The operator shall be responsible for all labor and equipment costs for determining the source of the interference, all costs associated with eliminating the interference, (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), and all costs arising from third party claims against the city attributable to the interference.

P. **NO THREAT TO PUBLIC HEALTH:** The facility shall not be sited or operated in such a manner that is poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, the subject facility and the combination of on-site facilities shall not produce at any time power densities in any inhabited area that exceed the FCC's Maximum Permissible Exposure (MPE) limits for electric and magnetic field strength and power density for transmitters or any more restrictive standard subsequently adopted or promulgated by the federal government.

Q. **TWO-YEAR COMPLIANCE CHECK:** Before January 31st of each even numbered year following the issuance of any permit authorizing establishment of a wireless telecommunication facility, an authorized representative for each wireless carrier providing service in the city of Sunnyvale shall provide written certification to the city executed under penalty of perjury that: (1) each facility is being operated in accordance with the approved local and federal permits and includes test results that confirm the facility meets city noise requirements and RF emissions requirements; (2) each facility complies with the then-current general and design standards and is in compliance with the approved plans; (3) whether the facility is currently being used by the owner or operator; and (4) the basic contact and site information supplied by the owner or operator is current.

-
- R. RENEWAL: The facility must be renewed with the City of Sunnyvale every 10 years. The next permit renewal for this site will be due on August 27, 2028.

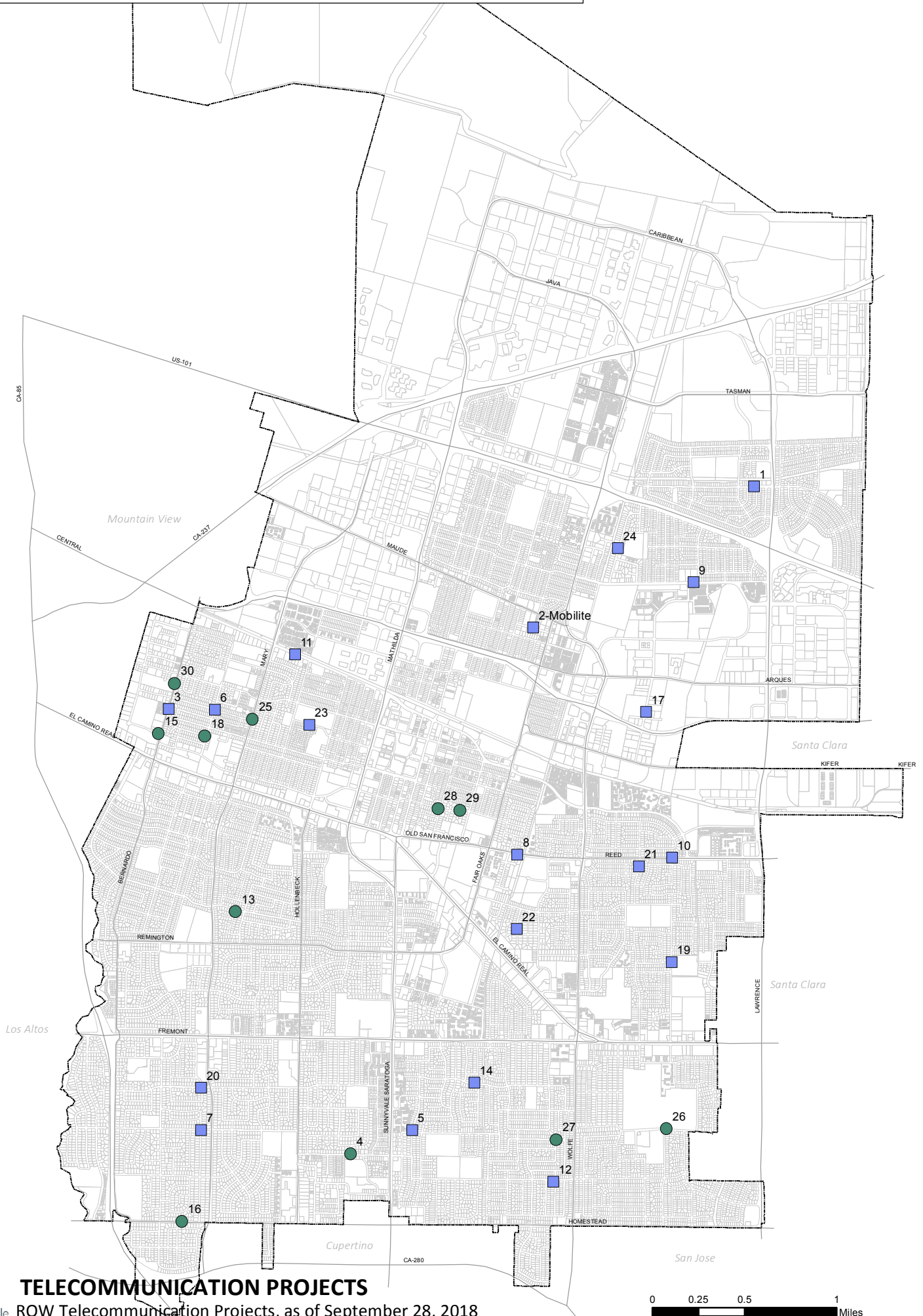
Right-of-Way Telecommunication Projects
Attachment 4 Page 1 of 1

Map Key	Address	Zoning	Project Number	Applicant	Status		
					Action	Action Date	Comments
1	1017 Lakehaven Dr.	R-0	2015-7237	Verizon	Project Approved	6/24/2015	
2	551 Columbia Ave.	R-3	2016-7503	Mobilite	Project Approved	6/21/2017	
3	370 Bernardo Ave	R-3	2017-7645	Verizon	Project Approved	11/10/2017	
4	575-577 Alberta or 574 Fort Laramie	R-2	2017-7646	Verizon	Pending - Incomplete coments provided to Verizon	5/23/2018	Was formerly 597 Alberta. Waiting for revised application materials for new site from Verizon.
5	1495 Bittern Dr	R-0	2017-7742	Verizon	Project Approved	11/10/2017	
6	298 Leota Ave	R-0	2017-7841	Verizon	Project Approved	12/11/2017	
7	898 The Dalles	R-1	2017-7842	Verizon	Project Approved	8/10/2018	
8	684 Old SF Rd	R-3	2017-7843	Verizon	Project Approved	1/3/2018	
9	929 Duane Ave	C-1	2017-7844	Verizon	Project Approved	7/7/2018	
10	1027 Reed Ave	R-2	2017-7846	Verizon	Project Approved	1/5/2018	
11	938 W Evelyn Ave	C4	2017-7847	Verizon	Project Approved	12/11/2017	
12	1601 Longspur Ave.	R-0	2017-7890	Verizon	Project Approved	12/11/2017	
13	1002 Pepper Ave	R-0	2017-7891	Verizon	Application Withdrawn	3/27/2018	Require PC review due to the height diff. > 12 ft. or select different pole.
14	655 Carlisle Way	R-0	2017-7902	Verizon	PC Affirmed Staff Approval	5/14/2018	
15	1205 Vicente Dr	R-3	2017-7903	Verizon	Application Withdrawn	4/25/2018	Verizon looking for new site due to exposed corner location.
16	947 W. Homestead	R-1	2017-7972	Verizon	Pending - Incomplete comments provided to Verizon	12/11/2018	Verizon looking for new site because it's a future undergrounding site.
17	214 Commercial St	MS	2017-7973	Verizon	PC Affirmed Staff Approval	4/23/2018	
18	1102 Vasquez Ave.	R-0	2017-7974	Verizon	Pending - Incomplete comments provided to Verizon	12/11/2017	Verizon needs to show ground equipment complies with with Noise Ordinance.
19	900 Henderson Ave	R-MH	2018-7013	Verizon	Project Approved	3/6/2018	
20	1401 Kitimat Pl	R-1	2018-7316	Verizon	PC Affirmed Staff Approval	9/24/2018	
21	721 Sequoia Dr	R-0	2018-7371	Verizon	Project Approved	7/7/2018	
22	781 Pierino Ave	R-1	2018-7375	Verizon	Project Approved	9/6/2018	
23	840 W McKinley Ave.	PF	2018-7409	Verizon	Project Approved by PC	8/27/2018	
24	737 San Juan Dr.	R-3	2018-7410	Verizon	Project Approved by PC	9/10/2018	
25	362 S Mary Ave.	R-0	2018-7411	Verizon	Pending PC Review	5/25/2018	Application is Incomplete. IC comment sent 6/21/18
26	1055 Dunford Wy.	PF	2018-7412	Verizon	Pending PC Review	8/8/2018	Application deemed complete.
27	1549 Magpie Ln.	R-0		Verizon	Project Pending Submittal		
28	390 E Olive Ave.	DSP-8		Verizon	Project Pending Submittal		
29	480 E Olive Ave.	R-0		Verizon	Project Pending Submittal		
30	245 S. Bernardo	R-3		Verizon	Project Pending Submittal		Looking for alternative sites

STATUS OF ROW TELECOMMUNICATION PROJECTS

ATTACHMENT 5

- Approved
- Pending



RESOLUTION NO. 626-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE APPROVING CRITERIA FOR DESIGN
REVIEW OF WIRELESS TELECOMMUNICATION
FACILITIES LOCATED IN THE PUBLIC RIGHT-OF-WAY**

WHEREAS, the City Council considered adopting regulations for telecommunication facilities located in the public right-of-way as part of study issue CDD 12-06; and

WHEREAS, City staff prepared design criteria for reviewing placement of telecommunication facilities on poles in the public right-of-way (the "Design Criteria"); and

WHEREAS, the City Council desires to adopt the Design Criteria;


NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT IT HEREBY ADOPTS THE FOLLOWING:

1. DESIGN CRITERIA. Criteria for processing design review applications for wireless telecommunications facilities located in the public right-of-way, as set forth in Exhibit "A" attached hereto and incorporated by reference herein and are hereby approved as the design criteria for the City of Sunnyvale.

Adopted by the City Council at a regular meeting held on December 3, 2013, by the following vote:

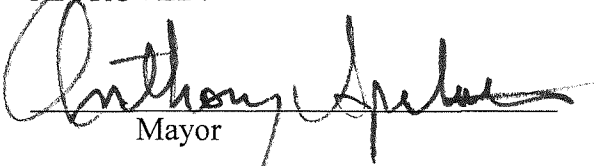
AYES: SPITALERI, GRIFFITH, MOYLAN, WHITTUM, MEYERING, MARTIN-
MILIUS, DAVIS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ATTEST:



City Clerk
(SEAL)

APPROVED:



Mayor

APPROVED AS TO FORM:



Joan A. Borger, City Attorney

EXHIBIT A TO RESOLUTION NO. 626-13

DESIGN CRITERIA FOR PROCESSING ANY TYPE OF APPLICATION (ZONING OR ENCROACHMENT) ON JOINT POLES AND LIGHT POLES LOCATED IN THE PUBLIC RIGHT-OF-WAY

The following criteria have been established to clearly define how wireless telecommunications facilities located in the public right-of-way are reviewed by the City of Sunnyvale. If all of the criteria are met, the application can be reviewed at staff level. If any of the criteria cannot be met, the application will be reviewed by the Planning Commission at a noticed public hearing pursuant to Sunnyvale Municipal Code Section 19.54.060.

The following criteria shall apply to any type of requested installation:

- Pole selection in residential zones should minimize aesthetic impacts through selection of poles adjacent to trees and foliage that provide screening, placement away from primary views, placement on poles between parcel lines or adjacent to driveways and avoiding corner locations that can be viewed from multiple directions;
- All poles and attached equipment shall be restricted to a maximum height of sixty-five feet when located adjacent to single-family residential zoning districts;
- Pole height should not be increased beyond the minimum to meet California Public Utility Commission standards, which would typically result in a 12 foot extension of the pole, unless the specific site location is not easily visible from nearby residences;
- No new overhead lines shall be added serve the wireless facility;
- Limit the number of equipment cabinets on a pole to three to minimize the visual impact to the surrounding area;
- Do not use utility poles planned for undergrounding by the City (but light poles in those areas can be considered);
- Ancillary support equipment in the public right-of-way shall be located on a pole, except where ground mounted equipment reduces visual impact.



September 26, 2018

Cindy Hom
City of Sunnyvale Planning Dept.
456 West Olive Avenue
Sunnyvale, CA 94088

RE: Verizon Wireless Small Cell "Sunnyvale 007" on an existing utility pole at 1055 Dunford Way

Dear Sunnyvale Planning Department,

On behalf of Verizon Wireless, this letter provides information and an enhanced description to support the application's request to receive Design Review Approval to install a wireless telecommunications small cell node in the public right-of-way near the referenced location.

The following is a detailed **Project Description** of the facility design, the project's purpose, and justifications to find support of the application.

Project Purpose:

The purpose of this project is to provide improved wireless voice and data coverage to the surrounding area. These wireless services include mobile telephone, wireless broadband, emergency 911, data transfers, electronic mail, Internet, web browsing, wireless applications, wireless mapping, and video streaming. Further radio frequency details are set forth in the attached Radio Frequency Statement, including propagation maps depicting existing and proposed coverage in the vicinity.

A small cell consists of a radio access node connected to small telecommunications antenna(s), typically mounted on an existing wooden utility pole and ground nearby within the public right-of-way. Its purpose is to distribute wireless telecommunications signals. Small cells provide telecommunications transmission infrastructure for use by wireless services providers. Our proposal application will greatly benefit the area by improving wireless telecommunications service as further detailed below.

Location:

Verizon Wireless is proposing to install a small cell network in Sunnyvale on Dunford Way, near Quail Ave. A small cell network is a set of radio access nodes that deliver wireless signals throughout a given area. Small antennas and remote radio units are located at each node site, and the nodes are linked by fiber optic cable to a central equipment hub. The proposed small cell network consists of several nodes spaced evenly about the service area described above.

All the proposed nodes would be located on existing utility poles in City of Sunnyvale. Verizon Wireless is the applicant and owner of the proposed small cell network and has rights, as CPUC member, to locate on existing utility poles.

The proposed location for this site currently consists of a 47-foot-tall wooden utility pole located in the public right-of-way at 1055 Dunford Way in Sunnyvale. Verizon would be adding equipment on an existing utility pole.

Scope of Work:

- Install (1) canister antenna on existing utility pole
- Install (1) new power cabinet cage
- Install (3) new RRU-units, ground rods, and buss bar inside power cabinet cage
- Install (1) new disconnect switch on power cabinet cage
- Install (1) new electrical meter on power cabinet cage
- Install FCC signage, new conduit for power, fiber, and coax on the existing pole

Antenna:

The canister antenna is cylindrical in shape and measures 48 inches high and 14.6 inches in diameter. The antenna would be situated on top of the existing pole, extending the overall structure height to 51.3 feet. The antenna would be painted to match the pole. The drawings and photographic simulations included with this application depict the design and its appearance on the pole.

Radio Units:

The radio units will be mounted inside the new ground-mounted power cabinet cage. The power cabinet cage is 60.2" high, 24.41" deep and 48.08" wide, roughly 5'x 2' x 4'. The radio units inside the cabinet serve to run the equipment that interfaces with the Verizon Wireless communications network.

The design of the site is based on our experience with how best to integrate a wireless facility into the community. Current technology and demand from subscribers determines the size of our designs. We have worked with jurisdictions to develop the best design to meet our clients' needs as well as the needs of the communities.

Additional Comments:

Verizon is siting in your city as this is an area where the demand and concentration are highest. We evaluated many locations before deciding on this one. This site was carefully selected based on this network's maturity, unique coverage and capacity needs. Verizon's placement of cellular facilities also depends on often limited availability of property where the facilities can be built and operated. Note below is further information to support improvements in residential neighbors

Justification:

As the community's demands for data area are increasing exponentially, we are required to go more closely into the areas where people use their phones, such as neighborhoods, urban areas, and commercial complexes. Centrally located sites provide the best capacity for the most people in a given community. Alternate candidates were assessed to find the best possible option that met the coverage objective and aesthetics. See Alternative Siting Analysis for these alternate considerations. In turn, Verizon Wireless will be siting additional facilities because it is determined, based on demand, usage, and service reports, that there is a need for increased capacity to meet the growing demand.

This site will increase the bandwidth needed to access data-rich applications like video and internet streaming, uploading and downloading photos and video, applications in the area to serve existing customers, and future wireless needs. Please note that as a part of the application, Verizon Wireless has provided Coverage Maps to support this need even though California Public Utilities Code section 7901 grants wireless providers the right to place wireless facilities along public rights-of-way without a lease or license.

Reservation of Rights:

Verizon has sited their equipment in the city's Public Right of Way, which makes space available for utilities to install their equipment, be it in residential, commercial, or industrial areas. To assist Planning to better lend project support and recommendation for approval, please find attached a copy of a brief description of utilities' rights. Italicized below is an excerpt:

California Public Utilities Code § 7901 grants a statewide franchise to telephone corporations such as Verizon Wireless to place telephone equipment in the public rights-of-way, and the use of the rights-of-way by telephone corporations is a matter of statewide concern that is not subject to local regulation except where such use incommodes the public use of a road or highway.

Site Selection:

We evaluated many sites before choosing this one. This site was carefully selected based on this network's maturity, unique coverage, and capacity needs. Verizon's placement of cellular facilities also depends on often limited availability of property where the facilities can be built and operated. Moving the site even a few hundred feet could affect coverage, creating the need for one or more additional sites. An alternative Site Analysis was included in the application to show the alternatives considered and to help demonstrate support for the selected proposed node location.

Construction:

Once all required permits are received, the licensed General Contractor will pick up the permit(s) and ensure that the City's Municipal Code requirements for construction in the Public Right of Way are met. Construction will take about a week with minimal disruption to the area.

Maintenance and Monitoring:

After the site construction is complete and the installation is operational, the installation will be an unmanned facility that requires occasional maintenance, about once a month or less, unless the equipment needs repair. All repair and installation work will comply with Department of Public Works City Requirements for conducting work in the public right of way. Also, all non-emergency work may be done during non-peak traffic hours to alleviate traffic congestion.

Safety Standards:

Please note that the Federal Communications Commission (FCC) sets safety guidelines for wireless facilities and due to the small size of this type of installation and it being low wattage, the emissions from small cells are a small fraction of FCC permitted levels in any publicly-accessible area. See FCC website for additional information at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>. Included with our submittal is documentation from a 3rd party engineer stating how the proposed facility will comply with the FCC safety standards.

In conclusion, based on review of the above information and supporting documents included with our application, it is our hope we have provided substantial information to respectfully request Sunnyvale Planning support of the project thereby recommend application approval. Sunnyvale Planning approval will enhance Verizon Wireless service in the area that will better serve Sunnyvale residents, visitors, and the emergency service providers who rely on the Verizon Wireless network.

If you have questions please feel free to contact me at 415-806-2323 or Christy@TheCBRGroup.com.

Sincerely,
The CBR Group, Inc.

Christy Beltran Roberts
(Authorized Agent for Verizon Wireless)

**A/F 1055 DUNFORD WAY
SUNNYVALE, CA 94087
STRUCTURE TYPE: UTILITY POLE
LOCATION CODE: 427812**

Prepared For:

verizon ✓

2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:


Site Number:	427812
Site Name:	SUNNYVALE 007
Site Address:	A/F 1055 DUNFORD WAY SUNNYVALE, CA 94087
County:	SANTA CLARA COUNTY

Engineer:

 **THE
CBR
GROUP**

841 ARNOLD DRIVE, SUITE A
MARTINEZ, CA 94553
[www. TheCBRGroup.com](http://www.TheCBRGroup.com)

Licensors:



IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:
CONSTRUCTION

D	08/21/18	DESIGN CHANGE PER JX	JG
C	07/02/18	PLANNING COMMENTS	JG
B	07/06/17	100% CD'S FOR REVIEW	WC
A	06/09/17	90% CD'S FOR REVIEW	AC
REV	DATE	DESCRIPTION	BY

Sheet Title:

TITLE SHEET

Sheet Number:

T-1

PROJECT DESCRIPTION

THIS IS AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY FOR VERIZON WIRELESS SYSTEMS CONSISTING OF THE INSTALLATION AND OPERATION OF AN ANTENNA AND ASSOCIATED EQUIPMENT. SCOPE OF WORK CONSISTS OF THE FOLLOWING:

1. INSTALL (1) (N) CANISTER ANTENNA ON (E) UTILITY POLE.
2. INSTALL (1) (N) POWER CABINET CAGE.
3. INSTALL (3) (N) RRU UNITS INSIDE (N) POWER CABINET CAGE.
4. INSTALL (N) FCC SIGNAGE ON (E) UTILITY POLE.
5. INSTALL (N) BUSS BAR INSIDE (N) POWER CABINET CAGE.
6. INSTALL (N) CONDUIT FOR POWER, FIBER AND COAX.
7. INSTALL (1) (N) UTILITY DISCONNECT SWITCH ON (N) POWER CABINET CAGE.
8. INSTALL (1) (N) ELECTRICAL METER ON (N) POWER CABINET CAGE.


SITE COMPLETION CHECKLIST	
•	ANTENNAS, MOUNTING BRACKETS, POLE EXTENSIONS, PVC CONDUIT, CABLING, METER AND RADIO RELAY UNITS TO BE PAINTED TO MATCH UTILITY POLE.
•	CABLING TO BE INSTALLED IN A TIDY MANNER WITHOUT EXCESS CABLE LOOPS.
•	SPACING OF SUPPORT ELEMENTS—SUPPORT EQUIPMENT (E.G. METER, LOAD CENTER AND RRUS) TO BE CLUSTERED (VERTICALLY) AS CLOSE AS IS TECHNICALLY FEASIBLE ON POLE.
•	FCC MANDATED RF WARNING SIGNAGE SHALL FACE OUT TO STREET WHEN PLACED IN FRONT OF, OR NEAR A WINDOW. SIGNAGE SHALL FACE TOWARD BUILDING IF THERE IS NO WINDOW.
•	PROPOSED UTILITY ROUTES TO BE DETERMINED BY UTILITY PROVIDER.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 1) 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2009 IBC
- 2) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2009 IRC
- 3) 2016 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 4) 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC), BASED ON THE 2009 IBC
- 5) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBSC)
- 6) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 IFC, WITH CALIFORNIA AMENDMENTS
- 7) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 UMC
- 8) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UPC
- 9) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2008 NEC
- 10) 2016 CALIFORNIA ENERGY CODE (CEC)
- 11) ANSI / EIA-TIA-222-G
- 12) 2015 NFPA 101, LIFE SAFETY CODE
- 13) 2015 NFPA 72, NATIONAL FIRE ALARM CODE
- 14) 2015 NFPA 13, FIRE SPRINKLER CODE
- 15) G.O. 95

RADIO FREQUENCY DATA PLAN		
REVISION	LEVEL	DATE:
—		XX/XX/XXXX

GENERAL CONTRACTOR NOTES	
<p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>	

PROJECT TEAM

APPLICANT/LESSEE:

VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
CONTACT: JENNIFER HAAS
PH: (650) 759-1377
EMAIL: jennifer.haas@verizonwireless.com

SITE ACQUISITION MANAGER:

THE CBR GROUP
841 ARNOLD DRIVE, SUITE A
MARTINEZ, CA 94553
CONTACT: STEVE PIPER
PH: (925) 949-3329
EMAIL: steve@thebrcgroup.com

CONSTRUCTION:

VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
CONTACT: DENNIS RAINES
PH: (707) 514-5700
EMAIL: Dennis.Raines@verizonwireless.com

ENGINEER:

THE CBR GROUP
841 ARNOLD DRIVE, SUITE A
MARTINEZ, CA 94553
CONTACT: MATT FREEDMAN
PH: (925) 798-2100
EMAIL: matt@thebrcgroup.com

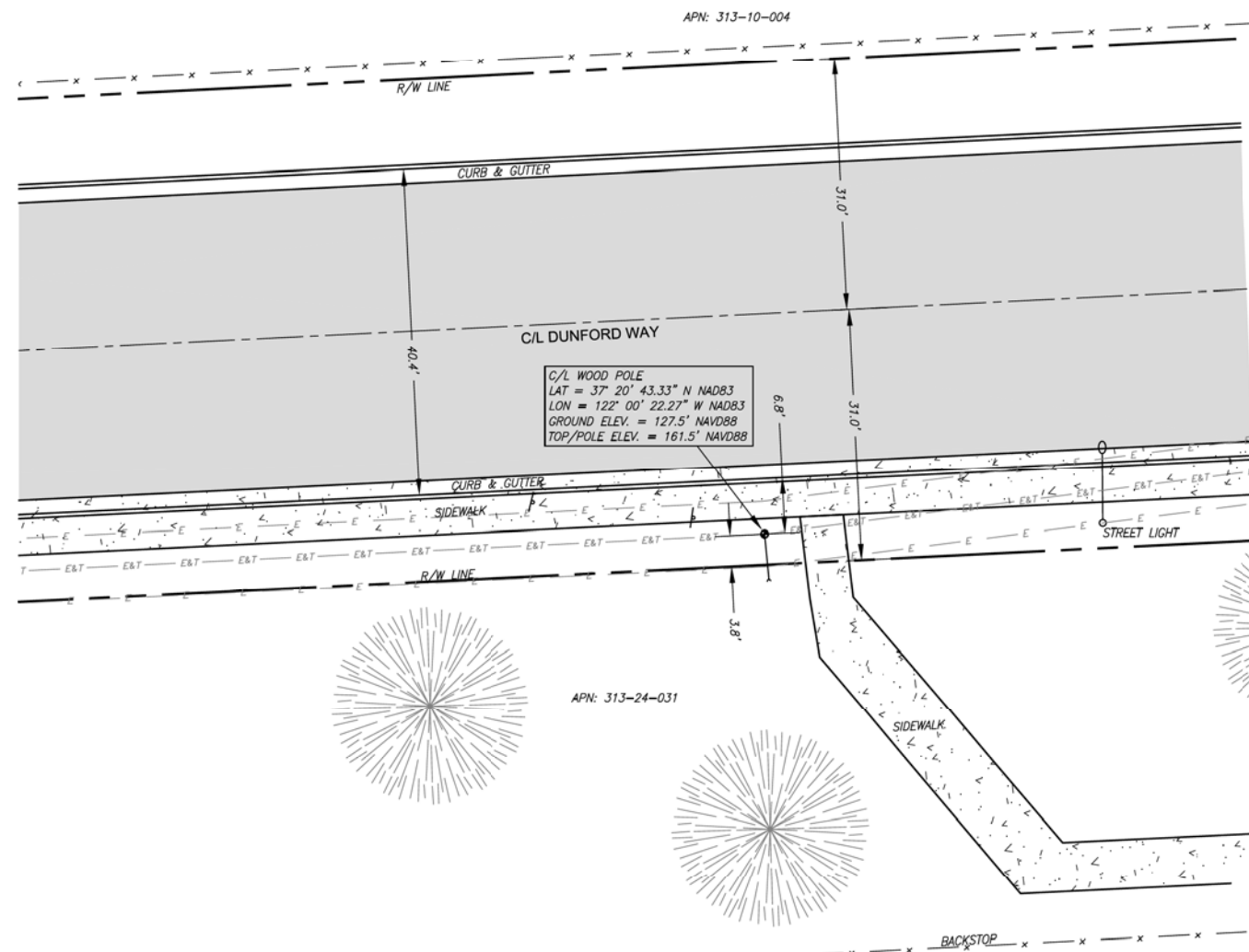
RF ENGINEER:

VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
CONTACT: BENJAMIN SANTA MARIA
EMAIL: Benjamin.SantaMaria@verizonwireless.com

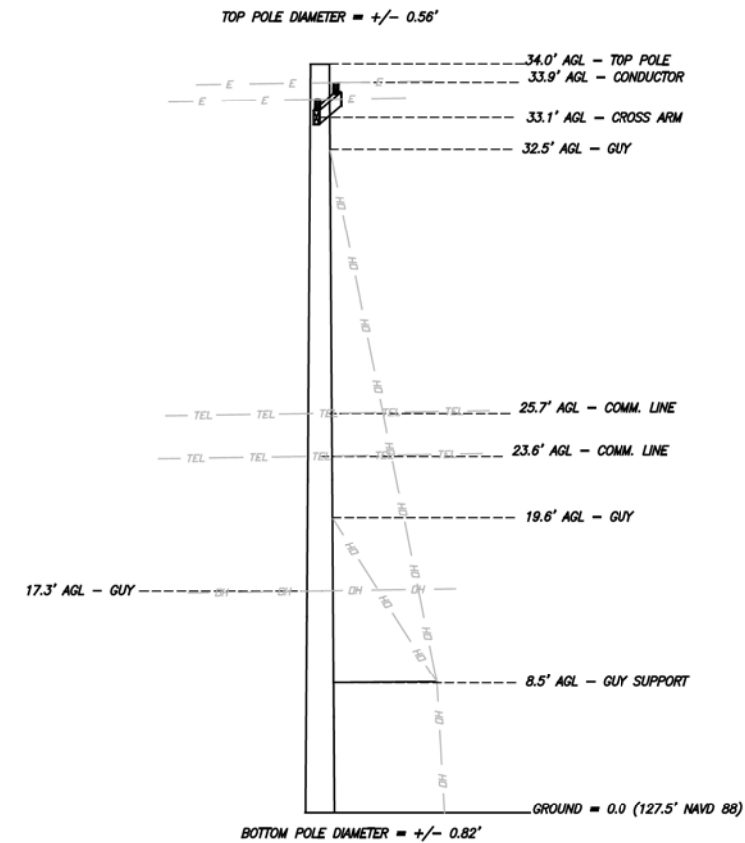
PROJECT INFORMATION	
<u>SITE INFORMATION:</u>	<u>PROPERTY OWNER:</u>
SITE NUMBER: 427812	R.O.W.
SITE NAME: SUNNYVALE 007	<u>POWER AGENCY:</u>
SITE ADDRESS: A/F 1055 DUNFORD WAY SUNNYVALE, CA 94087	PG&E 77 BAELE ST. SAN FRANCISCO, CA 94105
A.P.N. NUMBER: PUBLIC ROW	PH: (800) 743-5000
CURRENT USE: UTILITY POLE	
PROPOSED USE: UTILITY POLE AND TELECOMMUNICATIONS FACILITY	
JURISDICTION: CITY OF SUNNYVALE	
LATITUDE: 37.345369	
LONGITUDE: -122.006186	
GROUND ELEVATION: 127.5'	

[illegible]

OCCUPANCY AND CONSTRUCTION TYPE
<p>OCCUPANCY : S-2 (UNMANNED)</p> <p>CONSTRUCTION TYPE: IIB</p> <p><u>HANDICAP REQUIREMENTS</u></p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.</p>



JOINT POLE - R/W EXHIBIT
1"=10'



JOINT POLE DETAIL
N. T. S.

GEODETIC LOCATION

DATE OF SURVEY: MAY 17 2017
SITE NUMBER / NAME: SUNNYVALE 007
TYPE: EXISTING WOOD UTILITY POLE
SITE ADDRESS: SOUTH SIDE OF DUNFORD WAY
WEST OF QUAIL AVE.
SUNNYVALE, CA., 94087

I, TIMOTHY SCHAD, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTER OF THE EXISTING WOOD UTILITY POLE TO BE:

LATITUDE= 37° 20' 43.33" NORTH (NAD83) (37.345369° NORTH)
LONGITUDE= 122° 00' 22.27" WEST (NAD83) (122.006186° WEST)

GROUND ELEVATION= 127.5' NAVD88 (0.0' A.G.L.)
TOP/POLE ELEVATION= 161.5' NAVD88 (34.0' A.G.L.)

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83)
ELEVATIONS: +/- THREE (3) FEET (NAVD-88)

SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88
(UNLESS NOTED OTHERWISE).
2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD
DATA. THIS IS NOT A BOUNDARY SURVEY.
3. DATE OF FIELD SURVEY MAY 17, 2017.
4. NO PRELIMINARY TITLE REPORT HAS BEEN PROVIDED, ANY EASEMENTS OR OTHER
TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE
PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED, TIMOTHY F. SCHAD, L.S
ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS
ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.



TIMOTHY SCHAD, L.S.
10699 ROUND VALLEY RD.
GRASS VALLEY, CA. 95949
PHONE: (530) 271-7477
FAX: (530) 271-7377

PROJECT NO:

DRAWN BY:

CHECKED BY:

[illegible]

4/08/2017

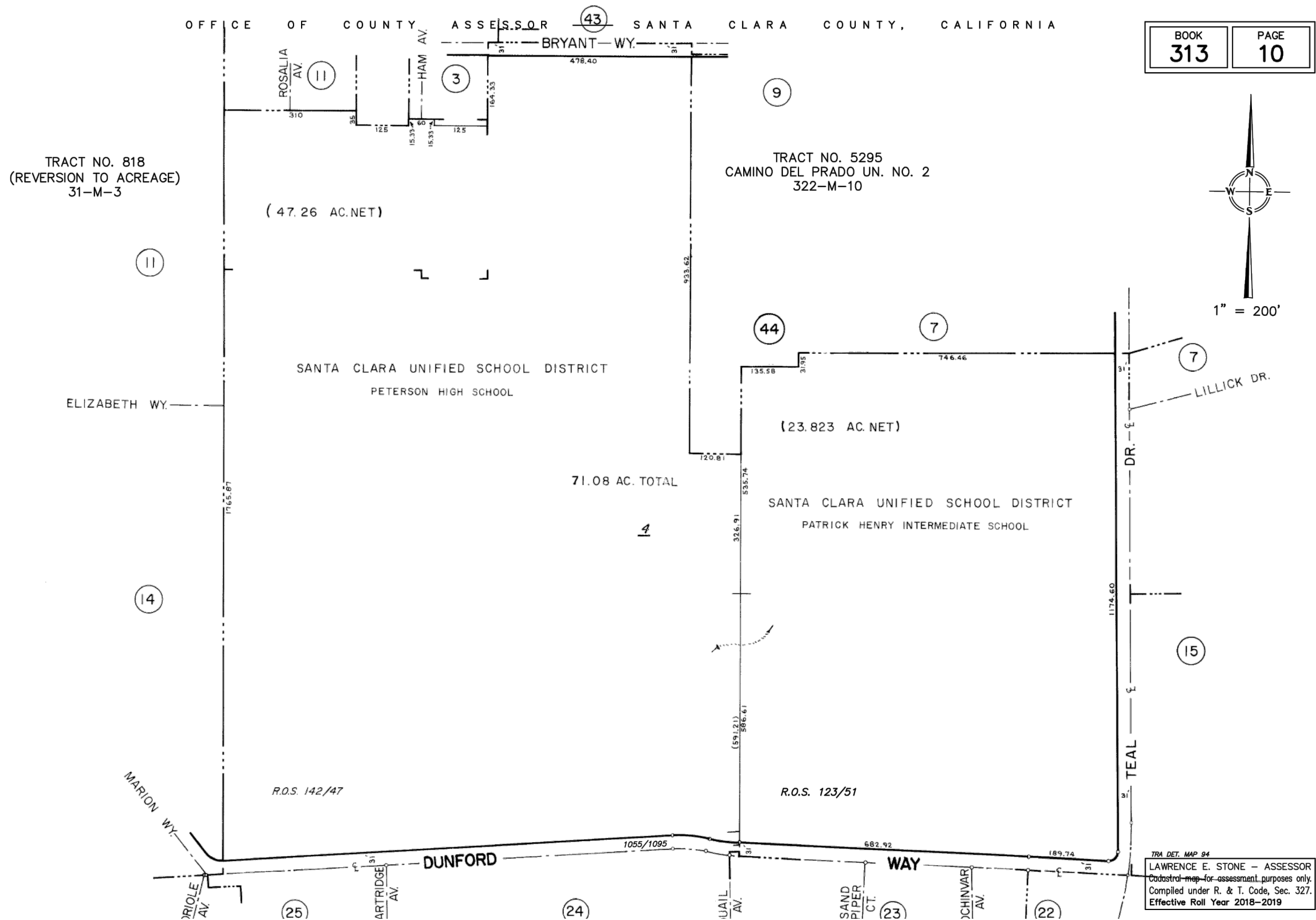
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SUNNYVALE 007
SOUTH SIDE DUNFORD WAY
WEST OF QUAIL AVE.
SUNNYVALE, CA. 94087
EXISTING UTILITY POLE
ADJACENT TO APN:313-24-031

SHEET TITLE
UTILITY POLE EXHIBIT

SHEET NUMBER

LS-1



Prepared For:

verizon

2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

Site Number:
427812

Site Name:
SUNNYVALE 007

Site Address:
A/F 1055 DUNFORD WAY
SUNNYVALE, CA 94087

County:
SANTA CLARA COUNTY

Engineer:

THE CBR GROUP

841 ARNOLD DRIVE, SUITE A
MARTINEZ, CA 94553
www.TheCBRGroup.com

Licenser:

REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. FREEDMAN
No C-86844
Exp. 3/31/19
CIVIL
STATE OF CALIFORNIA

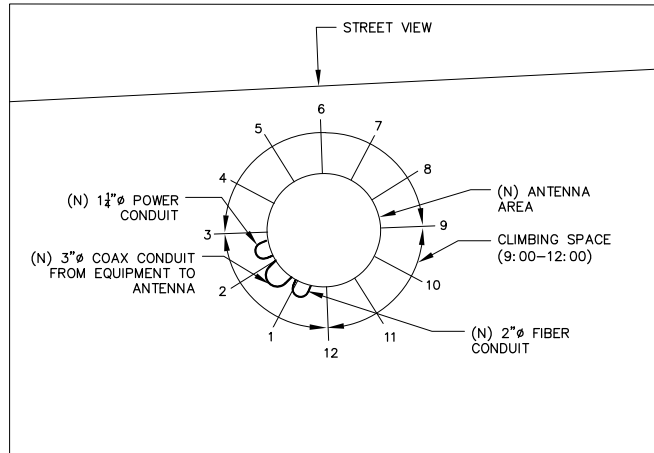
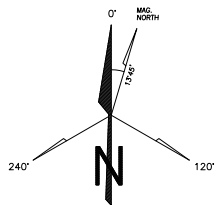
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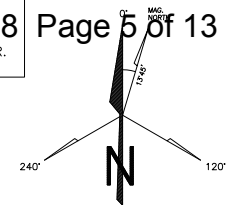
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C	07/02/18	PLANNING COMMENTS	JG
B	07/06/17	100% CD'S FOR REVIEW	WC
A	06/09/17	90% CD'S FOR REVIEW	AC

Sheet Title:
PARCEL MAP

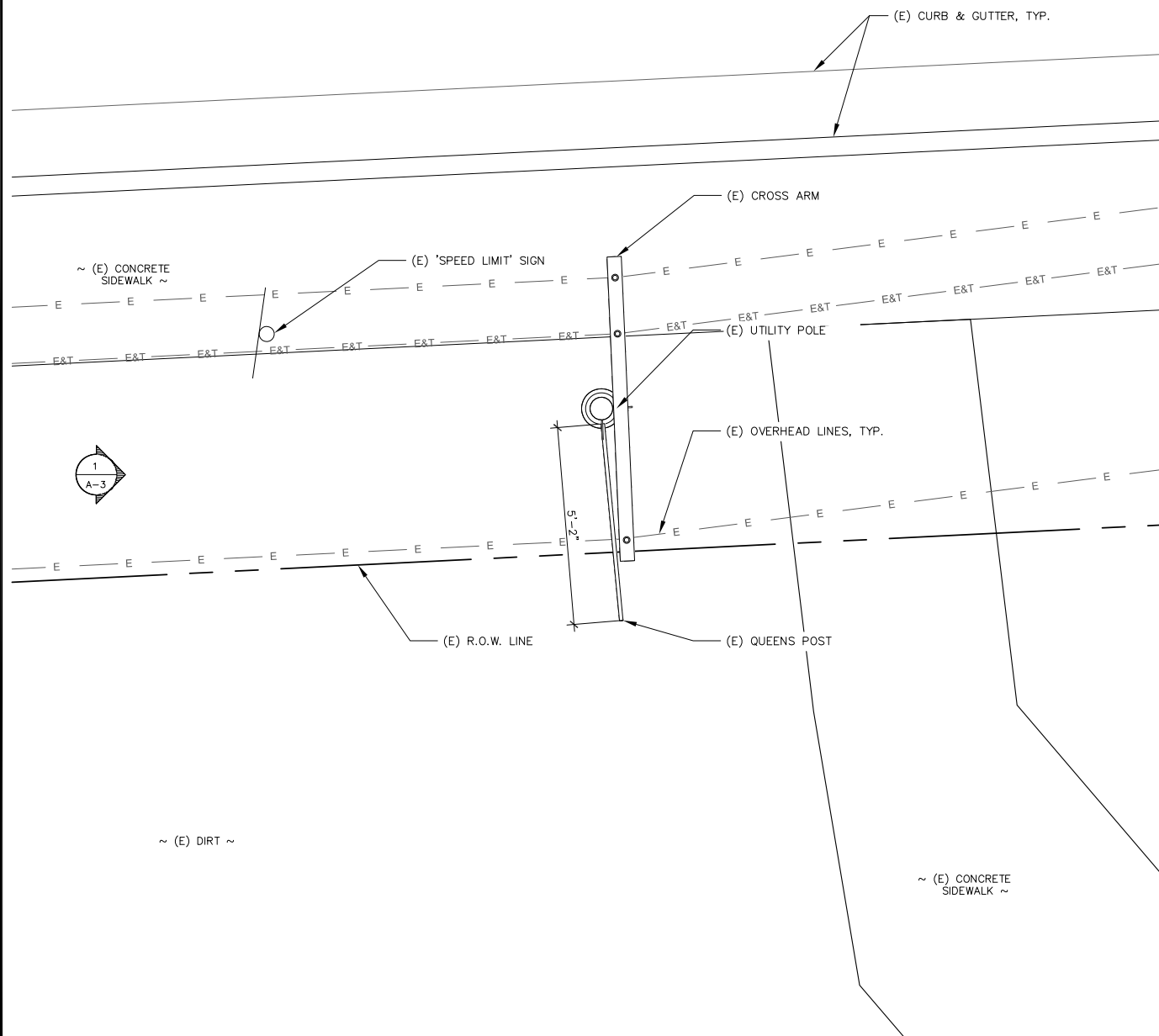
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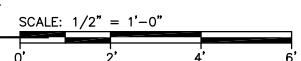
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PG&E HAS REPLACED THE POLE AND ADDED A TRANSFORMER.



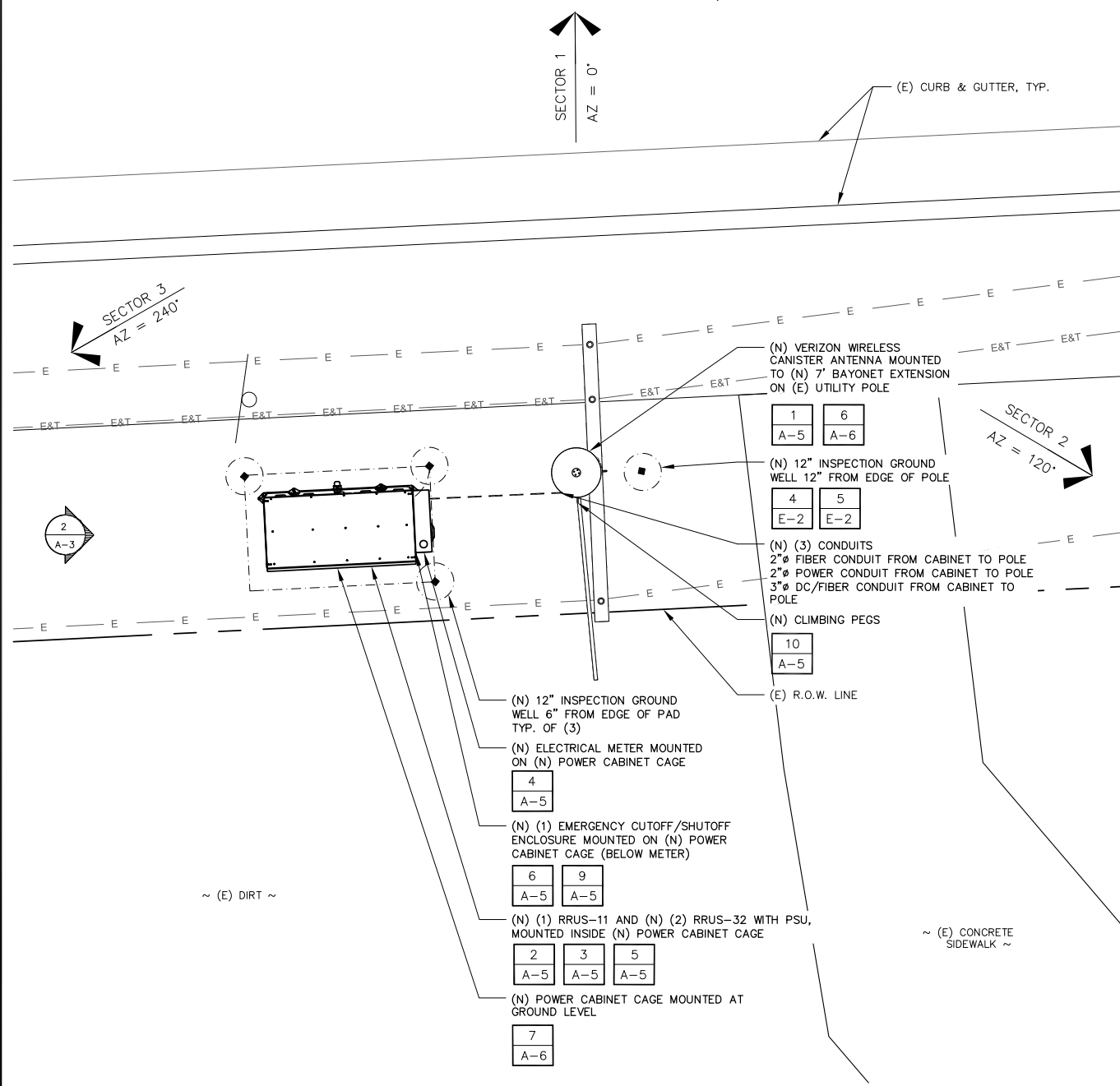
- DUNFORD WAY -



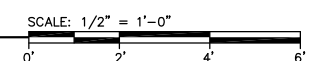
1 EXISTING EQUIPMENT AND ANTENNA



- DUNFORD WAY -



2 PROPOSED EQUIPMENT AND ANTENNA



Prepared For:

verizon
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

Site Number:

427812

Site Name:

SUNNYVALE 007

Site Address:

A/F 1055 DUNFORD WAY
SUNNYVALE, CA 94087

County:

SANTA CLARA COUNTY

Engineer:

THE CBR GROUP
841 ARNOLD DRIVE, SUITE A
MARTINEZ, CA 94553
www.TheCBRGroup.com

Licenser:



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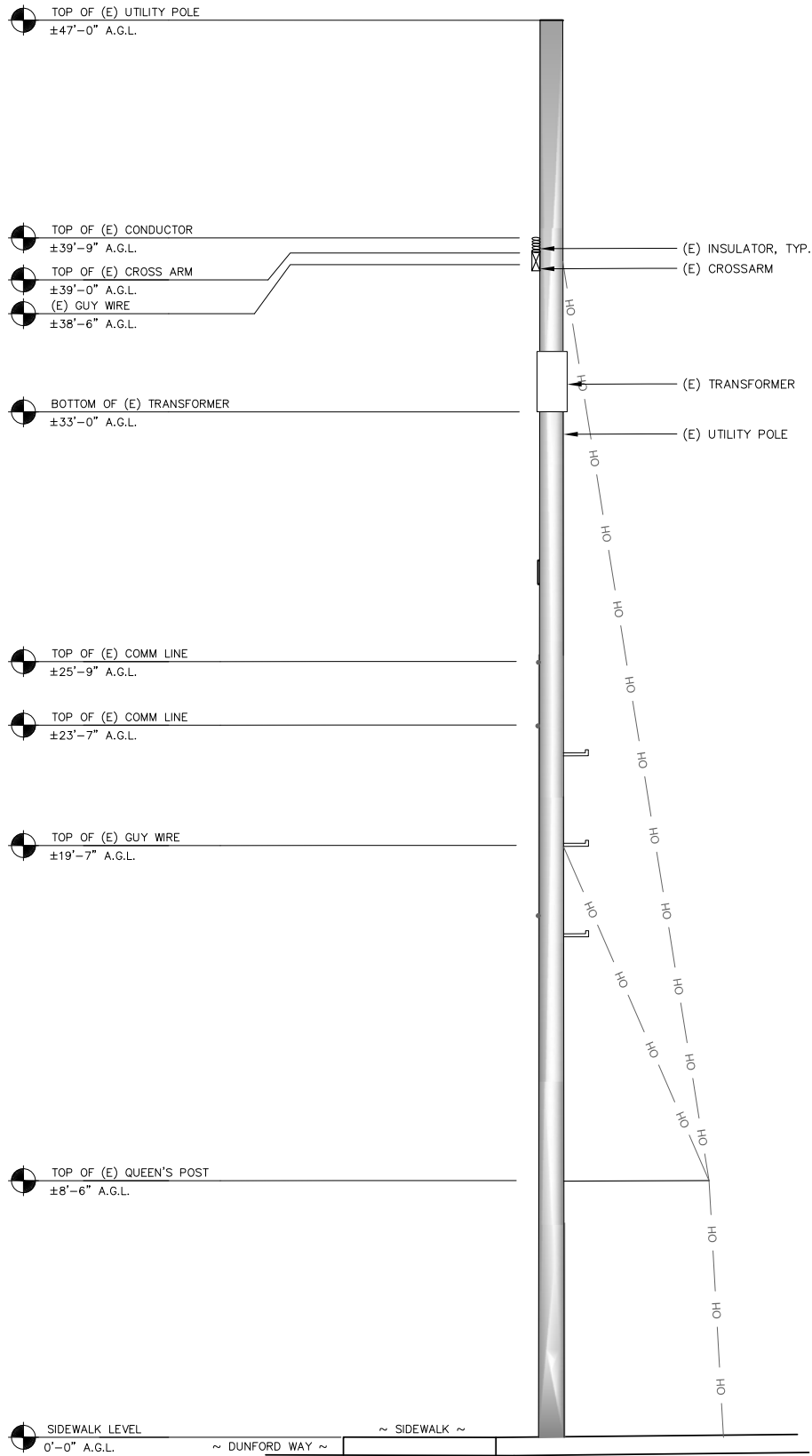
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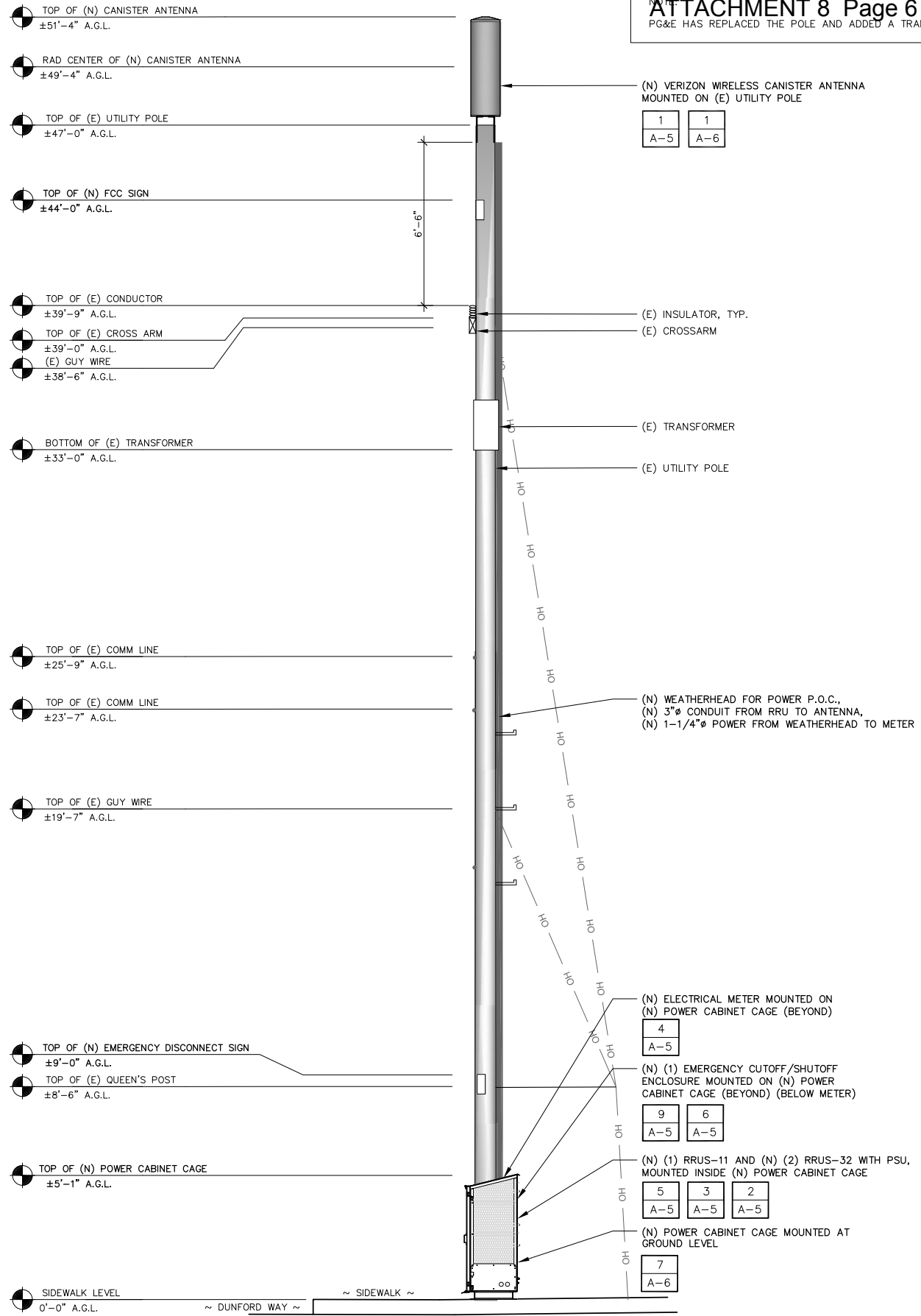
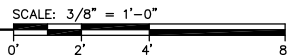
EXISTING AND PROPOSED
EQUIPMENT AND
ANTENNA PLANS

Sheet Number:

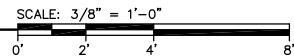
A-2



1 EXISTING WEST ELEVATION



2 PROPOSED WEST ELEVATION



NOTE: ATTACHMENT 8 Page 6 of 13
PG&E HAS REPLACED THE POLE AND ADDED A TRANSFORMER.

(N) VERIZON WIRELESS CANISTER ANTENNA MOUNTED ON (E) UTILITY POLE	
1 A-5	1 A-6

(N) ELECTRICAL METER MOUNTED ON (N) POWER CABINET CAGE (BEYOND)	
4 A-5	
9 A-5	6 A-5
5 A-5	3 A-5
(N) (1) RRUS-11 AND (N) (2) RRUS-32 WITH PSU, MOUNTED INSIDE (N) POWER CABINET CAGE	
2 A-5	
(N) POWER CABINET CAGE MOUNTED AT GROUND LEVEL	
7 A-6	

Prepared For:

verizon
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

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Site Address:
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SUNNYVALE, CA 94087

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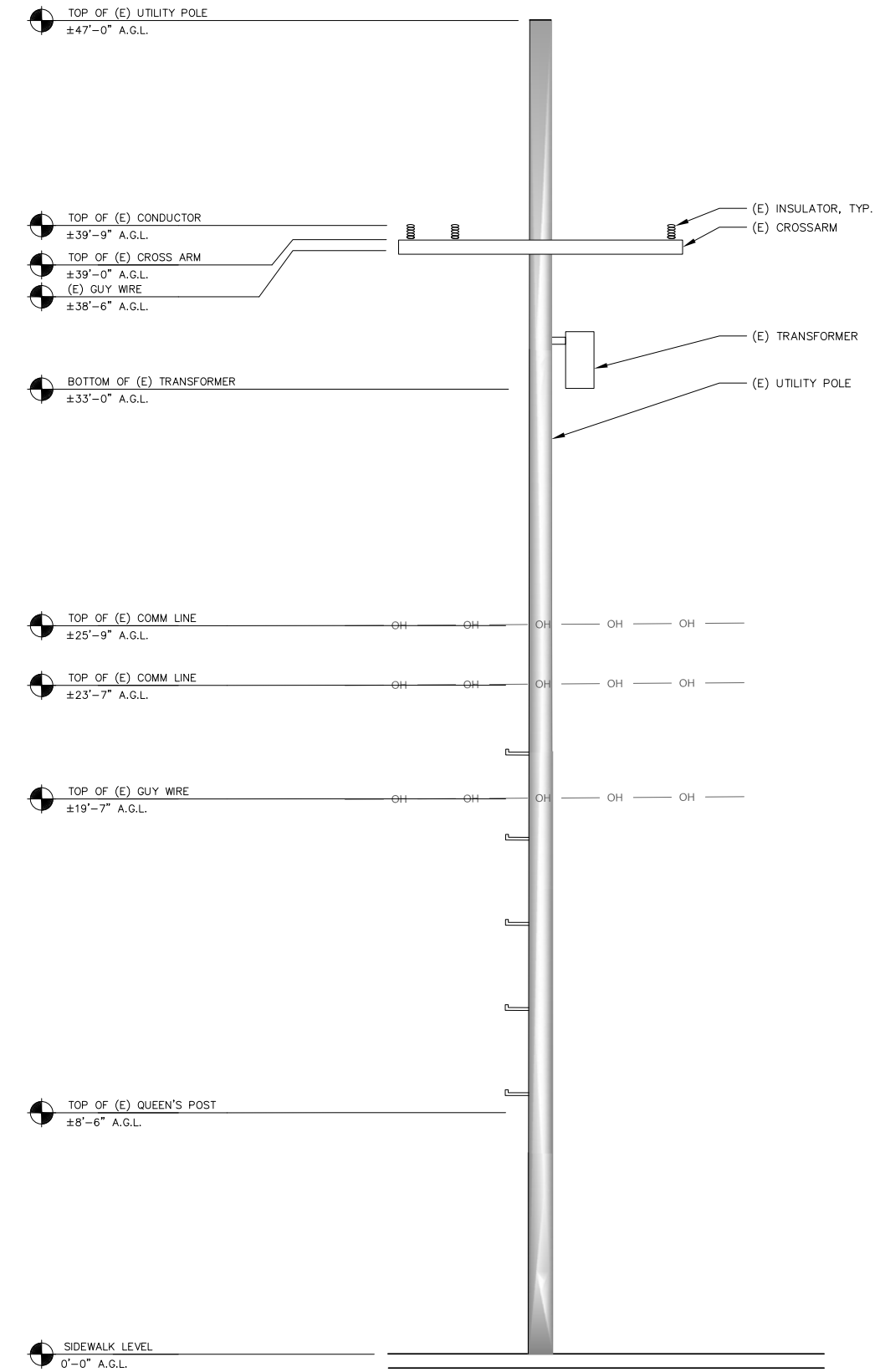
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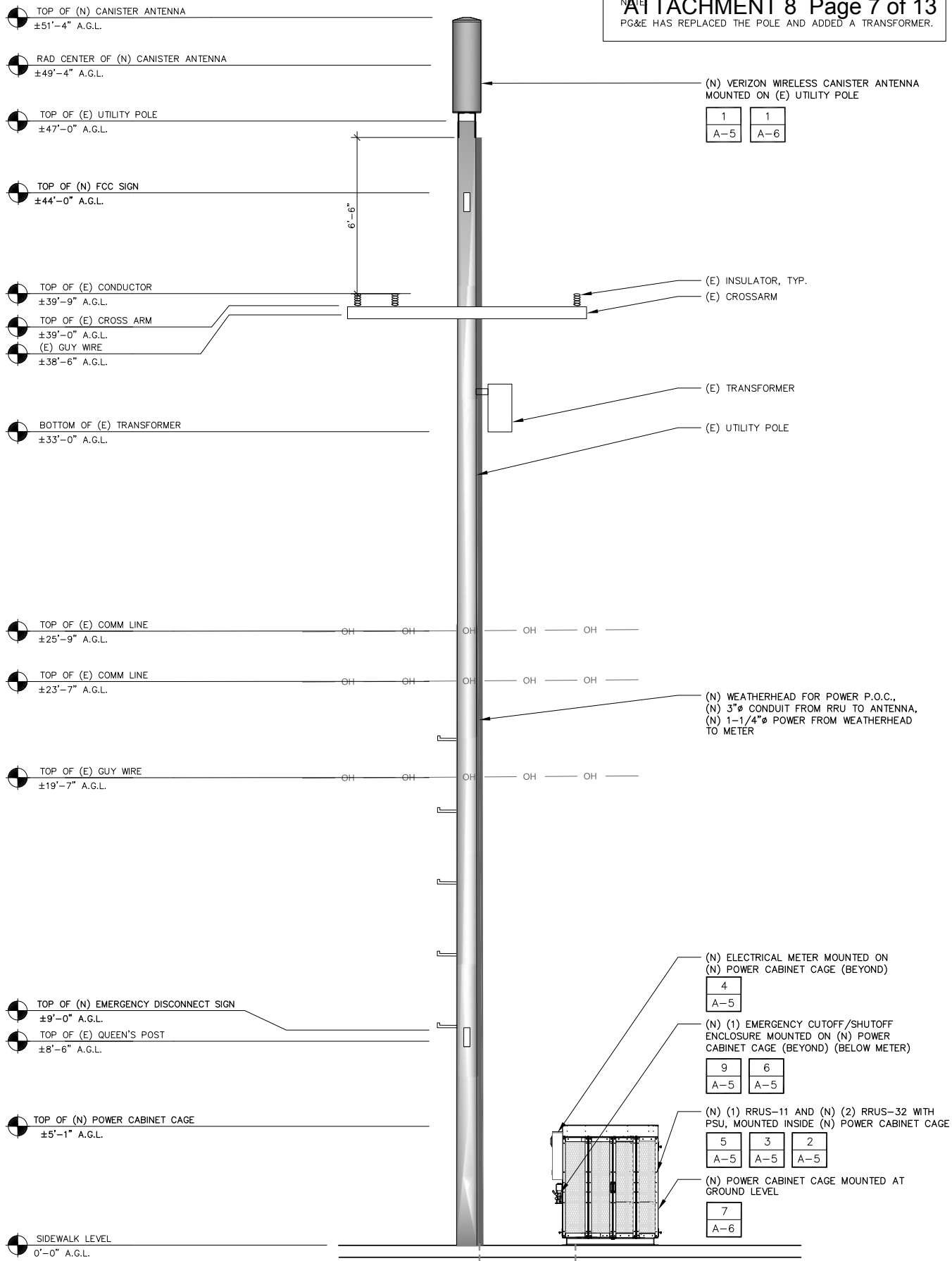
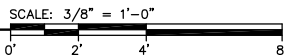
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Sheet Title:
EXISTING AND PROPOSED
WEST ELEVATIONS

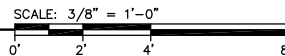
Sheet Number:
A-3



1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION



ATTACHMENT 8 Page 7 of 13
PG&E HAS REPLACED THE POLE AND ADDED A TRANSFORMER.

Prepared For:


2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

Site Number:

427812

Site Name:

SUNNYVALE 007

Site Address:

A/F 1055 DUNFORD WAY
SUNNYVALE, CA 94087

County:

SANTA CLARA COUNTY

Engineer:


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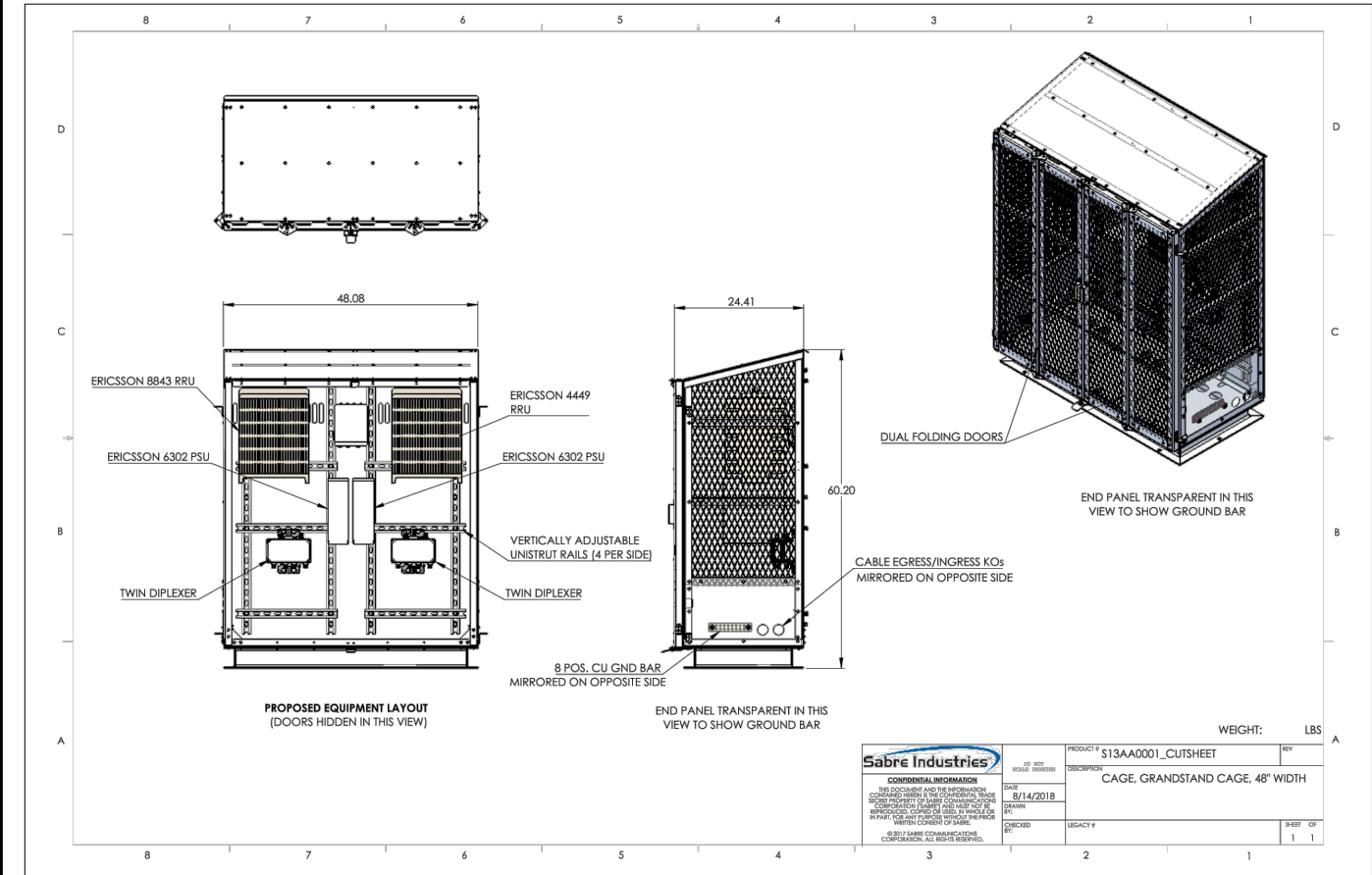
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A	06/09/17	90% CD'S FOR REVIEW	AC
REV	DATE	DESCRIPTION	BY

Sheet Title:

EXISTING AND PROPOSED
NORTH ELEVATIONS

Sheet Number:

A-4



POWER CABINET CAGE DETAIL

SCALE: N.T.S.

7

NOT USED

SCALE: N.T.S.

5

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION PER CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

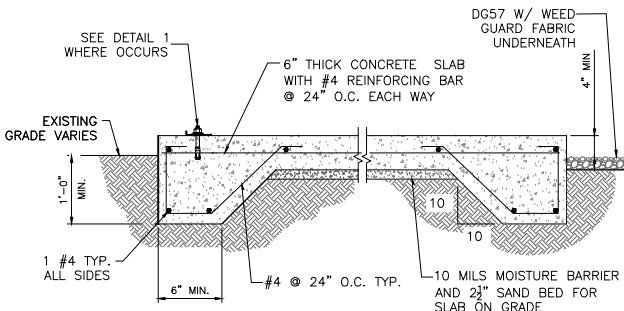
CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER2 IN.
#5 AND SMALLER & WWF1 1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

SLAB AND WALL3/4 IN.
BEAMS AND COLUMNS1 1/2 IN.

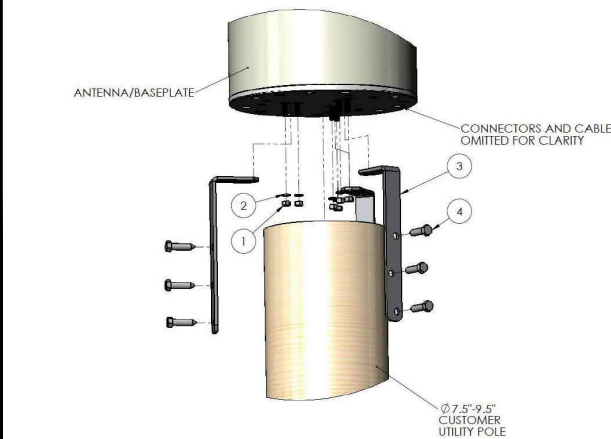
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. SPECIAL INSPECTIONS, WHEN REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
- GRAVEL SHALL BE NATURAL OR CRUSHED STONE WITH 100% PASSING 1 INCH SIEVE.
7. DIMENSIONS SHOWN ARE EXACT MINIMUM PAD SIZES REQUIRED FOR EQUIPMENT LAYOUTS - CONTRACTOR MAY ROUND UP TO THE NEAREST FOOT (OR HALF FOOT) IF LEASE
8. AREA AND SPACE PERMIT.



CONCRETE PAD DETAIL

SCALE: N.T.S.

2



WB3X-MKS-01

Utility Pole Mounting Kit for Cylindrical Antennas

Mounting Instructions

- Step 1: Attach pole mount brackets (Item 3) to antenna base plate using fasteners (Items 1 and 2). Tighten to 15 Nm (11 ft-lb).
- Step 2: Attach pole mount brackets (Item 3) to antenna assembly to customer utility pole using lag screws (Item 4).
- Step 3: Make all electrical connections weatherproof with self-amalgamating tape.

Parts List	Description	Quantity
Item 1	Nut Hex, 3/8-16 HDG	6
Item 2	Lock Washer 3/8 HDG	6
Item 3	Pole Mount Bracket	3
Item 4	Galvanized Hex Lag Screw (1/2 x 2" Long)	9
Mechanical Characteristics		
Weight	2.7 kg (6 lb)	

WB3X-MKS-01 ANTENNA MOUNT DETAIL

SCALE: N.T.S.

6

TRENCH DETAIL

SCALE: N.T.S.

3

ANCHORAGE DETAIL

SCALE: N.T.S.

1

Prepared For:

verizon
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

Site Number:

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CONSTRUCTION

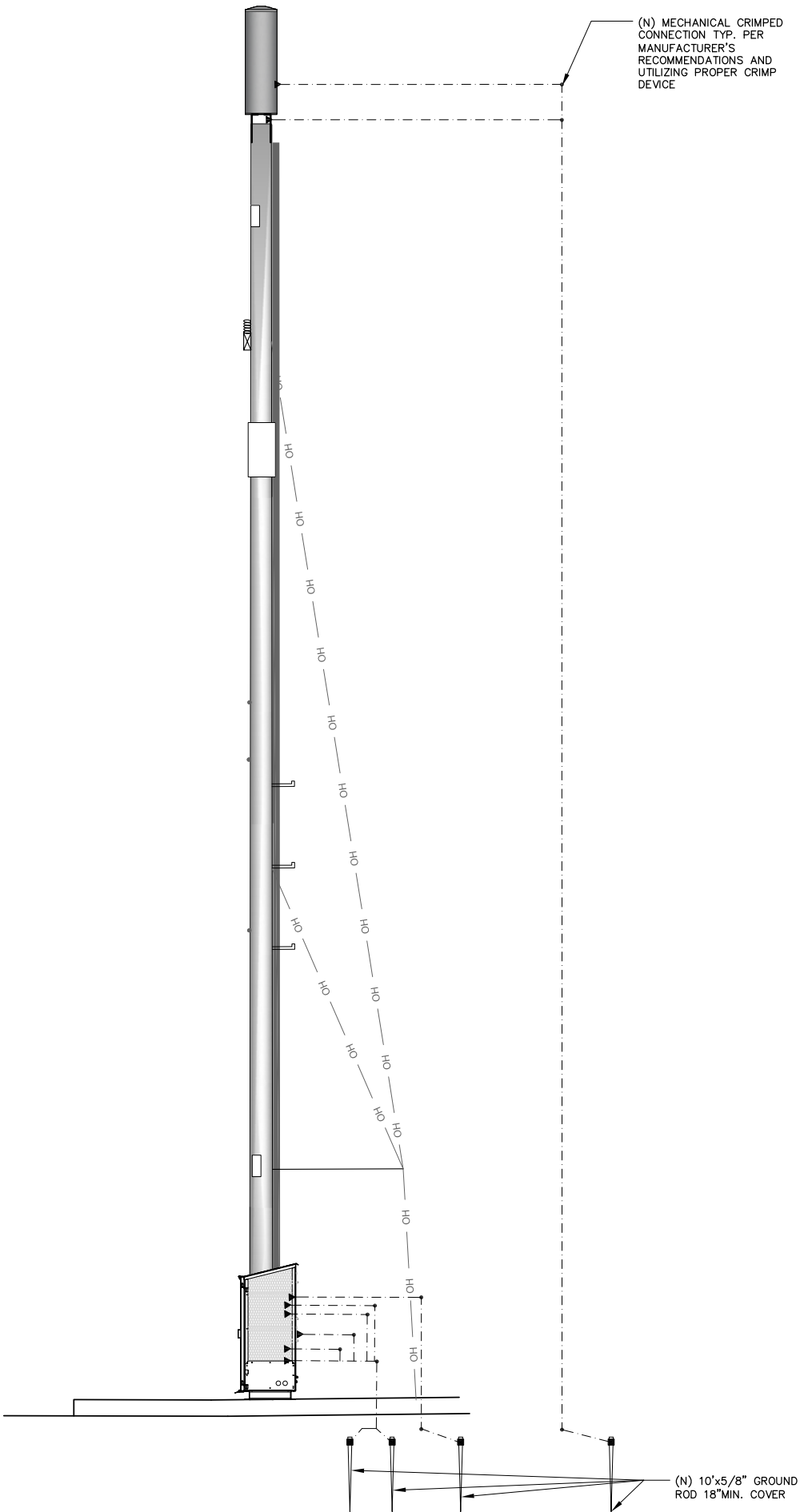
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Sheet Title:

EQUIPMENT AND
CONSTRUCTION
DETAILS

Sheet Number:

A-6



POWER AND TELCO CONNECTIONS:

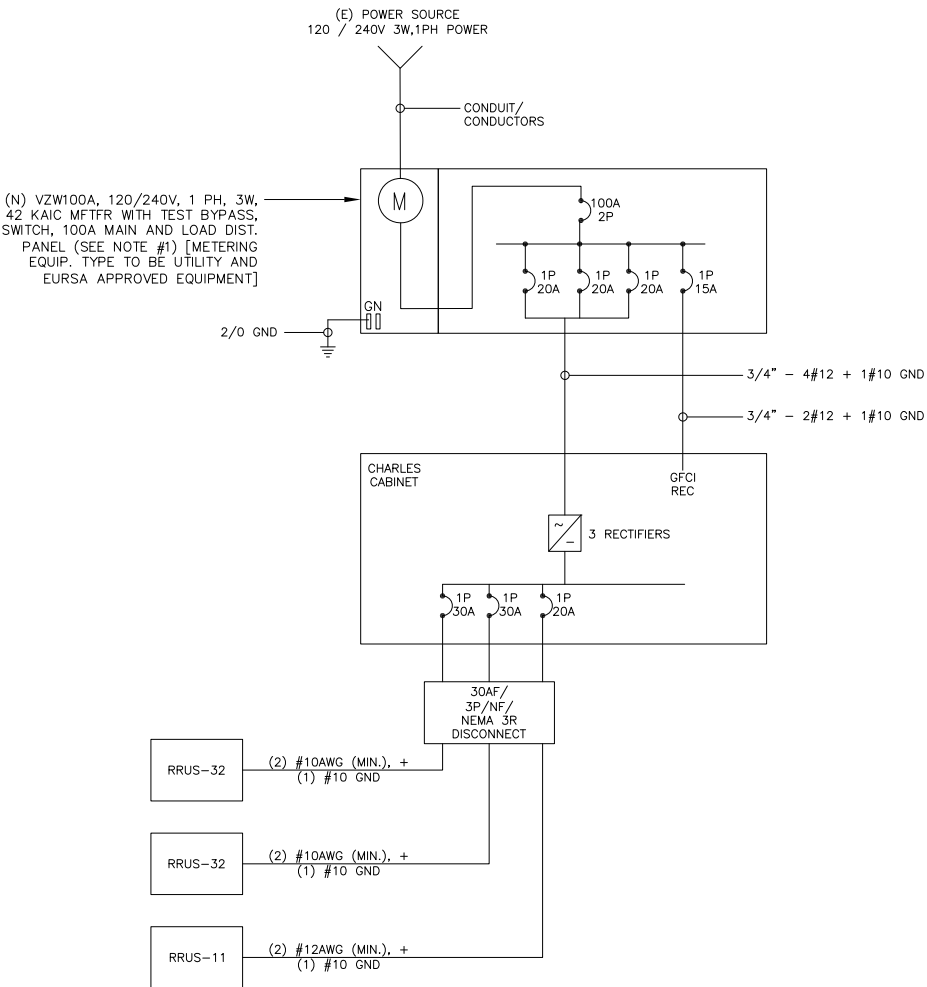
1. POWER AND TELCO POINT OF CONNECTION AND ROUTE ARE PRELIMINARY AND SUBJECT TO CHANGE TO CONFIRMATION BY THE UTILITY COMPANIES RESPECTIVELY.
2. CONTRACT SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY ENGINEERING PLAN AND SPECIFICATIONS ONLY WHERE APPLICABLE PRE PROJECT SCOPE OF WORK.
3. CONTRACT SHALL FURNISH AND INSTALL CONDUIT, PULL WIRES, CABLE PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT, TRANSFORMER PAD, BARRIERS, RISER TRENCHING, BACK FILL AND UTILITY FEES, AND INCLUDE REQUIREMENTS IN THE SCOPE
4. CONTRACTOR SHALL LABEL ALL MAIN DISCONNECT SWITCHES AS REQUIRED BY CODE.

POWER AND TELCO CONNECTIONS:

1. SUBCONTRACTOR SHALL PROVIDE METER WITH DIST. PANEL AND BREAKERS FOR POWER TO THE BTS UNITS AND THE BTS/UTILITY CABINET.
2. ALL SERVICE EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
3. SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE ENTRANCE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
4. FIELD ROUTE CONDUIT TO CABINETS AS REQUIRED.
5. MAXIMUM ONE WAY CIRCUIT RUN NOT TO EXCEED 75 FEET.

GENERAL ELECTRICAL NOTES:

1. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.
2. THE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA TITLE24, ALL OTHER APPLICABLE CODES AND ORDINANCES & THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT & WIRING SHALL BEAR THE APPROVAL STAMP OF UNDERWRITERS LABORATORY (UL) OR AN APPROVED TESTING LABORATORY, PAYMENT FOR ALL INSPECTION FEES AND PERMITS ARE PART OF THIS CONTRACT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND GOOD CONDITION OF ALL MATERIALS & EQUIPMENT FOR THE ENTIRE INSTALLATION & UNIT COMPLETION OF WORK, ERECT & MAINTAIN APPROVED & SUITABLE BARRIERS, PROTECTIVE DEVICES & WARNING SIGNS, BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENCE AND/OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS & WARNINGS.
4. COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.
5. ALL SAW CUTTING, TRENCHING, BACK FILLING & PATCHING SHALL BE PART OF THIS CONTRACT.
6. FINALIZE ALL ELECTRICAL SERVICE ARRANGEMENTS, INCLUDING VERIFICATION OF LOCATIONS, DETAILS, COORDINATION OF THE INSTALLATION & PAYMENT OF ACCRUED CHARGES WITH LOCAL POWER COMPANY, VERIFY LOCATION FOR FACILITIES & DETAILS WITH POWER UTILITY, IN ADDITION TO THE REQUIREMENTS SHOWN IN THE CONTRACT DOCUMENTS, WORK SHALL COMPLY WITH CONSTRUCTION STANDARDS & SERVICE REQUIREMENTS OF THE RESPECTIVE UTILITIES, INCLUDING ANY SUPPLEMENTAL DWGS ISSUED & SHALL BE SUBJECT TO APPROVAL OF THESE UTILITIES.
7. ALL WIRES SHALL BE COPPER, INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN" CONDUCTORS LARGER AND #6 AWG MAY BE TYPE "THWN" OR "TWN".
8. PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.
9. UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, S\UAL ELEMENT FUSES SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. MOTOR STARTERS SHALL BE PROVIDED WITH SIMILARLY SIZED FUSIBLE ELEMENTS, SWITCHES AND OTHER OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH, ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT.



LOAD CALCULATIONS-VERIZON WIRELESS

EXISTING LOAD: 0 AMPS
NEW LOAD: 10.0 AMPS MAX
NEW TOTAL LOAD: 10.0 AMPS MAX

POWER AND TELCO DESIGN IS BASED ON INITIAL SITE VISIT.

CONTRACTOR SHALL OBTAIN CURRENT UTILITY COORDINATOR PLANS PRIOR TO START OF CONSTRUCTION.

AVAILABLE FAULT CURRENT PER UTILITY.

NOTE: CONTRACTOR TO CHECK WITH UTILITY TO ENSURE ELEC. METER IS BRACED FOR ACTUAL FAULT CURRENT.

1 POLE GROUNDING DIAGRAM

2 SINGLE LINE DIAGRAM
N.T.S.

Prepared For:

verizon
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

Site Number:

427812

Site Name:

SUNNYVALE 007

Site Address:

A/F 1055 DUNFORD WAY
SUNNYVALE, CA 94087

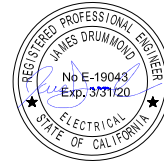
County:

SANTA CLARA COUNTY

Engineer:

THE CBR GROUP
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MARTINEZ, CA 94553
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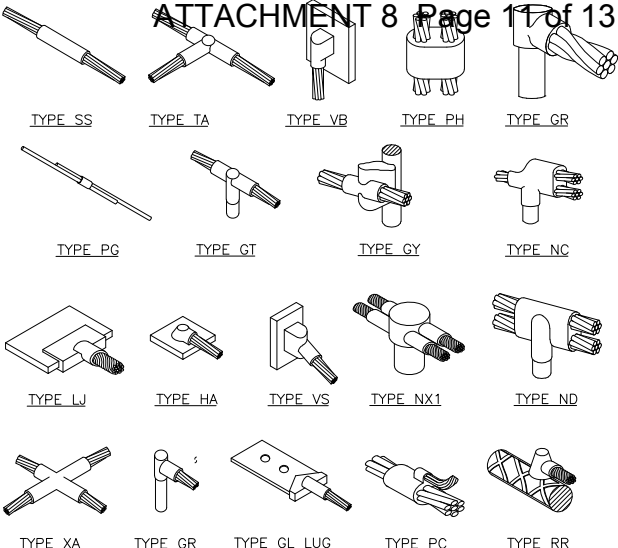
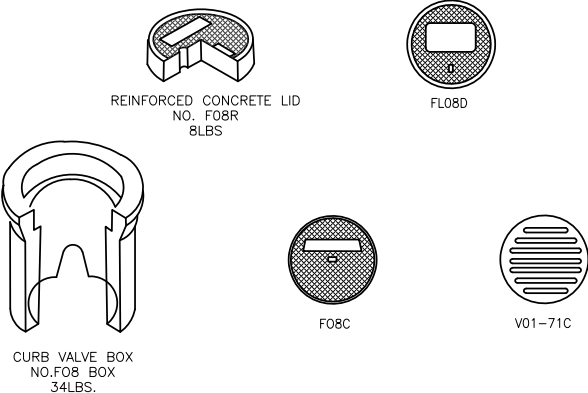
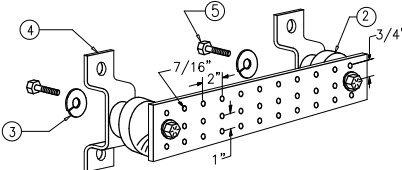
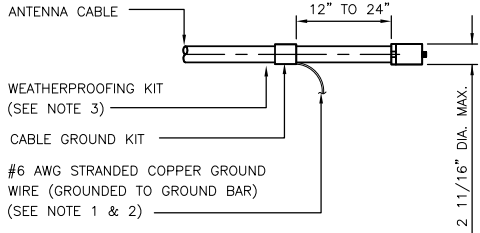
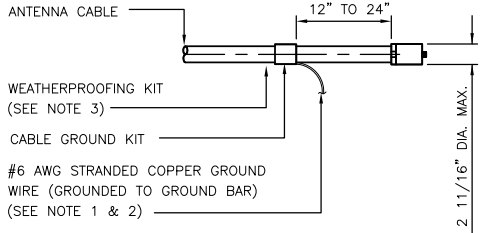
REV	DATE	DESCRIPTION	BY
D	08/21/18	DESIGN CHANGE PER JX	JG
C	07/02/18	PLANNING COMMENTS	JG
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A	06/09/17	90% CD'S FOR REVIEW	AC

Sheet Title:


ELECTRICAL GROUND
DIAGRAMS, SINGLE LINE
DIAGRAM

Sheet Number:

E-1

						<div>ATTACHMENT 8 Page 11 of 13</div> 																									
NOT USED	SCALE: N.T.S	10	NOT USED	SCALE: N.T.S	7	POLE GROUNDING ROD	SCALE: N.T.S	4	EXOTHERMIC WELD CONNECTION	SCALE: N.T.S	3																				
						<div>NOTES:</div> <ul style="list-style-type: none">ETCHED POLYPROPYLENE FACEFACE ANCHORED IN CONCRETEULTRA-VIOLET INHIBITOREXCEEDS ASTM-D1693 STANDARDSFOR ENVIRONMENTAL STRESS CRACKING RESISTANCE  <table><tr><td>F08BOX</td><td>BOX</td><td>34LBS</td><td>F08 CURB VALVE BOX (8" I.D. X 12" HIGH) - 48 PER PALLET</td></tr><tr><td>F08BR</td><td>LID</td><td>8LBS</td><td>REINFORCED CONCRETE LID WITH PLASTIC RING</td></tr><tr><td>F08BC</td><td>LID</td><td>8LBS</td><td>CAST IRON LID</td></tr><tr><td>FLO8D</td><td>LID</td><td>2LBS</td><td>FIBRELYTE LID, NON-CONCRETE</td></tr><tr><td>V01-71C</td><td>LID</td><td>12LBS</td><td>CAST IRON GRATE ADA COMPLIANT</td></tr></table>			F08BOX	BOX	34LBS	F08 CURB VALVE BOX (8" I.D. X 12" HIGH) - 48 PER PALLET	F08BR	LID	8LBS	REINFORCED CONCRETE LID WITH PLASTIC RING	F08BC	LID	8LBS	CAST IRON LID	FLO8D	LID	2LBS	FIBRELYTE LID, NON-CONCRETE	V01-71C	LID	12LBS	CAST IRON GRATE ADA COMPLIANT	 <div>NOTES:</div> <ol style="list-style-type: none">GALVANIZED STEEL GROUND BAR, "X 1/4"X 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL5/8" LOCKWASHER, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUALWALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056 OR EQUAL5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1 OR EQUALINSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS. <div>NOTE: ALL HARDWARE SHALL BE STAINLESS STEEL</div>		
F08BOX	BOX	34LBS	F08 CURB VALVE BOX (8" I.D. X 12" HIGH) - 48 PER PALLET																												
F08BR	LID	8LBS	REINFORCED CONCRETE LID WITH PLASTIC RING																												
F08BC	LID	8LBS	CAST IRON LID																												
FLO8D	LID	2LBS	FIBRELYTE LID, NON-CONCRETE																												
V01-71C	LID	12LBS	CAST IRON GRATE ADA COMPLIANT																												
NOT USED	SCALE: N.T.S	11	NOT USED	SCALE: N.T.S	8	F08 BOX GROUND WELL DETAIL	SCALE: N.T.S	5	BUSS BAR	SCALE: N.T.S	2																				
						<div>NOTES:</div> <ol style="list-style-type: none">DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.WEATHER PROOFING SHALL BE (TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.) 			<div>CONNECTION OF CABLE GND. KIT TO ANTENNA</div> 																						
NOT USED	SCALE: N.T.S	12	NOT USED	SCALE: N.T.S	9	NOT USED	SCALE: N.T.S	6	CONNECTION OF CABLE GND. KIT TO ANTENNA	SCALE: N.T.S	1																				

Prepared For:



2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

Site Number:
427812

Site Name:
SUNNYVALE 007

Site Address:

A/F 1055 DUNFORD WAY
SUNNYVALE, CA 94087

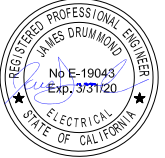
County:
SANTA CLARA COUNTY

Engineer:



841 ARNOLD DRIVE, SUITE A
MARTINEZ, CA 94553
www.TheCBRGroup.com

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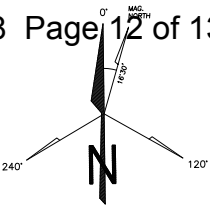
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B	07/06/17	100% CD'S FOR REVIEW	WC
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ELECTRICAL DETAILS

Sheet Number:

E-2



GENERAL TRAFFIC CONTROL NOTES
TRAFFIC SHALL CONFORM TO THE 2014 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE 2012 WATCH HANDBOOK.
ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES
ONE LANE OF TRAFFIC IN EACH DIRECTION AND ALL HIGH VOLUME TURNING LANES SHALL BE MAINTAINED AT ALL TIMES ON ALL STREETS AT A MINIMUM LANE WIDTH OF 10 FEET.
ANY CONFLICTING SIGNS, STRIPING AND PAVEMENT MARKINGS SHALL BE REMOVED OR COVERED BEFORE TRAFFIC CONTROL IS IN PLACE. ANY SIGN, STRIPING OR PAVEMENT MARKING REMOVED OR COVERED SHALL BE REPLACED WHEN TRAFFIC CONTROL IS NO LONGER NECESSARY.
SAFE PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES.

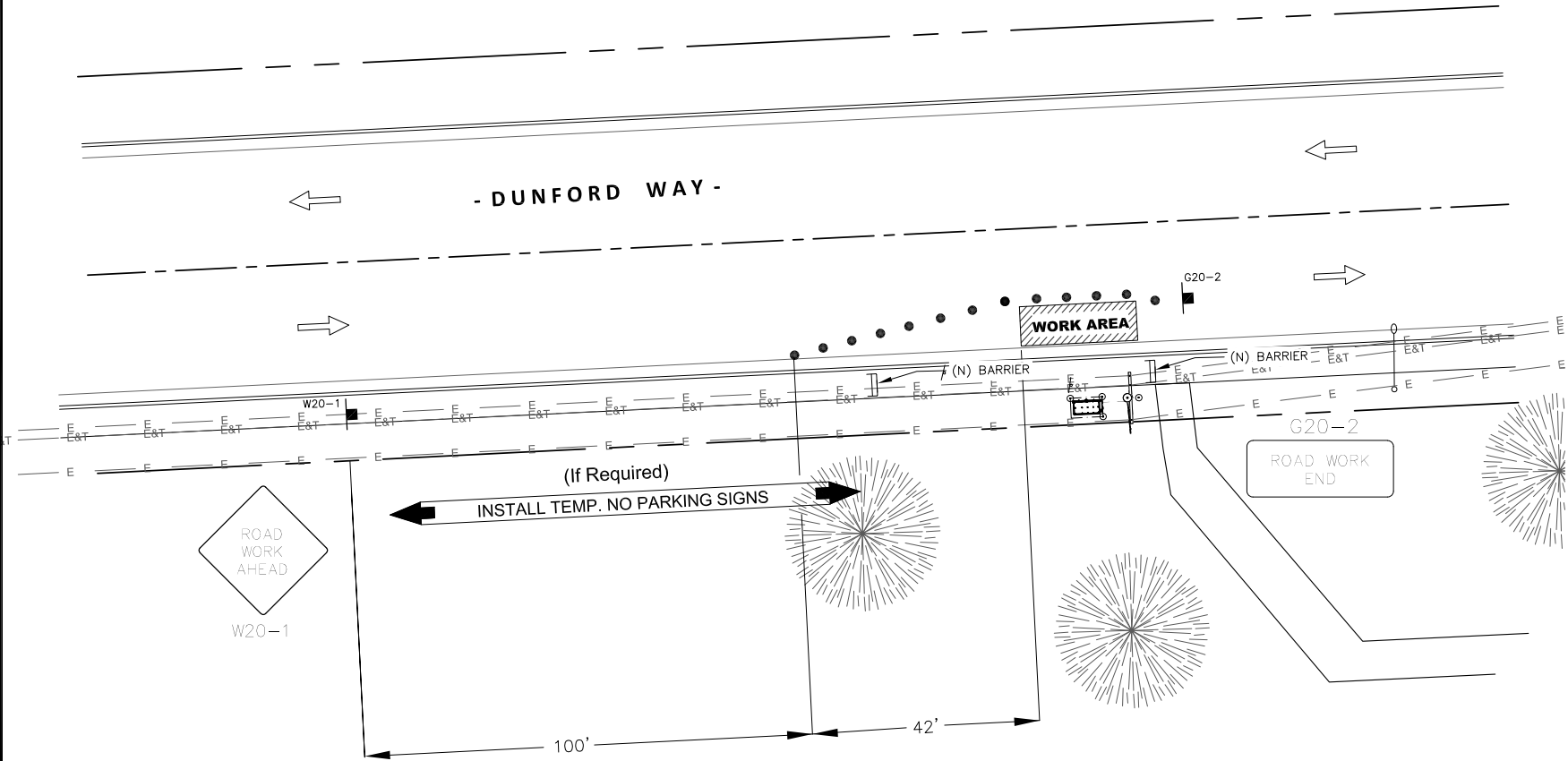
- NOTES:
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.
 - STREET SIDE PARKING AVAILABLE ON BOTH SIDES OF THE STREET.

TABLE 6H-3 & 6H-4 - FROM THE 2014 CALIFORNIA MUTCD				
POSTED SPEED LIMIT - MPH	MERGING TAPER LENGTH "L" - FEET	SHIFTING TAPER LENGTH "L/2" - FEET	SHOULDER TAPER LENGTH "L/3" - FEET	SIGN SPACING ADVANCE OF TAPER & BETWEEN SIGNS - FEET
20	80	40	27	100
25	125	63	42	100
30	180	90	60	250
35	245	123	82	250
40	320	160	107	250
45	540	270	180	350
50	600	300	200	350
55	660	330	220	350

MAINTAIN DRIVEWAY ACCESS AT ALL TIME

LEGEND

- TYPE III BARRICADE W/ SIGN
- TYPE II BARRICADE W/ SIGN
- CHANNELIZING DEVICE
- TRAFFIC CONE WITH CLIP ON SIGN
- SIGN
- SIGNALIZED INTERSECTION
- ARROW PANEL (FLASHING ARROW) (WHERE REQUIRED)
- HIGH LEVEL WARNING DEVICE (FLAGTREE) (OPTIONAL)
- FLAGGER
- TANS TOW AWAY NO STOPPING ____ TO ____ (SHOW HOURS)
- TANSAT TOW AWAY NO STOPPING ANY TIME
- WORK ZONE (ACTIVITY AREA) LIMITS
- DIRECTION OF TRAFFIC (NOT PAVEMENT MARKING)
- ROADWAY DESIGNATION (A THROUGH D)
- SITE



Prepared For:

2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

Prepared For:

Site Number:
427812

Site Name:
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Site Address:
A/F 1055 DUNFORD WAY
SUNNYVALE, CA 94087

County:
SANTA CLARA COUNTY

Engineer:

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A	06/09/17	90% CD'S FOR REVIEW	AC
REV	DATE	DESCRIPTION	BY

Sheet Title:
TRAFFIC CONTROL PLAN

Sheet Number:
TCP

LEGEND

INSTALL

DESCRIPTION



ANTENNA.



ELECTRIC METER



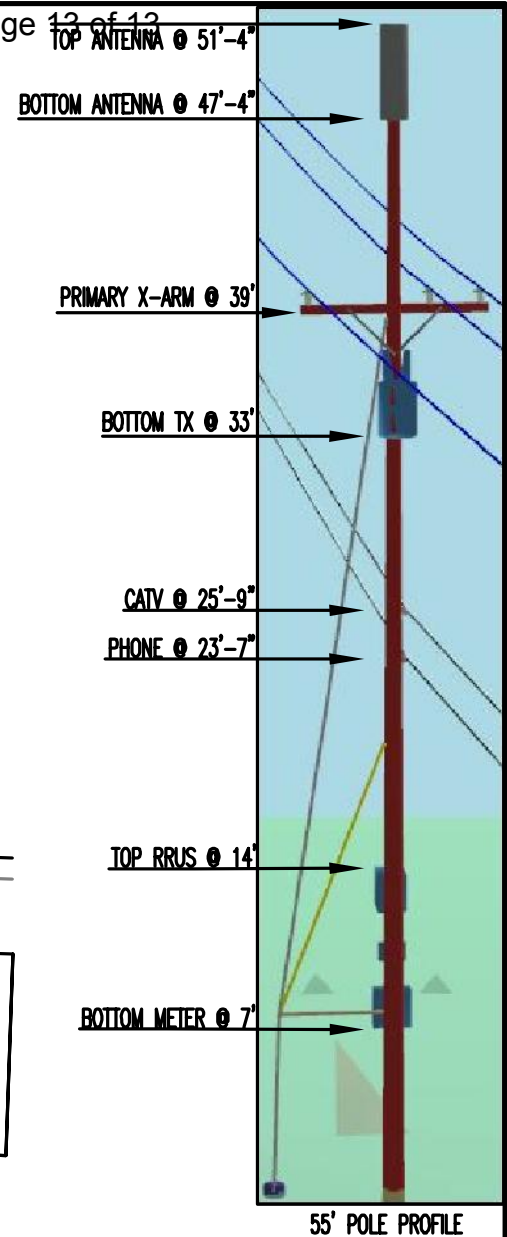
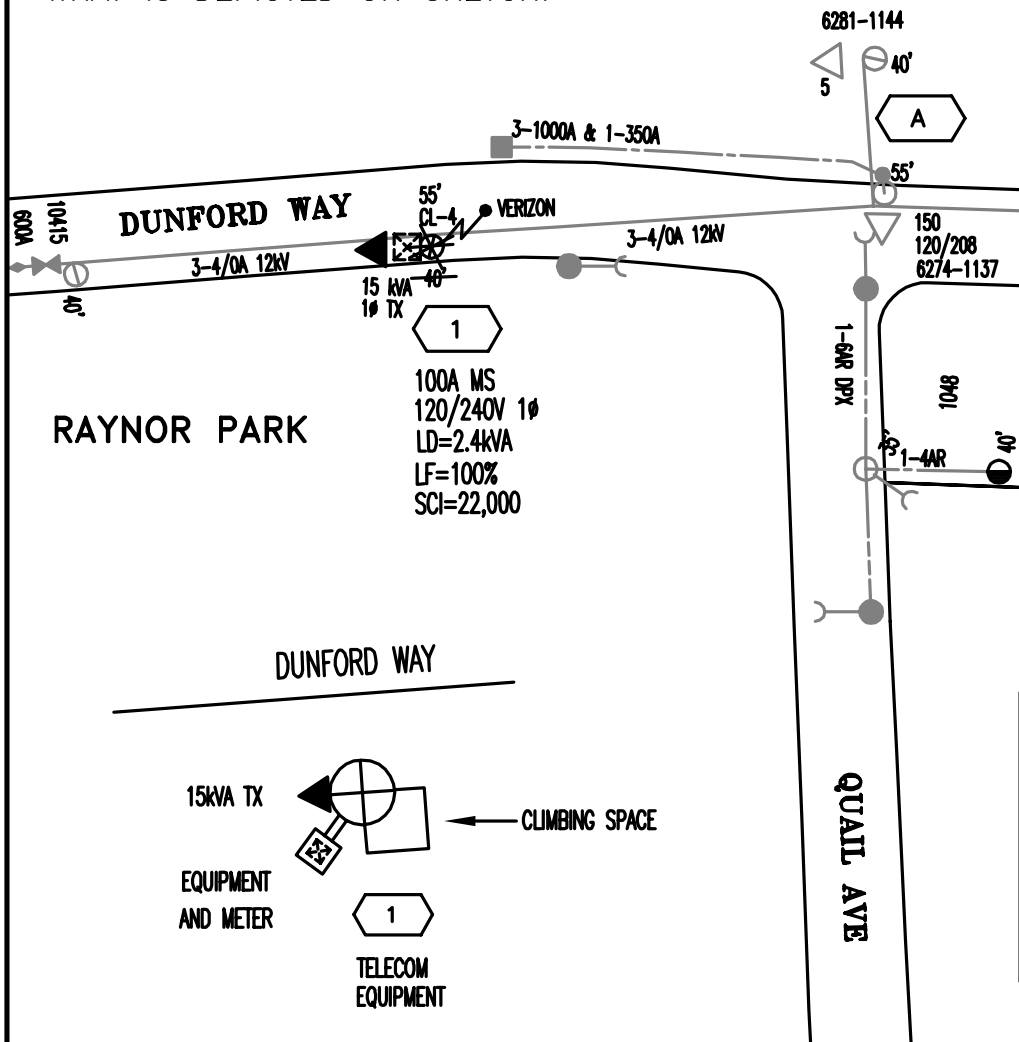
55' CL-4 POLE (SET POLE 8' DEEP)



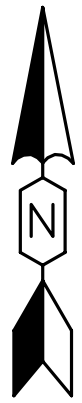
15kVA TRANSFORMER

NOTE TO MAPPER:

PLEASE SWITCH TRANSFORMERS
AT LOCATION "A" TO REFLECT
WHAT IS DEPICTED ON SKETCH.



1
COORDINATE #
100000016775
LOADING DISTRICT
SUMMER COASTAL
TX SIZE - 15kVA
KVA 1Ø - 2.4kVA
KVA 3Ø - N/A
% L.F. - 10%



PRIMARY VOLTAGE: 12 kV	VOLTAGE AREA: 3
CKT. MAP: G-13-04	ELEC.MAP: G1408
SOURCE SIDE DEVICE: 10415	
SUB & CIRCUIT: WOLFE 1106	
DSGN SAG: SSU	RAPTOR ZONE: NO
LOADING AREA: NO	ARRESTER DIST: 3
CORROSION AREA: NON	INSULATION DIST: B
EXEMPT EQUIP. INST: N/A	FIRE AREA: LRA

OH CONSTRUCTION DRAWING
NEW OH SERVICE-VERIZON 427812
1000 DUNFORD WAY, SUNNYVALE, CA



Know what's below.
Call before you dig.

NO ENVIRONMENTAL
ISSUES

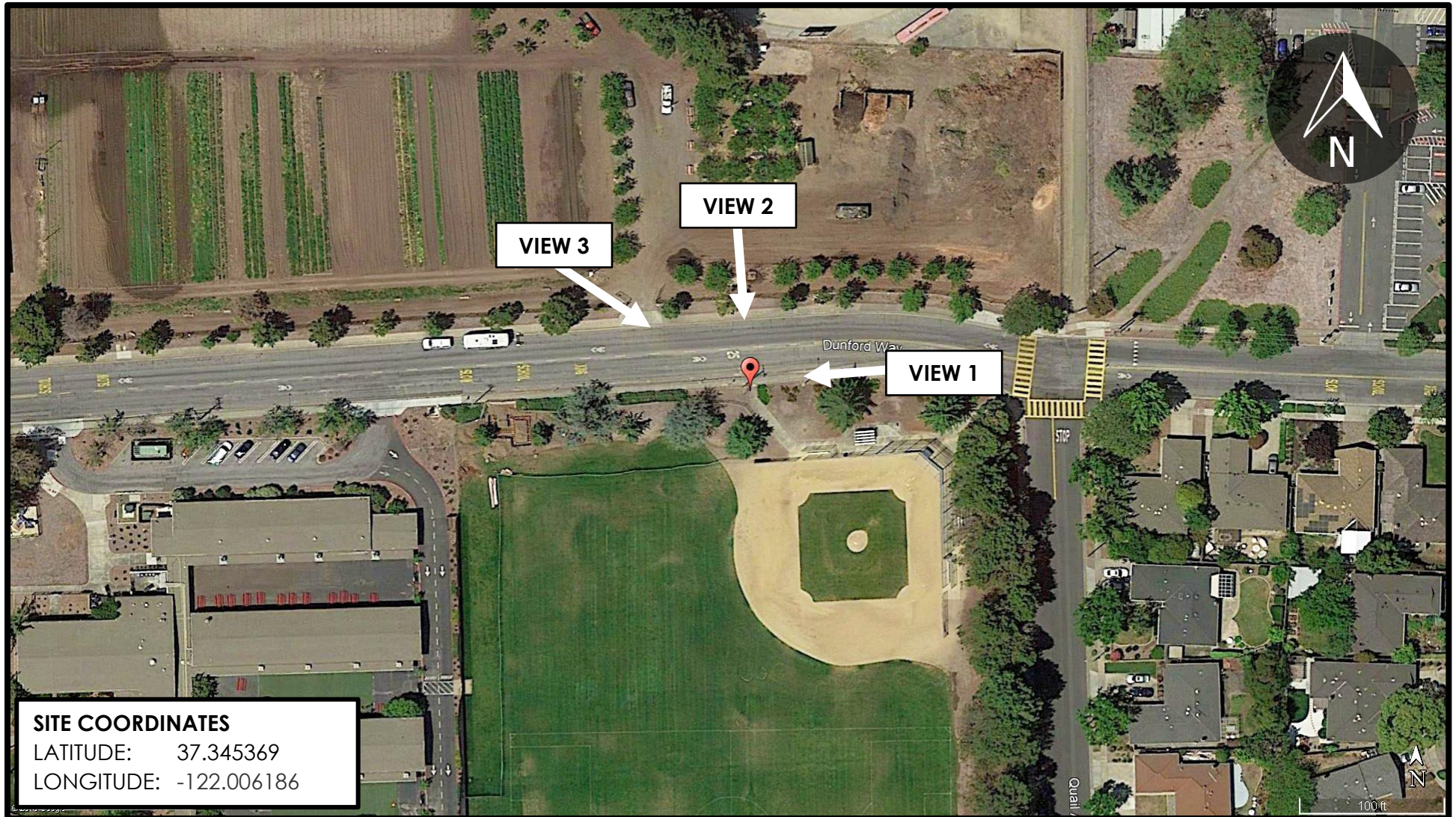


EST: ERIC ROMERO	925-270-2316
ADE: PHIL CHESNUTT	925-270-2726
SUPV: ED GILLEN	925-408-3737
REP: CHARLES SEUFERT	408-299-1051
PLNR: N/A	N/A
JPA: N/A	SCALE: N.T.S.
NOTIF: 112041888	DATE: 9/5/17
PM: 31345198	SHEET: 1 OF 1
	REV. 0

GAS MAP: 3411-B5 GAS CONFLICT:

NEAR LOC: NO

PROPOSED SITE LOCATION



SUNNYVALE 007

A/F 1055 Dunford Way
 Sunnyvale, CA 94087
 Location Code: 427812

SHOT MAP

Verizon Node: "SUNNYVALE 007"
 Verizon Location Code: 427812

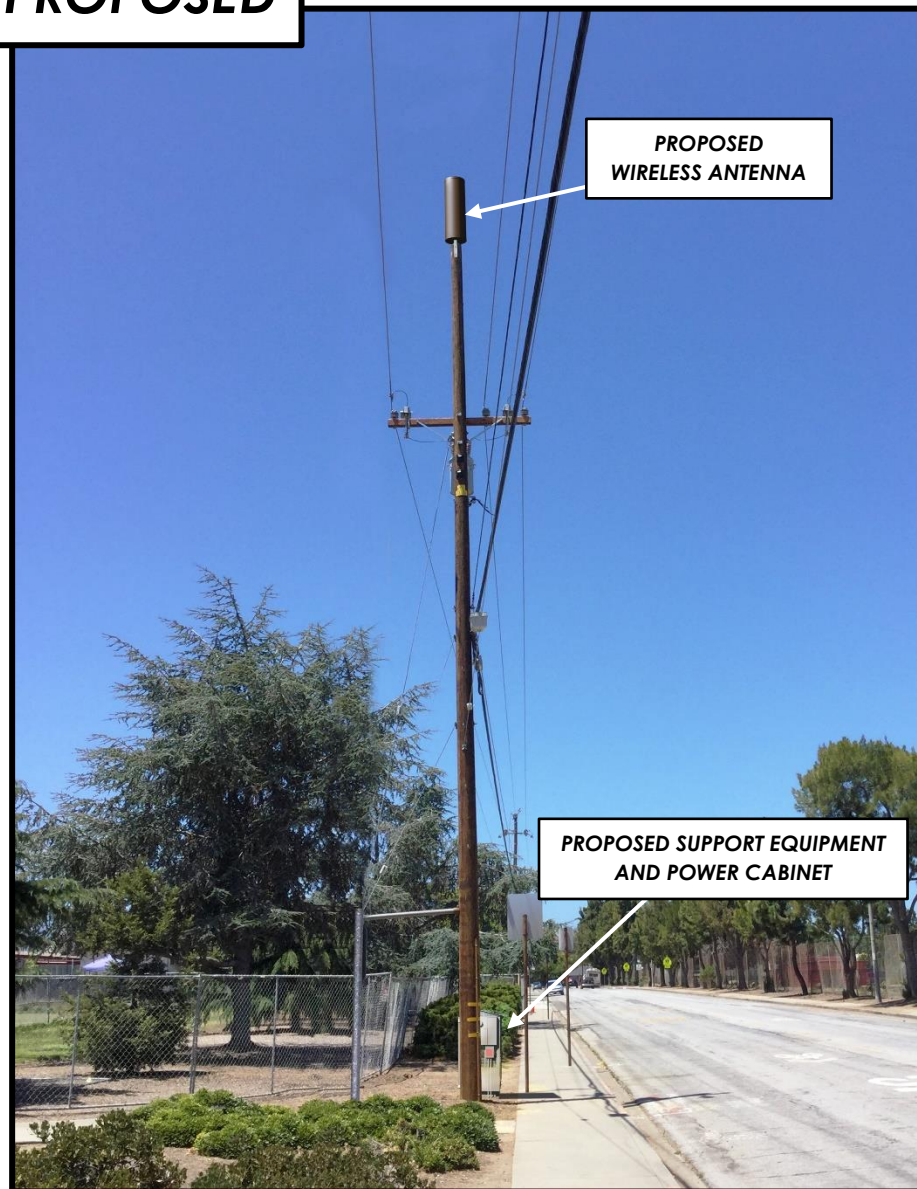


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EXISTING



PROPOSED



SUNNYVALE 007

A/F 1055 Dunford Way
Sunnyvale, CA 94087
Location Code: 427812

VIEW 1: LOOKING WEST ALONG DUNFORD WAY

PHOTOSIMS PRODUCED 8/21/2018

verizon



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Martinez, CA 94553
info@thecbrgroup.com

EXISTING



PROPOSED



**PROPOSED
WIRELESS ANTENNA**

**PROPOSED SUPPORT EQUIPMENT
AND POWER CABINET**

SUNNYVALE 007

A/F 1055 Dunford Way
Sunnyvale, CA 94087
Location Code: 427812

VIEW 2: LOOKING SOUTH ACROSS DUNFORD WAY

PHOTOSIMS PRODUCED 8/21/2018

verizon



The CBR Group
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Martinez, CA 94553
info@thecbrgroup.com

EXISTING**PROPOSED****SUNNYVALE 007**

A/F 1055 Dunford Way
Sunnyvale, CA 94087
Location Code: 427812

**VIEW 3: LOOKING SOUTHEAST ACROSS
DUNFORD WAY**

PHOTOSIMS PRODUCED 8/21/2018

verizon



The CBR Group
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Martinez, CA 94553
info@thecbrgroup.com

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 427812
Sunnyvale 007
1055 Dunford Way
Sunnyvale, California 94087
Santa Clara County
37° 20' 43.33" N, -122° 0' 22.27" W NAD83

EBI Project No. 6217004560
October 17, 2017



Prepared for:
Verizon Wireless
c/o The CBR Group Inc.
841 Arnold Drive, Suite A & B
Martinez, CA 94553

Prepared by:



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
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2.0 SITE DESCRIPTION	2
3.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS.....	3
4.0 WORST-CASE PREDICTIVE MODELING.....	5
5.0 MITIGATION/SITE CONTROL OPTIONS	6
6.0 SUMMARY AND CONCLUSIONS	6
7.0 LIMITATIONS	6

APPENDICES

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APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS	
APPENDIX C ROOFVIEW® EXPORT FILES	

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 427812 located at 1055 Dunford Way in Sunnyvale, California to determine RF-EME exposure levels from proposed Verizon wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **2.50** percent of the FCC's general public limit (**0.50** percent of the FCC's occupational limit).

Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes instructions to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per seconds (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 700-2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes one (1) omni-directional wireless telecommunication antenna on a utility pole located at 1055 Dunford Way in Sunnyvale, California.

Verizon Antenna Information (proposed Configuration)									
Antenna# and Model	Frequency (MHz)	# of Transmitters	Transmit Power (Watts)	Azimuth	Gain (dBd)	Feet above Ground (CL)	X	Y	Z
AI	700	2	40	Omni	3.35	49.33 ft AGL	50	50	47.33
Amphenol	2100	4	40		7.85				
CUUT360X12FI24	1900	4	40		7.35				

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered uncontrolled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Section 3.0. Appendix B presents a site safety plan that provides a plan view of the utility pole with antenna locations.

3.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

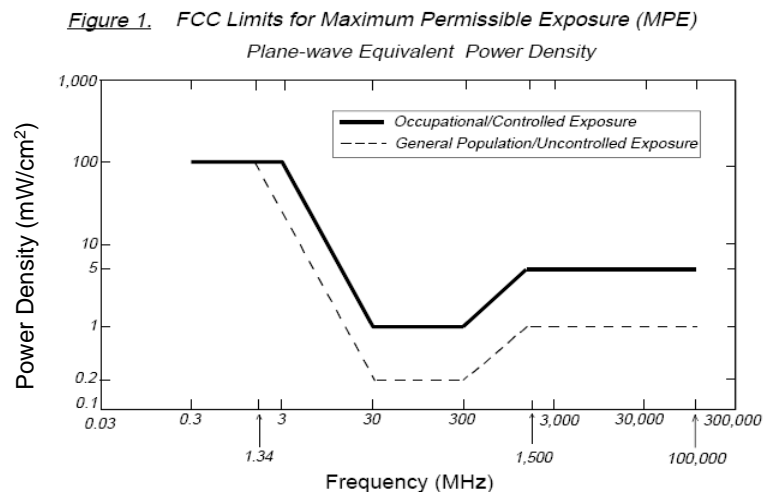
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Verizon equipment operating at 700 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 700-2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

4.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level and nearby roof-tops resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

The modeling is based on worst-case assumptions for the number of antennas and transmitter power. The modeling assumes a maximum 10-radio configuration for the antenna with a power level of 40 watts per transmitter for 700, 2100, and 1900 MHz frequencies, in order to provide a worst-case evaluation of predicted MPE levels. The assumptions used in the modeling are based upon information provided by Verizon, and information gathered from other sources. The parameters used for the modeling are summarized in the RoofView® export files presented in Appendix C.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 2.50 percent of the FCC's general public limit (0.50 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage.

5.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure at ground level. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In order to alert people accessing the utility pole, CAUTION signs are recommended to be installed on opposite sides of the pole, 8' below the bottom of the antenna.

There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the roof should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 427812 located at 1055 Dunford Way in Sunnyvale, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

7.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

RF-EME Compliance Report
EBI Project No. 6217004561

Site No. 427812
1055 Dunford Way, Sunnyvale, California

Reviewed and Approved by:



sealed 17oct2017


Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Christopher Ilgenfritz, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.







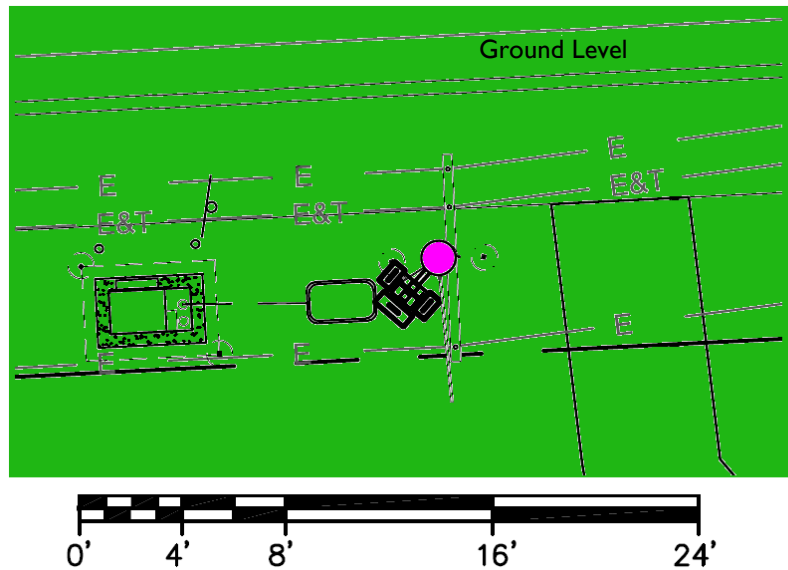
Appendix B

Radio Frequency Electromagnetic Energy

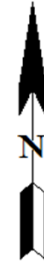
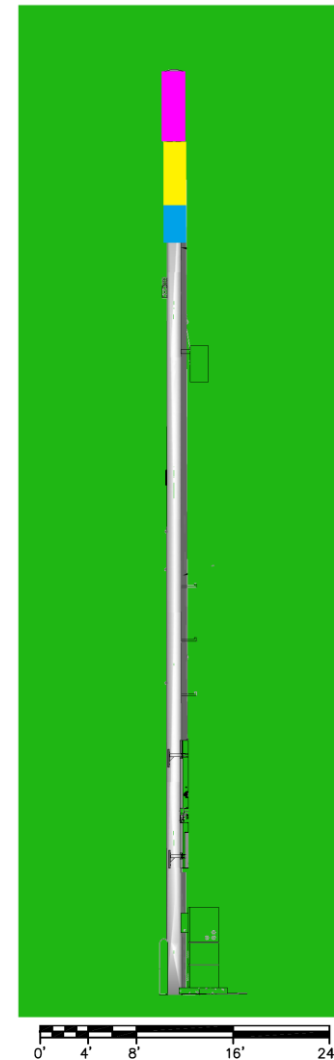
Safety / Signage Plans

% FCC Public Exposure Limit

	Exposure Level $\geq 5,000$
	$500 < \text{Exposure Level} \leq 5,000$
	$100 < \text{Exposure Level} \leq 500$
	Exposure Level ≤ 100

Ground Level

 **Verizon Antennas**

Down Pole**Roofview: Composite Exposure Levels**

Facility Operator: Verizon Wireless

Site Name: Sunnyvale 007

Verizon Site Number: 427812

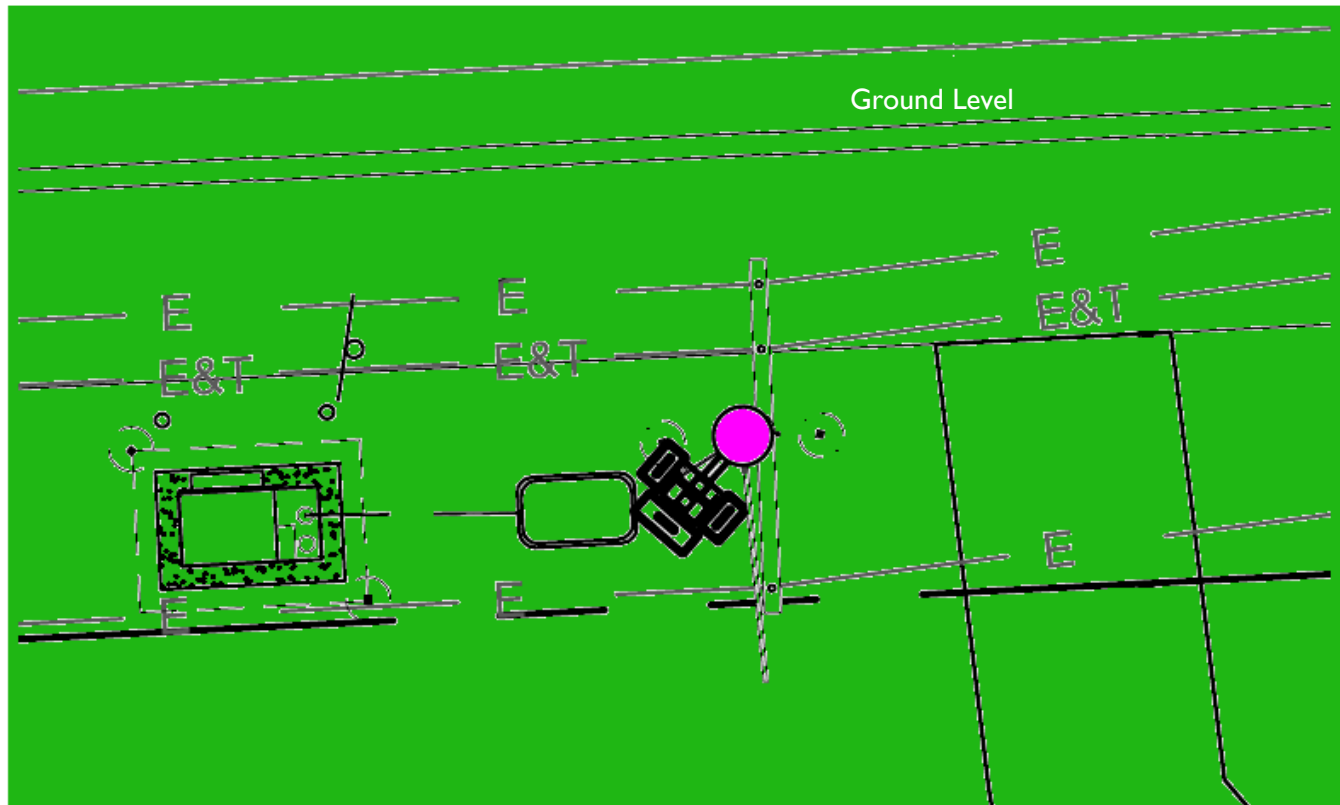
Report Date: 10-17-17

% FCC Public Exposure Limit



Exposure Level > 5

Exposure Level ≤ 5



Verizon Antennas

Roofview: Verizon Exposure Levels

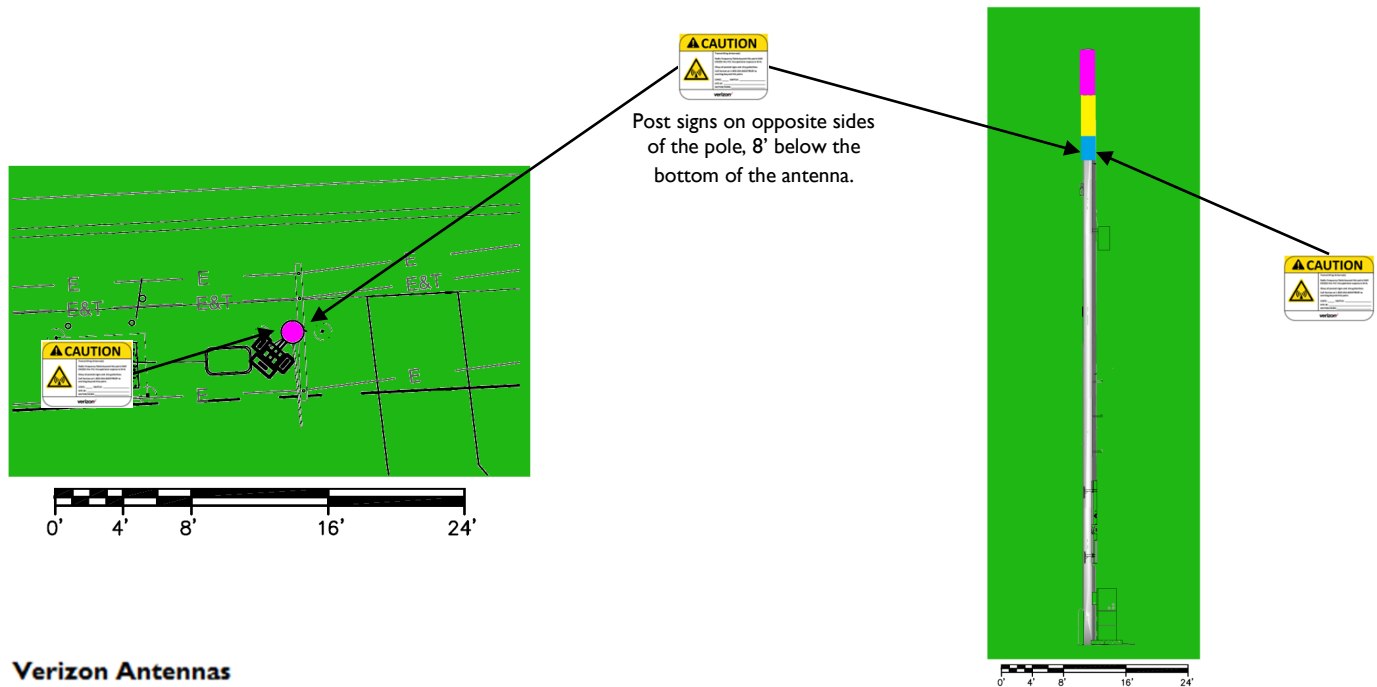
Facility Operator: Verizon Wireless

Site Name: Sunnyvale 007


Verizon Site Number: 427812

Report Date: 10-17-17

Verizon Signage Plan



Verizon Antennas

Sign Image	Description	Posting Instructions	Required Signage
	Yellow Caution Sign Used to alert individuals that they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's maximum permissible exposure limit for the general public and the occupational exposure limit.	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Post signs on opposite sides of the pole, 8' below the bottom of the antenna.

Appendix C

Roofview® Export File

StartMapDefinition

Roof Max \Roof Max \ Map Max \ Map Max \ Y Offset X Offset Number of envelope
 120 120 140 140 20 20 1 \$AE\$81:\$E \$AE\$81:\$E\$200

List Of Areas
 \$AE\$81:\$E\$200

StartSettingsData

Standard Method Uptime Scale Factc Low Thr Low Color Mid Thr Mid Color Hi Thr Hi Color Over Color Ap Ht Mult Ap Ht Method
 4 2 1 1 100 1 500 4 5000 2 3 1.5 1

StartAntennaData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq (MHz)	Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
VZW A1	LTE	700	40	2	0	0	1			Amphenol	CUUT360X12F124	50	50	47.33		4	3.35	360;0		ON•
VZW A1	LTE	2100	40	4	0	0		1.5		Amphenol	CUUT360X12F124	50	50	47.33		4	7.85	360;0		ON•
VZW A1	LTE	1900	40	4	0	0		1.5		Amphenol	CUUT360X12F124	50	50	47.33		4	7.35	360;0		ON•

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	



City of Sunnyvale

Agenda Item 3

18-0869

Agenda Date: 10/8/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW - Allow a 505-sq. ft. second-story addition and a 151-sq. ft. first-story addition on an existing 2,062 sq. ft. single-story, single-family home resulting in 2,718 sq. ft. (2,174 sq. ft. living area, 431 sq. ft. garage, and 113 sq. ft. covered portion of patio) and 48% FAR.

USE PERMIT for a 7'5" fence along the reducible front yard property line (along Margaret Ct.);

VARIANCE to allow: 9'3" setback for patio columns when 10' is required and 4'11" setback for an AC unit in the reducible front yard when 9' is required.

Location: 902 W. Cardinal Drive (198-11-036)

File #: 2018-7675

Zoning: R-0 (Low Density Residential)

Applicant/Owner: M. Designs Architects, Alpheus Jessup/ Ray and Sinead Murphy

Environmental Review:

- Design Review and Variance for Air Conditioner: Categorically Exempt Class 1(e). Class 1 (e) (1) Categorical Exemptions, Section 15301(e) include additions to existing structures resulting in no more than a 50% increase in floor area.
- Use Permit (fence) Variance (patio): Categorical Exemption Class 3 relieves this project from California Environmental Quality Act (CEQA). Class 3 Categorical Exemptions includes construction of new accessory structures (patio) including fences (CEQA Section 15303 (e)).

Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low-Density Residential

Existing Site Conditions: One-Story Single-Family Residence

Surrounding Land Uses

North: One-Story Single-Family Residence

South: One-Story Single-Family Residence

East: One-Story Single-Family Residence

West: One-Story Single-Family Residence

Issues: Neighborhood Compatibility, Floor Area Ratio, Compliance with Single-Family Home Design Techniques

Staff Recommendation: Approve the Design Review, Use Permit and Variances with the Conditions of Approval in Attachment 4.

BACKGROUND

Project Description

The project site is 0.1289 acres (5,614 sq. ft.) in size and is currently developed with a 2,062-sq. ft. single-story, single-family home (37% floor area ratio - FAR). The applicant proposes to add a 505-sq. ft. second story addition and a 151-sq. ft. first story addition to the existing single-story, single-family home resulting in 2,718 sq. ft. and 48% FAR. The project also includes legalizing an existing fence, a rear yard patio, and an air conditioning unit that were built without permits but that have been in place for many years. The unpermitted elements were discovered as part of the permit review and there are no active neighborhood preservation complaints on the property. See Attachment 10 - Letter from Applicant.

Reason for the Permits

The applicant originally applied for a staff-level design review (#2018-7467). When reviewing the plans, it came to staff's attention that the 7'5" high fence along the reducible front property line requires a Use Permit, and the existing patio in the rear yard and air conditioner in the reducible front yard require Variances. Additional square footage was identified in the review which resulted in the project having 48% FAR, which requires Planning Commission review.

Previous Actions on the Site

- Design Review - 2018-7467 was withdrawn when the applicant decided to pursue permits for the fence, patio, and air conditioning unit, and increasing the proposed floor area ratio to above 45%.
- Building Permit- 2016-1053 added a gas line from the meter to the outdoor BBQ (under the patio).
- Building Permit - 2014-3204 enclosed the carport to create a garage, created a master bedroom and bathroom, and remodeled the kitchen and hallway bathroom.

This report will discuss each permit separately beginning with the design review and ending with the variances.

DISCUSSION (Design Review)

Background

A Design Review permit is required for second-story additions to evaluate compliance with development standards and the Single-Family Home Design Techniques.

The project is located on the southeast corner of W. Cardinal Dr. and Margaret Ct. one block west of Bernardo Ave. and Cherry Chase Elementary School. The existing neighborhood (as defined by the Single-Family Home Design Techniques - both block faces within the same and immediate adjacent block) is comprised of mostly single-story, single-family residences, which were developed in the mid-1950s. The overall neighborhood is predominantly one-story homes with three, two-story homes out of 46 homes in the neighborhood- two on S. Bernardo Ave. and one on the intersection of W. and E. Cardinal Drives. See Attachment 5 (Page 3) - FAR and Two-Story Map (of the neighborhood).

Architecture

The second story addition is towards the rear of the home and set back 44' from the front property line and 26' from the rear property line. The side setbacks are approximately 19' from the left and 12'5" from the right (Margaret Ct.) which is approximately 15' more than the required combined side

yard setback of 16'. The home design includes a new charcoal grey standing-seam metal roof and exterior walls that are a combination of 5" horizontal siding and stucco. The second-story addition has 8' plate heights and a 4.5:12 roof pitch to match the first story. The second story roof forms are gable while the first story roof form is a hip roof on the right side over the living area and a gable over the garage (left side when facing the front of the house).

Development Standards

The design review portion of the project (second story addition) complies with the applicable development standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height, solar access, and setbacks. See Attachment 2 - Project Data Table.

Floor Area and Floor Area Ratio

FARs in the neighborhood range from 13-45% with an average of 29%. Out of the 46 homes, there are three homes with 40% - 45% FAR and no homes with greater than 45% FAR. The gross floor area of homes in the neighborhood ranges from 1,296 to 3,966 square feet, with an average of 1,952 square feet. The proposed 48% FAR would be the largest FAR in the neighborhood (see Attachment 5), although there are two homes with larger gross floor area in the neighborhood (2,711 and 3,966 sq. ft.).

Second Floor Massing (proportion of first story to second story)

The neighborhood is a predominately single-story neighborhood. The Single-Family Home Design Technics (SFHDT) recommends that in a predominately single-story neighborhood, the second-story to first-story ratio for a two-story home should be no more than 35%. The second-story to first story ratio of the project is 23%, well-within the guideline.

Neighborhood Compatibility

The addition would make the house the highest FAR in the neighborhood; however, the generous setbacks of the second story minimize the impact of the second story on the neighborhood, the:

- Front setback is 44'2" when 25' is required
- Left setback is 18'11" when 7' is required
- Right setback is 12'5" when 9' is required
- Rear setback is 26'1" when 20' is required

The 24' height of the project is reasonable for a two-story house. The 8' first and second-story plate heights are compatible with the plate heights of the surrounding neighborhood.

Changing the roof from a gable to a hip roof would better blend the second story with the first story and minimize the impact of the second story on the streetscape which has mostly hip roofs with some gabled-roof garages. The other two-story homes in the neighborhood have hip roofs, one flat roof, and a combination of hip roof with minimal second story gable. Staff recommends a condition of approval to change the second-story gables to a hip roof to better blend with the first story and reduce the massing of the exposed corner house on both streetscapes of W. Cardinal Dr. and Margaret Ct. See Attachment 6 - Two-Story Homes in the Neighborhood.

Staff finds the building materials to be aesthetic and harmonious with the surrounding neighborhood because it uses traditional (stucco and siding) as well as modern elements (standing seam metal roof). See Attachment 9 - Site and Architectural Plans.

Privacy Impacts

- Left Side - Because the left side of the house is setback almost 25' from the left neighbor (19' to the property line and 6' from the property line to the neighbor's house) it may not be necessary to install high-sill windows on the left side of the master bedroom; however, if the neighbor expresses concern about their privacy, the Planning Commission can consider requiring the installation of high-sill windows.
- Right Side - The right side of the property faces Margaret Court so there are no privacy concerns regarding the second story addition.
- Rear - The closest window to the rear property line is a high-sill window in the walk-in closet. The master bedroom window facing the rear yard is 33' away from the rear property line and faces the neighbor's front yard and partially the side yard of the rear yard neighbor so there is no need for a high-sill window in the master bedroom facing the rear yard.

Applicable Design Guidelines

Staff considers the proposed home to be consistent with the adopted Single-Family Home Design Techniques regarding second story additions. It positively adds to the streetscape if the roof is changed to a hip roof. The generous setbacks and reasonable height lessen the impact of the addition on the streetscape in the predominantly one-story neighborhood. The exterior materials of stucco, siding and standing seam metal roofing are compatible with the neighborhood.

Design Review Findings

See Attachment 3 - Recommended Findings (for the Single-Family Home Design Techniques).

DISCUSSION (Use Permit for Fence)**Background**

Sunnyvale Municipal Code (SMC) Chapter 19.48 requires a Use Permit for front yard fences over six feet in height. Fence height in the front and reducible front yard is measured from the top of curb, or street, if there is no curb, to the highest point of the fence. The SMC defines a front yard fence to include any fence located between the face of the building and the street. Any new fence construction is subject to current SMC permitting requirements. The 7'5" high fence (measured from the top of the curb) is located along the reducible front yard property line of Margaret Ct. The portion of the fence that encroaches into the vision triangle is to be removed.

Fence Design

The proposed 7'5" fence is the common redwood fence composed of horizontal bottom rails, posts and solid vertical panels topped with 1 ft. of lattice. The fence is stained with natural color and has two gates, one for access to the side yard and the other for access to the rear yard. The house is setback 6'2" from the property line (legal nonconforming) when 9' is normally required so the fence is 6'2" from the house.

Neighborhood Compatibility

The typical pattern in the neighborhood is for corner lots is to have privacy fences on the reducible front yard property line. Staff finds that the fence does not overwhelm the streetscape or create a walled-in appearance on Margaret Ct. It is about the same height as the fence across Margaret Ct (at

914 W. Cardinal Dr.) and has been in its current location for many years without complaint. The additional height above 6' provides the needed privacy for the property owner because their house is closer to the street than normal because of the 6'2" setback to the property line. See:

- Attachment 7 - Fences Photos (along Margaret Ct.)
- Attachment 13 - Neighbor's Letters of Support

Use Permit Justifications

Staff recommends the Commission find the project meets the required findings. The proposed fence design and height from grade are similar to other reducible front yard fences found in the neighborhood and does not create a walled-in appearance on the streetscape. The fence will provide the property owner reasonable privacy required because the house is setback 6'2" from the property line when a 9' setback is required. The fence has been in place for many years without complaint from adjacent neighbors.

See the Use Permit Justifications in:

- Attachment 3 (Page 2) - Recommended Use Permit Justifications
- Attachment 11 - Use Permit Justifications (Applicant)

DISCUSSION (Variance for Rear Yard Patio)

Background

A Variance is required to allow the columns of the existing rear yard patio to be 9'3" from the property line when a 10' setback is required by Sunnyvale Municipal Code (SMC) Section 19.48.050.

Trellis Design

The 208-sq. ft. patio is attached to the house by a seamless extension of the home's existing roof and roof material. The center of the patios' roof is less than 50% solid so that portion (95 sq. ft.) does not count toward the floor area of the house; the remaining 113 sq. ft. counts towards the floor area of the house. The patio has been in its current location for over 30 years, however, the applicants recently added a gas BBQ and stone counter top under the patio to create an outdoor kitchen and during construction of the BBQ, the patio columns were relocated closer to the house to their current location. When the applicants got permits for the BBQ, City staff did not verify that the new column locations were slightly short of the required 10-foot setback. In order to move the columns and meet the 10' setback now the stone counter top would have to be at least partially demolished and rebuilt. See Attachment 8 -Patio Photos.

Neighborhood Compatibility

All the immediate neighbors have trellises similar to the applicant's trellis in their rear yards:

- 894 W. Cardinal Ave - 128 sq. ft.
- 898 W. Cardinal Drive - 300 sq. ft.
- 904 Margaret Ct. - 140 sq. ft.

There has been no complaint about the trellis support elements, and two adjacent neighbors (898 W. Cardinal Dr. and 904 Margaret Ct.) have written letters of support for the trellis. See Attachment 13 - Neighbor's Letters of Support.

Variance Findings

Staff was able to make the findings based on the fact that the applicant has a smaller lot than

required in the R-0 zoning district. The encroachment is proportional to the smaller lot size. See the findings in:

- Attachment 3 (Page 3) - Recommended Variance Findings
- Attachment 12 - Variance Findings (Applicant)

DISCUSSION (Variance for Air Conditioner)

Background

A Variance is required to allow the existing air conditioner to be 4'11" from the property line when a minimum 9' setback is required by Sunnyvale Municipal Code (SMC) Section 19.34.040(b).

Air Conditioner Design

The air conditioner is a Performance 14 Compact Central Air Conditioner which is designed for narrow lots. The air conditioning unit is placed adjacent to the west side of the house (facing Margaret Ct.) protruding an additional 1'3" from the house (at 4'11" from the reducible front property line. There have been no Neighborhood Preservation complaints about the air conditioner since it was installed over 20 years ago.

Neighborhood Compatibility

The air conditioner faces Margaret Ct. and is screened from pedestrians by the fence on the reducible front property line. The air conditioner is required to meet the Sunnyvale Noise Ordinance so the impact of the air conditioning unit on the streetscape and pedestrians is minimal. The neighbor most impacted (across Margaret Ct.) has written a letter in support of the air conditioning unit. See Attachment 13 - Neighbor's Letters of Support.

Variance Findings

Staff was able to make the findings. The 6'2" reducible front yard does not allow an air conditioning unit to be placed in the reducible front yard to conform to the setback requirement. the findings in:

- Attachment 3 (Page 4) - Recommended Variance Findings
- Attachment 12 - Variance Findings (Applicant)

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

- Published in the Sun newspaper
- Posted on the site
- 62 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 official notice bulletin board
- Posted on the City's Website

Public Comments: Staff received three letters of support from all three adjacent neighbors:

- 898 W. Cardinal Dr. (house on the left)

- 904 Margaret Ct. (rear yard neighbor)
- 914 W. Cardinal Dr. (house across Margaret Ct).

See Attachment 13 - Letters of support from all three adjacent neighbors.

ALTERNATIVES

1. Approve the Design Review, Use Permit, and Variances based on the Recommended Findings and Justifications in Attachment 3 and the Recommended Conditions of Approval in Attachment 4.
2. Approve the Design Review, Use Permit and Variances with modified conditions.
3. Deny the Design Review, Use Permit and Variances and provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION

Alternative 1: Approve the Design Review, Use Permit and Variances based on the Recommended Findings and Justifications in Attachment 3 and the Recommended Conditions of Approval in Attachment 4.

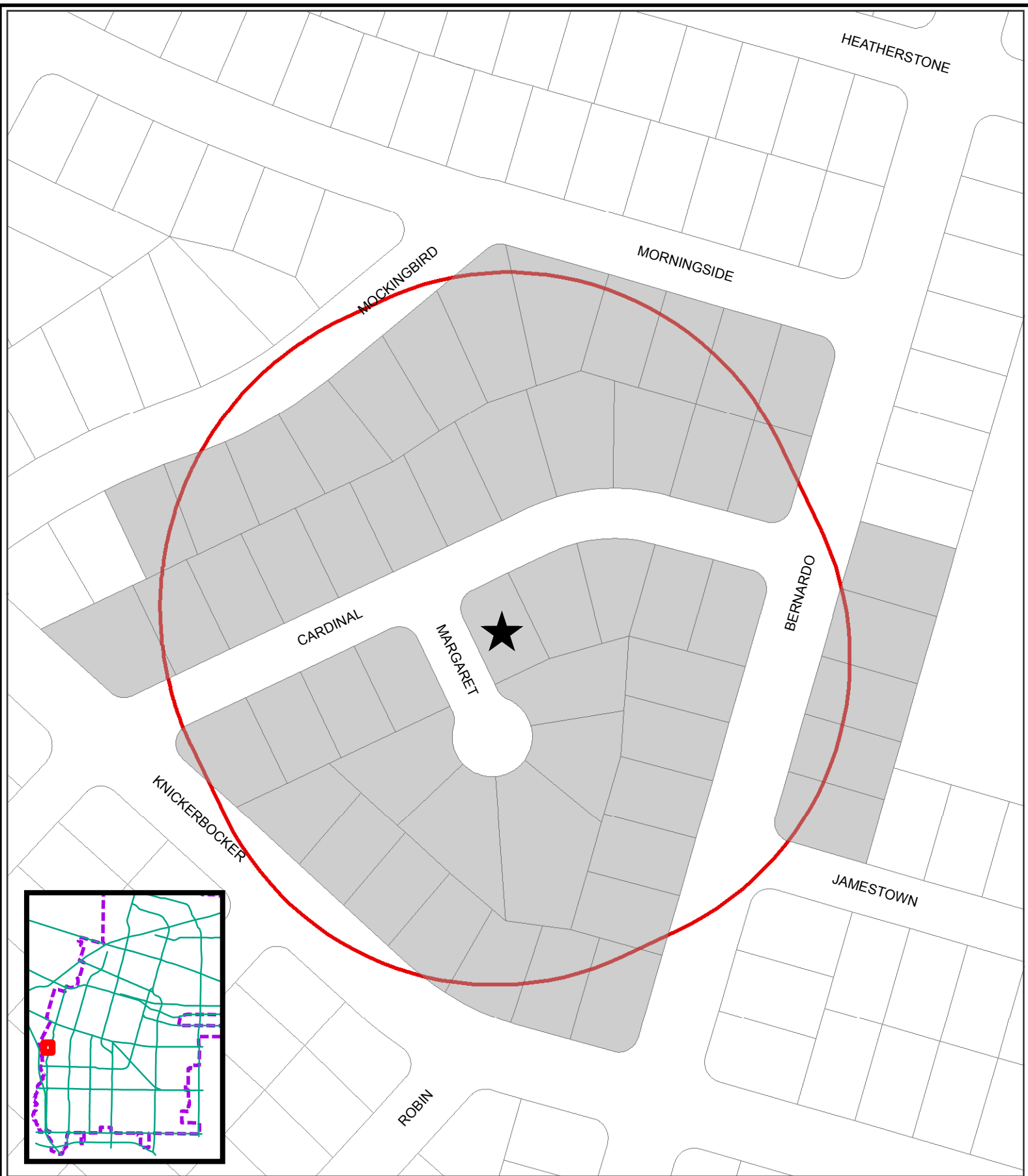
Prepared by: Teresa Zarrin, Associate Planner

Reviewed by: Gerri Caruso, Principal Planner

Approved by: Andrew Miner, Assistant Director of Community Development

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. FAR Table and FAR and Two-Story Map
6. Two-Story Homes in the Neighborhood
7. Fence Photos
8. Patio Photos
9. Site and Architectural Plans
10. Letter from the Applicant
11. Use Permit Justifications (Applicant)
12. Variance Findings (Applicant)
13. Neighbor's Letters of Support



2018-7675
 902 W. Cardinal Dr. (APN:198-11-036)
 DESIGN REVIEW | USE PERMIT | VARIANCE
 300-ft Area Map

0 75 150 300 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	-
Zoning District	R-0	Same	-
Lot Size (s.f.)	5,614	Same	8,000 min.
Gross Floor Area (s.f.)	2,062	2,718	3,600 ¹
Lot Coverage (%)	39.9	39.9	40% max.
Floor Area Ratio (FAR)(%)	37	48	45 ¹
Building Height	15'8"	24'0"	30' max.
No. of Stories	One	Two	Two max.
Setbacks (Facing Property)			
Front			
1 st Floor	26'5"	26'5"	20' min.
2 nd Floor	N/A	44'2"	25' min.
Left Side			
1 st Floor	5'11"	5'11"	4' min.
To Patio Cover	5'11"	5'11"	4'0"
2 nd Floor	N/A	18'11"	7' min.
Right Side (reducible front)			
1 st Floor	6'2" ²	6'2" ²	9' min.
To A/C	4'11"	4'11"	9' min.
To Patio Cover	38'7"	38'7"	9' min.
2 nd Floor	N/A	12'5"	9' min.
Side Total			
1 st Floor	12'1"	12'1"	N/A
2 nd Floor	N/A	31'4"	16' min.
Rear			
1 st Floor	20'8"	20'8"	20' min.
To Patio Cover	9'3"	9'3"	10'
2 nd Floor	N/A	26'1"	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.

¹ Threshold for Planning Commission review.² Existing legal nonconforming.

★ Deviations from the Sunnyvale Municipal Code.

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture complies 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>	As with other homes in the vicinity, the proposed residence is oriented with its front entry facing Cardinal Dr. with an entry feature consistent with other two-story homes in the neighborhood. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home respects the scale, bulk, and character of other two-story homes in the neighborhood because the project has a reasonable 24' height, 8' plate heights, a second story to first story ratio of 25%, and exterior materials that are compatible with the neighborhood. Changing the second story roof to a hip roof form, will reduce the impact of the second story on the streetscape. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed residence complies with code requirements related to height, lot coverage, and solar shading. The generous setbacks protect the neighbor's privacy. Finding Met
<i>2.2.4 Minimize the visual impacts of parking.</i>	The parking layout is consistent with the prevailing neighborhood pattern. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design uses high quality stucco and siding, and standing seam metal roof. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Finding Met

Use Permit Findings (Fence):

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

1. *Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the city of Sunnyvale; Finding met.*

City of Sunnyvale General Plan

- *CC-2: Attractive Street Environment: Create an attractive street environment which will complement private and public properties and be comfortable for residents and visitors.*

The proposed fence design and height from grade are similar to other reducible front yard fences found in the neighborhood. The fence will provide the property owner reasonable privacy required because the house is setback 6'2" from the property line when a 9' setback is required.

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

The 7'5" fence provides the property owner privacy without creating a walled-off appearance on the streetscape. The fence has been in place for many years without complaint from adjacent neighbors.

Variance Findings (Patio)

The Sunnyvale Municipal code states that all three of the following justifications must be met before granting the Variance.

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

The property has a 7% smaller lot size of 5,614 sq. ft. (386 sq. ft.), than the minimum lot size of 6,000 sq. ft. required in the R-0 zoning district. The patio encroaches 9" into the required rear yard or about 11 sq. ft. (9" x 15'). 11 sq. ft. is less than a 1% encroachment into the required rear yard. The encroachment is proportional to the smaller lot size.

AND

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

The purpose of the setbacks is to provide light and ventilation to the property. The setback is only reduced by 9". The patio' 11 sq. ft. encroachment (9" x 15') into the required rear yard is not materially detrimental to the public welfare or injurious to the property improvements or uses within the immediate vicinity because the open trellis portion allows light and ventilation into the rear yard and the minimal encroachment is imperceptible to the neighbors. The patio design does not block light or ventilation to the neighbors.

AND

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

All the adjacent neighbors have installed patios that are the same size or larger within the required setbacks in their rear yards. From the neighbor's views the encroachment is not noticeable.

Variance Findings (Air Conditioner)

The Sunnyvale Municipal code states that all three of the following justifications must be met before granting the Variance.

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

The 6'2" reducible front yard does not allow an air conditioning unit to be placed in the reducible front yard to conform to the setback requirement. The reducible front yard is a common to place an air conditioning unit in the neighborhood because it leaves the rear yard free for recreation and noise-free enjoyment of the outdoors and protects the side yard neighbor from the noise produced by the air conditioning unit.

AND

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

The unit is a compact style and screened from the street by the fence on the reducible front yard so it is not materially detrimental to the public welfare. The air conditioning has been in its current location for many years without complaint from the neighbors. All neighbors have written in support of the current location of the air conditioning unit.

AND

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

The purpose of the setback is to provide light and ventilation to the immediate area. Allowing the air conditioning unit at 4'11" from the property line will still serve the intent of the ordinance. The property owner is not granted a special privilege by being allowed to locate their air conditioning unit 4'11" from the reducible front property line. The reducible front yard is a common and preferred location for an air conditioning unit that many homeowners in this neighborhood enjoy.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
OCTOBER 8, 2018**

Planning Application 2018-7675
902 W. Cardinal Ave.

DESIGN REVIEW - Allow a 505-sq. ft. second-story addition and a 151-sq. ft. first-story addition on an existing 2,062 sq. ft. single-story, single-family home resulting in 2,718 sq. ft. (2,174 sq. ft. living area, 431 sq. ft. garage, and 113 sq. ft. covered portion of patio) and 48% FAR.

USE PERMIT for a 7'5" fence along the reducible front yard property line (along Margaret Ct.);

VARIANCE to allow: 9'0" to 9'6" setback for trellis columns when 10' is required and 4'11" setback for an AC unit in the reducible front yard when 9' is required.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

<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 one year or more. [SDR] [PLANNING]
- GC-4. INDEMNITY:
The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]
- GC-5. NOTICE OF FEES PROTEST:
As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING/OCA]
- GC-6. 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-7 COMPLY WITH THE SUNNYVALE NOISE ORDINANCE:
The air conditioning unit approved in this permit shall comply with the Sunnyvale Noise Ordinance (SMC 19.42.030) [SDR] [PLANNING]

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

- PS-1 PRC ADVISORY COMMENTS
PRC advisory comments provided on 9/29/2018 shall be incorporated into the plans [SDR] [BUILDING AND FIRE]
- PS-2 ROOF FORM
Submit revised roof plans to the Director of Community Development showing a hip roof instead of the current gable roof design. [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. BEST MANAGEMENT PRACTICES - STORMWATER:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

-
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
 - b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
 - c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
 - d) Covered trash, food waste, and compactor enclosures.
 - e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]
- BP-4. 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-5. CONSTRUCTION MATERIAL AND STAGING:
Construction related materials, equipment, etc. must be stored on site unless permitted in advance by the Public Works Department. This is to avoid causing safety and/or operational issues for the movements of pedestrians, cyclists and vehicular traffic. [COA] [PUBLIC WORKS]

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

EP-1. SEWER CLEANOUT:

Add a note to install sanitary sewer cleanout on the front property line, per Sunnyvale City standard 15A. The sewer cleanout will ensure that the lateral can be flushed out when necessary to prevent blockage. Show sewer lateral and cleanout on building plans. [SDR] [PUBLIC WORKS]

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

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-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:

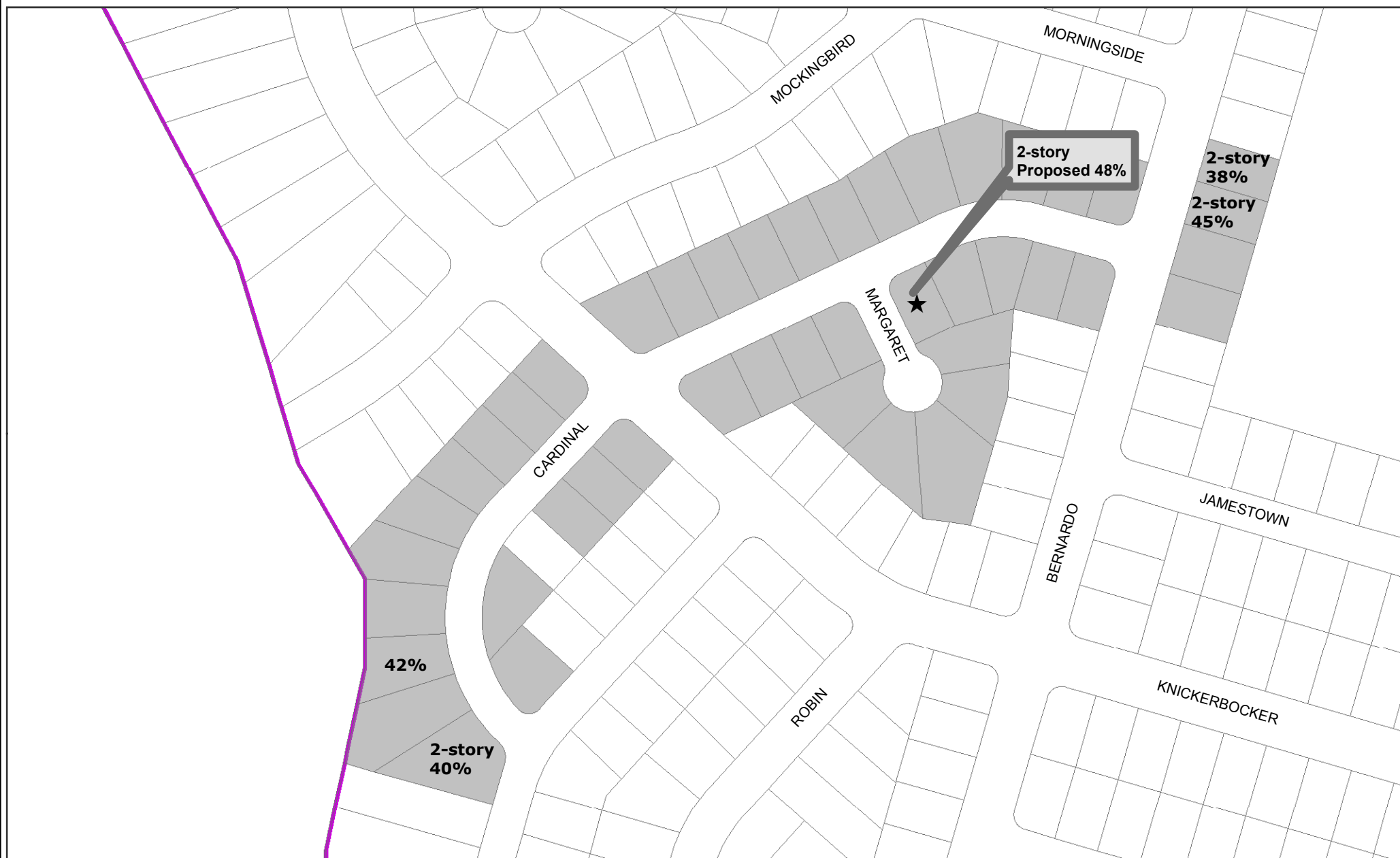
- a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
- b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- c) Avoid the use of on-site 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]

APN	Zoning	Address		County Land Sq. Ft.	County Building Sq. Ft.	Garage Sq. Ft.	Total Sq. Ft.	FAR (%)
19811015 R0		885 W Cardinal	Dr	5,700	2,180	0	2,180	38
19811016 R0		889 W Cardinal	Dr	5,700	1,480	360	1,840	32
19811017 R0		893 W Cardinal	Dr	7,070	1,457	340	1,797	25
19811018 R0		897 W Cardinal	Dr	8,470	1,862	409	2,271	27
19811019 R0		901 W Cardinal	Dr	7,548	1,824	391	2,215	29
19811020 R0		905 W Cardinal	Dr	6,300	1,390	360	1,750	28
19811021 R0		907 W Cardinal	Dr	6,000	1,234	391	1,625	27
19811022 R0		909 W Cardinal	Dr	5,940	1,596	414	2,010	34
19811023 R0		913 W Cardinal	Dr	5,940	1,534	342	1,876	32
19811024 R0		915 W Cardinal	Dr	5,940	1,630	0	1,630	27
19811025 R0		917 W Cardinal	Dr	5,940	1,066	414	1,480	25
19811026 R0		919 W Cardinal	Dr	8,316	2,037	437	2,474	30
19811027 R0		1233 W Knickerbocker	Dr	7,125	1,338	414	1,752	25
19811028 R0		918 W Cardinal	Dr	5,700	1,638	340	1,978	35
19811029 R0		916 W Cardinal	Dr	5,700	1,575	440	2,015	35
19811030 R0		914 W Cardinal	Dr	5,700	1,534	437	1,971	35
19811031 R0		912 Margaret	Ct	8,547	1,822	324	2,146	25
19811032 R0		910 Margaret	Ct	7,920	1,559	408	1,967	25
19811033 R0		908 Margaret	Ct	11,610	1,168	391	1,559	13
19811034 R0		906 Margaret	Ct	6,693	1,723	0	1,723	26
19811035 R0		904 Margaret	Ct	7,735	1,625	416	2,041	26
19811036 R0		902 W Cardinal	Dr	5,700	1,507	0	1,507	26
19811037 R0		898 W Cardinal	Dr	5,940	1,412	418	1,830	31
19811038 R0		894 W Cardinal	Dr	5,742	1,420	437	1,857	32
19811039 R0		890 W Cardinal	Dr	5,700	1,296	0	1,296	23
19811040 R0		886 W Cardinal	Dr	5,700	1,066	414	1,480	26
19820007 R0		884 S Bernardo	Av	7,000	1,439	513	1,952	28
19820009 R0		876 S Bernardo	Av	6,000	2,311	400	2,711	45

APN	Zoning	Address			County Land Sq. Ft.	County Building Sq. Ft.	Garage Sq. Ft.	Total Sq. Ft.	FAR (%)
19820010	R0	872 S	Bernardo	Av	6,000	1,757	513	2,270	38
19820053	R0	880 S	Bernardo	Av	7,000	1,434	513	1,947	28
19841029	R0	943 E	Cardinal	Dr	7,410	1,789	425	2,214	30
19841030	R0	938 W	Cardinal	Dr	6,900	1,290	399	1,689	24
19841031	R0	934 W	Cardinal	Dr	5,520	1,138	475	1,613	29
19841032	R0	928 W	Cardinal	Dr	5,700	1,138	475	1,613	28
19841033	R0	924 W	Cardinal	Dr	5,700	1,138	475	1,613	28
19841034	R0	920 W	Cardinal	Dr	5,700	1,656	475	2,131	37
19842006	R0	921 W	Cardinal	Dr	5,700	1,138	475	1,613	28
19842007	R0	925 W	Cardinal	Dr	5,700	1,740	475	2,215	39
19842008	R0	929 W	Cardinal	Dr	5,700	1,138	475	1,613	28
19842009	R0	933 W	Cardinal	Dr	5,917	1,138	475	1,613	27
19842010	R0	937 W	Cardinal	Dr	7,236	1,937	475	2,412	33
19842011	R0	941 W	Cardinal	Dr	9,875	1,227	425	1,652	17
19842012	R0	945 W	Cardinal	Dr	7,062	1,227	425	1,652	23
19842013	R0	949 W	Cardinal	Dr	6,608	2,321	425	2,746	42
19842014	R0	953 W	Cardinal	Dr	10,728	1,926	425	2,351	22
19842015	R0	957 E	Cardinal	Dr	9,983	3,541	425	3,966	40
Average								1,953	29



902 W. Cardinal Drive Neighborhood
Two-Story Homes and Homes with 40% and Greater FAR

0 135 270 540 Feet



Two-story Homes in the Neighborhood of 902 W. Cardinal Dr.



872 (hip roof) and 876 (flat roof second story) S. Bernardo Ave.



957 E. Cardinal Ave. (Hip roof with minimal gable)

902 W. Cardinal Drive Fence



7'5" high (from top of curb) fence on the property line.
The portion of the fence in the vision triangle will be removed.



The 7'5" high fence matches the height of the fence in the rear yard (which is the left side yard of the neighbor)

The proposed fence is about the same height as the fence across the street on Margaret Ct (914 W. Cardinal Dr.) shown in the next two photos.





Trellis facing southwest



Trellis facing east.

NEW HOUSE FOR MURPHY FAMILY

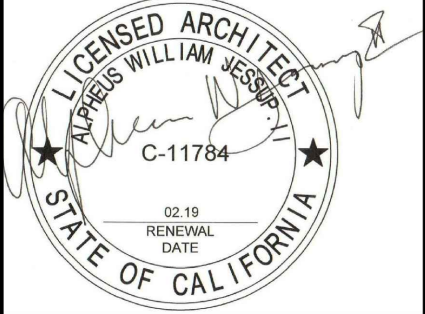


DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING RF SUBMITTAL
08-15-18	PLANNING RF SUBMITTAL



M-DESIGNS ARCHITECTS

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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN

COVER SHEET

11/1/2018

T0.0

NEW HOUSE FOR MURPHY FAMILY

DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING REF. SUBMITTAL
08-15-18	PLANNING REF. SUBMITTAL

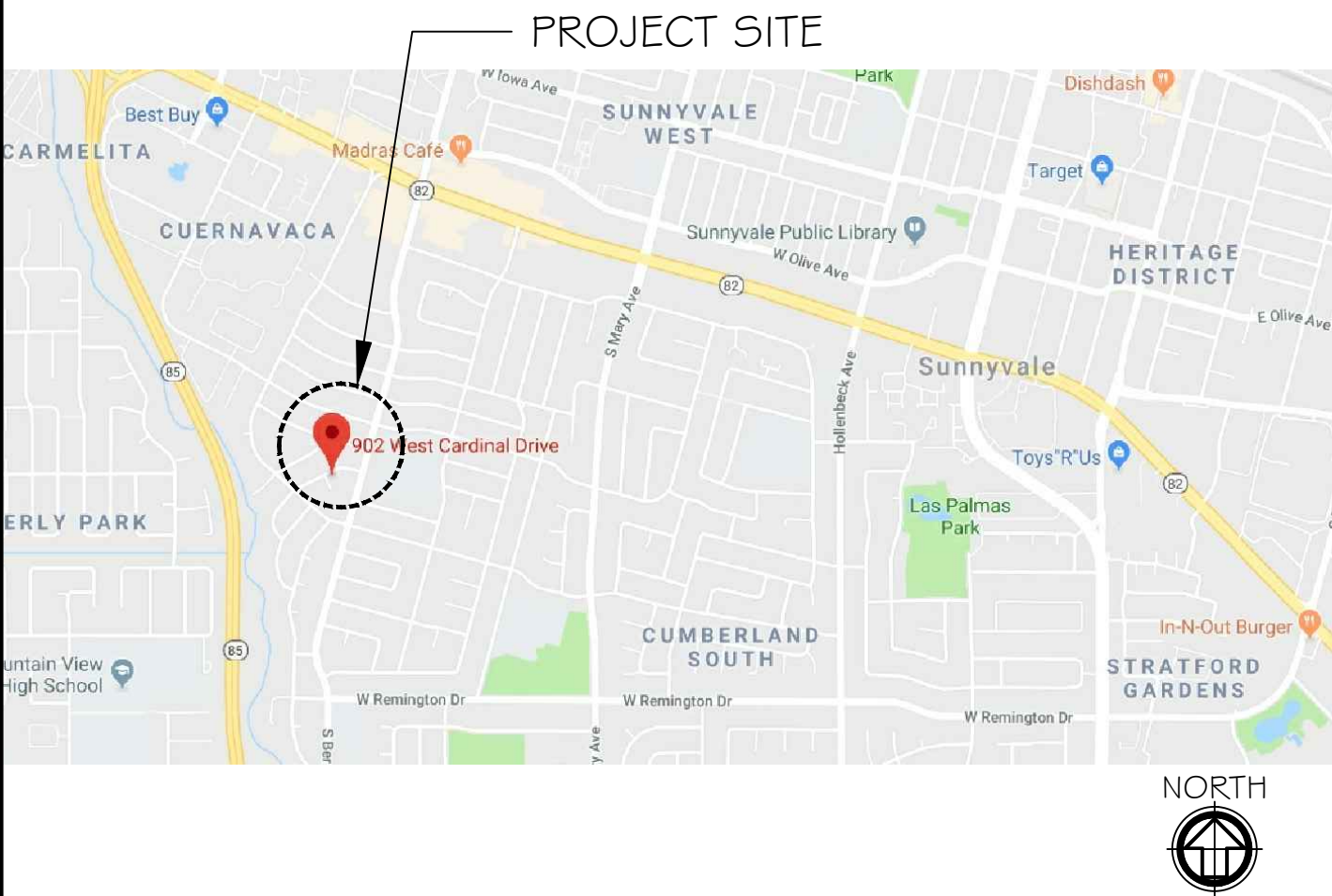


M-DESIGNS ARCHITECTS

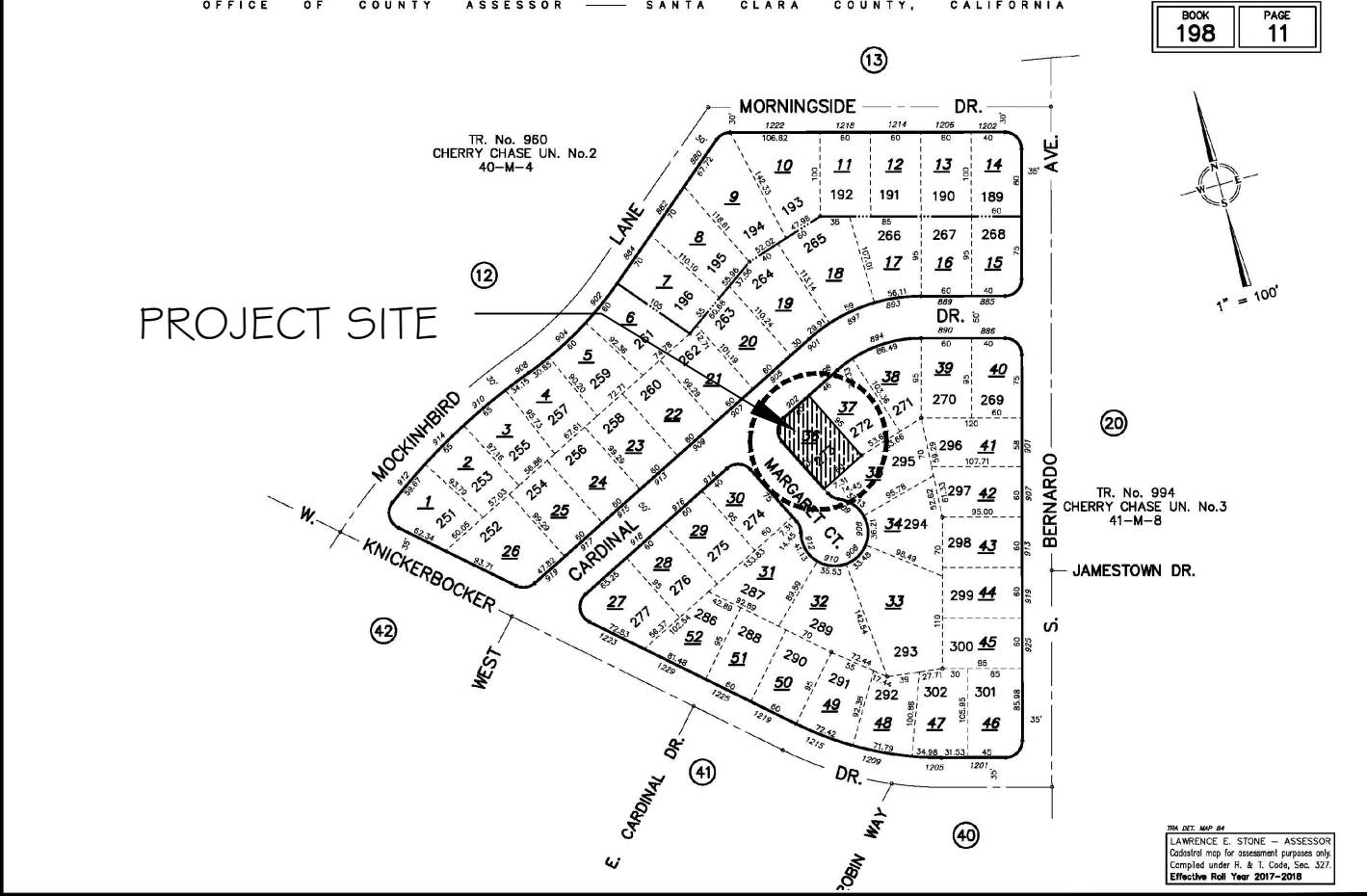
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VICINITY MAP NOT TO SCALE



PARCEL MAP



DRAWING INDEX

ARCHITECTURAL:	
TO. 1	TITLE SHEET
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	AREA CALCULATIONS
A1.4	LOT COVERAGE AREA
A2.1	EXISTING / DEMO FLOOR PLAN
A2.2	PROPOSED FIRST FLOOR PLAN
A2.3	PROPOSED SECOND FLOOR PLAN
A2.4	EXISTING ROOF PLAN
A2.5	PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS FRONT-RIGHT SIDE
A3.3	PROPOSED ELEVATIONS REAR-LEFT SIDE
A3.4	PROPOSED ELEVATIONS RIGHT SIDE W/ FENCE
A4.1	PROPOSED SECTIONS AA AND BB
A4.2	STREETSCAPE ELEVATIONS AND COLOR BOARD
A4.3	SOLAR STUDY
CIVIL:	
T-1	TOPOGRAPHIC SURVEY MAP

GENERAL NOTES

SITE EXAMINATION:
THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AND CONDITIONS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.

SAFETY:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN:
CONTRACTOR SHALL REIMBURSE OWNER(S) FOR REPAIR AND REPLACEMENT, TOGETHER WITH ANY DESIGN TEAM FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF HIS/HER CONSTRUCTION OPERATIONS.

MEASUREMENTS:
THE CONTRACTOR SHALL VERIFY ALL DIMENSION SHOWS ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS IF NECESSARY. PROPER FIT AND ATTACHMENT OF ALL PARTS REQUIRED BEFORE COMMENCING WORK. CHECK ALL LINE AND LEVELS INDICATED AND SUCH OTHER WORKS TO VERIFY THAT IT HAS BEEN PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCIES, THIS OFFICE IS TO BE NOTIFIED FOR CORRECTIONS AND/OR RESOLUTION PRIOR TO COMMENCEMENT OF ANY RELATED WORK.

EXISTING CONDITIONS:
ALL INFORMATION RELATING TO EXISTING CONSTRUCTION IS GIVEN AS BEING THE BEST INFORMATION AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER(S).

CONTRACTOR'S EQUIPMENT:
COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S BUILDING ENTRANCE AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA.

UTILITY SHUT-DOWNS AND CONNECTIONS:
BEFORE THE SHUT-DOWN OR TYING INTO ANY UTILITY, PRIOR APPROVAL SHALL BE OBTAINED FROM THE OWNER'S CITY REPRESENTATIVES. ALL BUILDING MATERIALS MUST BE ASBESTOS FREE.

CONSTRUCTION SCHEDULING:
CONTRACTOR SHALL COORDINATE HIS/HER CONSTRUCTION OPERATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SYSTEMS WHICH ARE IN USE AND ARE ADJOINING THE WORK AND ARE NOT PART OF THE WORK.

PLUMBING & ELECTRICAL:
(SEE ALSO PLUMBING AND ELECTRICAL NOTES) EXAMINATION OF PLUMBING AND ELECTRICAL SERVICES TO SITE BY CONTRACTOR PRIOR TO CONNECTION OR TYING INTO IS REQUIRED. IN ANY CASE WHERE A NEW LINE TIES INTO OR EXTENDS AN EXISTING LINE WITHIN THE LIMITS OF WORK, THE CONTRACTOR SHALL EXAM THE ENTRY LINE, OR ARRANGE FOR THE PROPER AGENCIES TO DO SO NOTIFY OWNER OF ANY DEFECTS PRIOR TO TYING INTO (E) LINES.

ALL WORK SHALL CONFORM AND SHALL BE IN CONFORMANCE TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY COMMISSION (TITLE 24) ENERGY EFFICIENCY STANDARDS FOR NEW RESIDENTIAL BUILDINGS AND SPECIFY REGULATION AND MANDATORY FEATURE AS REFERRED TO IN THE ENERGY CALCULATION OR AS NOTED ON DRAWINGS.

ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS AS PER CRC UNLESS OTHERWISE NOTED, ALL NAILING SHALL BE AS PER CBC.

PROVIDE SECURITY DEVICES AS REQUIRED BY THE CITY OR COUNTY, AS WELL AS SECURITY DEVICES SPECIFICALLY REQUESTED BY OWNER.

CONTRACTOR SHALL INSTALL ALL INSTALLATION AS REQUIRED BY TITLE 24.

FLOOR INSULATION: TBD
WALL INSULATION: TBD

ATTIC INSULATION: TBD
VAULTED CEILING: TBD
PIPE INSULATION: TBD
DUCT INSULATION: TBD
HOT WATER HEATER: TBD

ALL INSULATION TO BE JOHNS MANVILLE FORMALDEHYDE-FREE FIBER GLASS INSULATION OR EQUAL AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

CONTRACTOR SHALL COMPLETE INSULATION INSTALLATION CERTIFICATE AND PROVIDE OWNER WITH ALL MANUFACTURER'S MANUALS FOR EQUIPMENT SPECIFICALLY DETAILING EFFICIENT OPERATION AND MAINTENANCE REQUIREMENT

CODE SUMMARY

CODE COMPLIANCE:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA RESIDENTIAL CODE
SUNNYVALE MUNICIPAL CODE

NOTHING ON THE DRAWING SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LISTED CODES AND REGULATIONS.

OCCUPANCY:

ZONING: R-1-10
OCCUPANCY GROUPS: R3/U
CONSTRUCTION TYPE: V-B-NON-RATED
STORIES: 1 STORY

PROJECT DESCRIPTION

SUMMARY OF WORK:

HOUSE REMODEL & ADDITION:

- FIRST FLOOR: 3 BEDROOMS, 2 BATHS, 1 POWDER ROOM, LAUNDRY & TWO-CAR GARAGE
- SECOND FLOOR: 1 BEDROOM, 1 BATH & 1 WALKING CLOSET.

CONDITIONS OF APPROVAL

TBD

FIRE SPRINKLERS

TBD

PROJECT DATA

A.P.N. 198-11-036
ZONING DISTRICT RO
LOT AREA 5614 Sq. Ft.

FLOOR AREA TABLE			
	EXISTING	CHANGE IN	TOTAL PROPOSED
FIRST FLOOR	1518 Sq. Ft.	151 Sq. Ft.	1669 Sq. Ft.
SECOND FLOOR	-	505 Sq. Ft.	505 Sq. Ft.
REAR PATIO	113 Sq. Ft.	NO CHANGE	113 Sq. Ft.
GARAGE	431 Sq. Ft.	NO CHANGE	431 Sq. Ft.
TOTAL AREA			2718 Sq. Ft. = 48%

LOT COVERAGE TABLE			
	EXISTING	CHANGE IN	TOTAL PROPOSED
FIRST FLOOR	1518 Sq. Ft.	151 Sq. Ft.	1669 Sq. Ft.
REAR PATIO	113 SQ. Ft.	NO CHANGE	113 Sq. Ft.
FRONT PORCH	177 Sq. Ft.	-151 Sq. Ft.	26 Sq. Ft.
GARAGE	431 Sq. Ft.	NO CHANGE	431 Sq. Ft.
TOTAL LOT COVERAGE			2239 Sq. Ft. = 39.9%

HOUSE SETBACKS			
	EXISTING	PROPOSED	ALLOWED/REQUIRED
FRONT (NORTH)	FIRST FLOOR: 26' - 5" SECOND FLOOR: NA	26' - 5" (NO CHANGE) 44' - 2"	20' - 0" 25' - 0"
REAR (SOUTH)	FIRST FLOOR: 20' - 8" SECOND FLOOR: NA	20' - 8" (NO CHANGE) 26' - 1"	20' - 0" 20' - 0"
LEFT (EAST)	FIRST FLOOR: 5' - 11" SECOND FLOOR: NA	5' - 11" (NO CHANGE) 18' - 11"	4' - 0" 7' - 0"
REDUCIBLE FRONT (WEST)	FIRST FLOOR: 6' - 2" (LEGAL NON CONFORMING) SECOND FLOOR: NA	6' - 2" (NO CHANGE) 12' - 5"	9' - 0" 9' - 0" (PLUS DESIGN REVIEW)
REAR PATIO SETBACKS	REAR (SOUTH): 9' - 3" LEFT (EAST): 5' - 11"	9' - 3" (NO CHANGE) 5' - 11" (NO CHANGE)	10' - 0" 4' - 0"
REDUCIBLE FRONT (WEST)	38' - 7"	38' - 7" (NO CHANGE)	9' - 0"

AC SETBACKS			
REDUCIBLE FRONT (WEST)	4' - 11"	4' - 11" (NO CHANGE)	9' - 0"
HEIGHT	EXISTING: 15' - 8"	PROPOSED: 24' - 0"	ALLOWED TWO-STORY: 30' - 0"

NOTE:

1) SEE SHEET A1.3 AND A1.4 FOR AREA CALCULATION AND LOT COVERAGE

PROJECT TEAM

OWNERS:
RAY AND SINEAD MURPHY
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087
PHONE: (650) 776-1635
email: raymurphy2@gmail.com
clarke.murphy@gmail.com

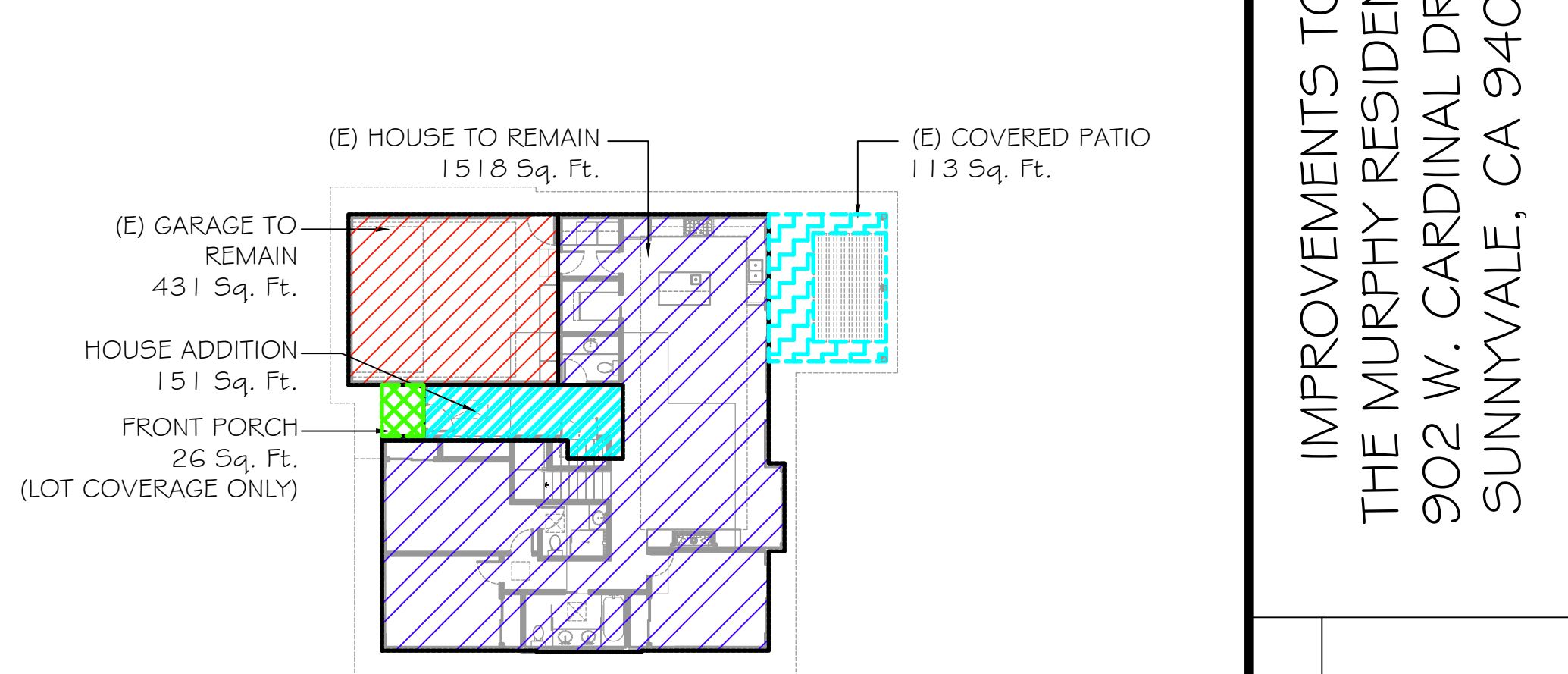
ARCHITECT:
M DESIGNS ARCHITECTS
4546 EL CAMINO REAL, STE 223
LOS ALTOS, CA 94022
CONTACT: ALPHEUS JESSUP
PHONE: (650) 565-9036
FAX: (949) 625-7869
email: awj@mdesignsarchitects.com

TOPOGRAPHIC SURVEYOR:
SMP ENGINEERS
CONTACT: SHAID RAZAVI, PE
PHONE: (650) 941-8055
EMAIL: srazavi@smpengineers.com

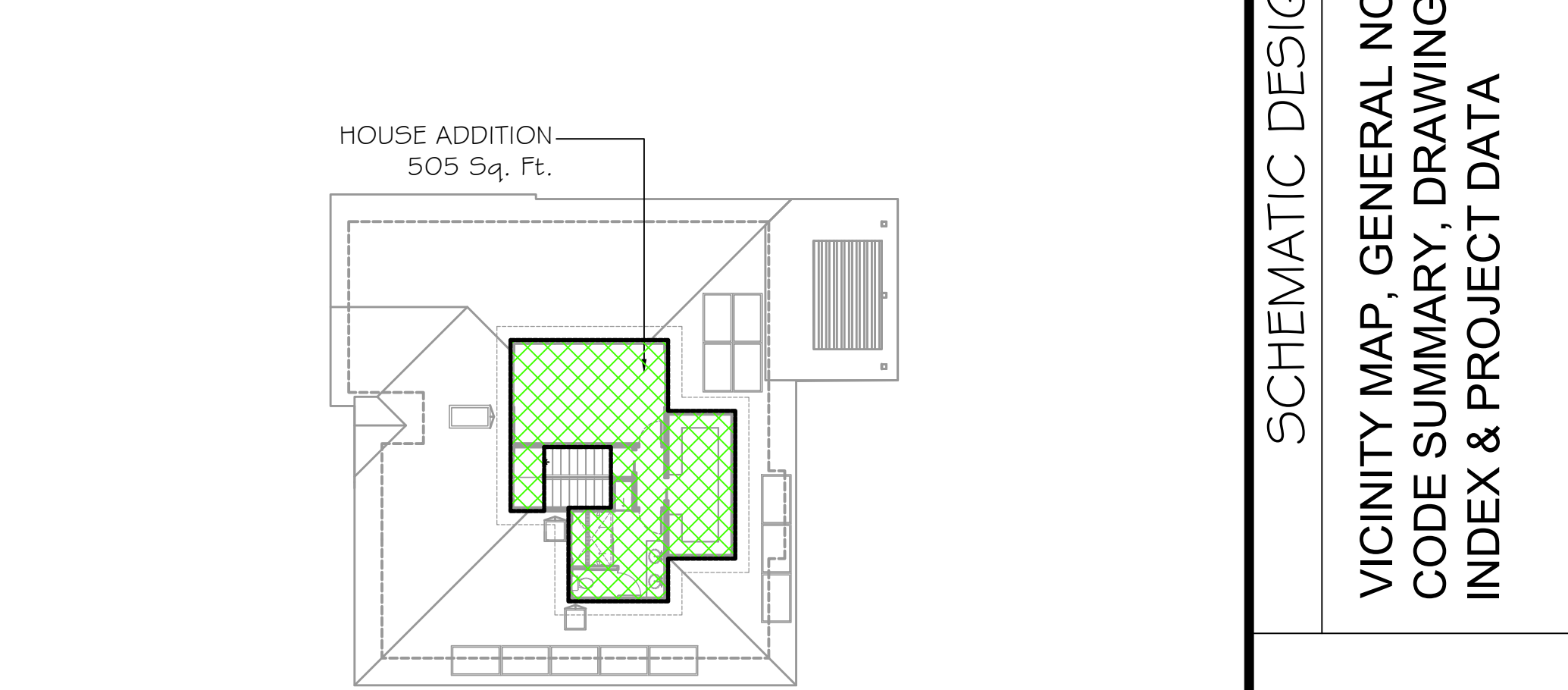
ENERGY CONSULTANT:
TBD

GENERAL CONTRACTOR:
STREAMLINE BUILDERS
CONTACT: PAUL SILVAS
PHONE: (408) 924-0186
EMAIL: carver3570@gmail.com

AREA KEY PLANS NOT TO SCALE



(P) FIRST FLOOR



(P) SECOND FLOOR

IMPROVEMENTS TO THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN
VICINITY MAP, GENERAL NOTES,
CODE SUMMARY, DRAWING
INDEX & PROJECT DATA

11/1/2018

T0.1

DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING REF-SUBMITTAL
08-15-18	PLANNING REF-SUBMITTAL



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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN
EXISTING SITE PLAN

11/1/2018

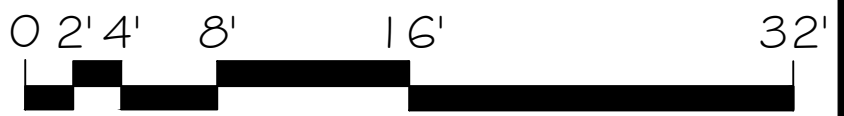
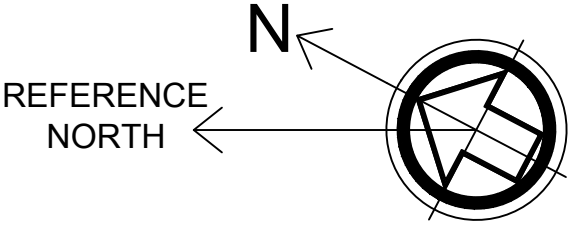
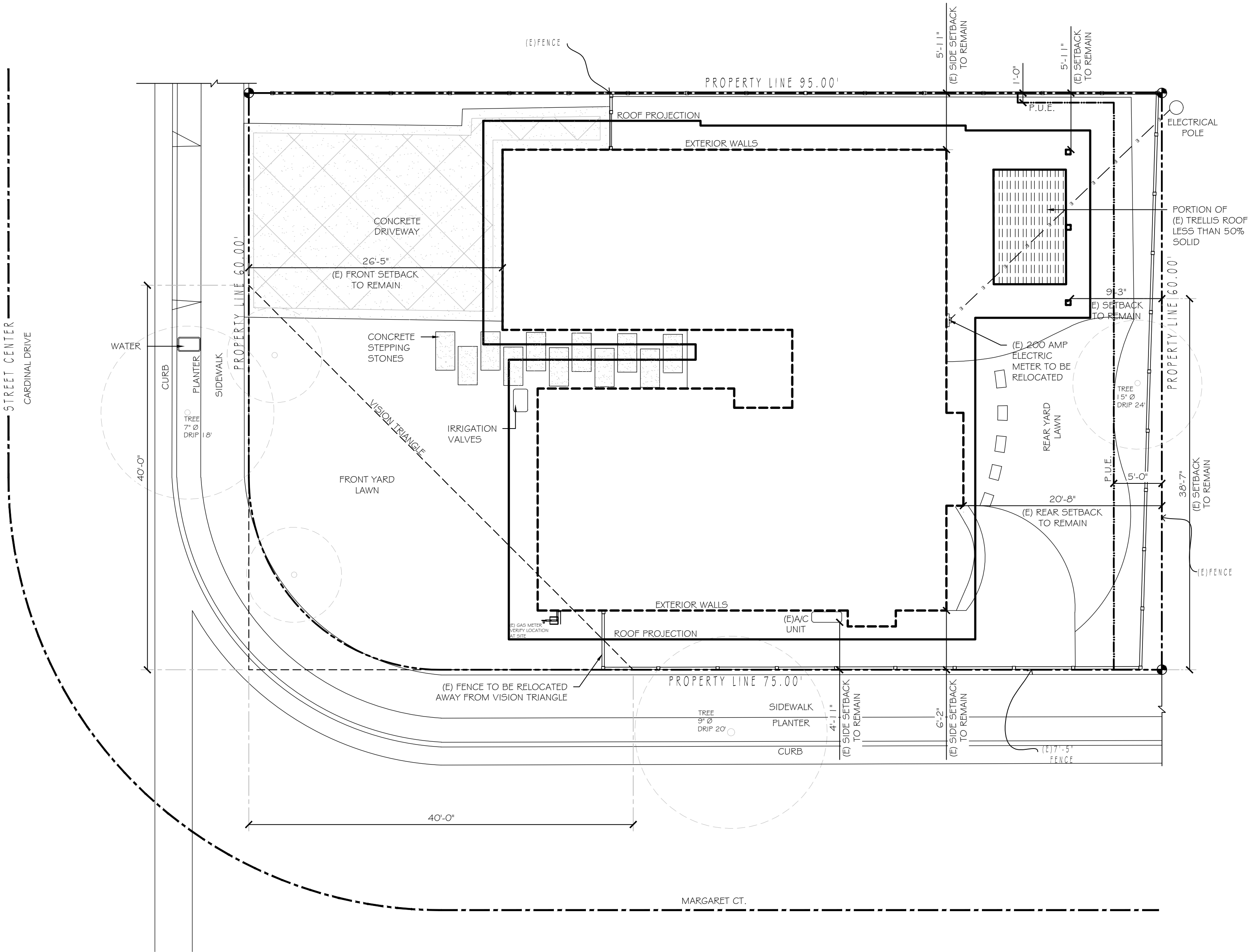
A1.1

LEGEND

- PROPERTY LINE
- (E) EXTERIOR WALLS
- (E) ROOF PROJECTION
- - - - - ELECTRICAL LINE
- PUBLIC UTILITY EASEMENTS (P.U.E.)

NOTE:

1- SEE SHEET A2.2 FOR ROOF DETAILS



DATE	REVISION
06-12-12	PLANNING SUBMITTAL
08-09-12	PLANNING REF. SUBMITTAL
08-15-12	PLANNING REF. SUBMITTAL



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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN

PROPOSED SITE PLAN

11/1/2018

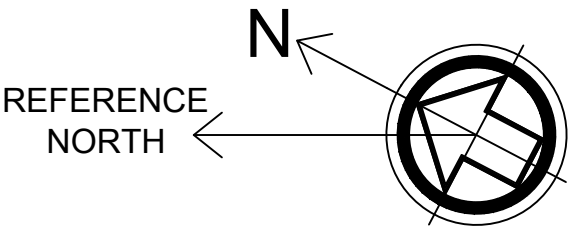
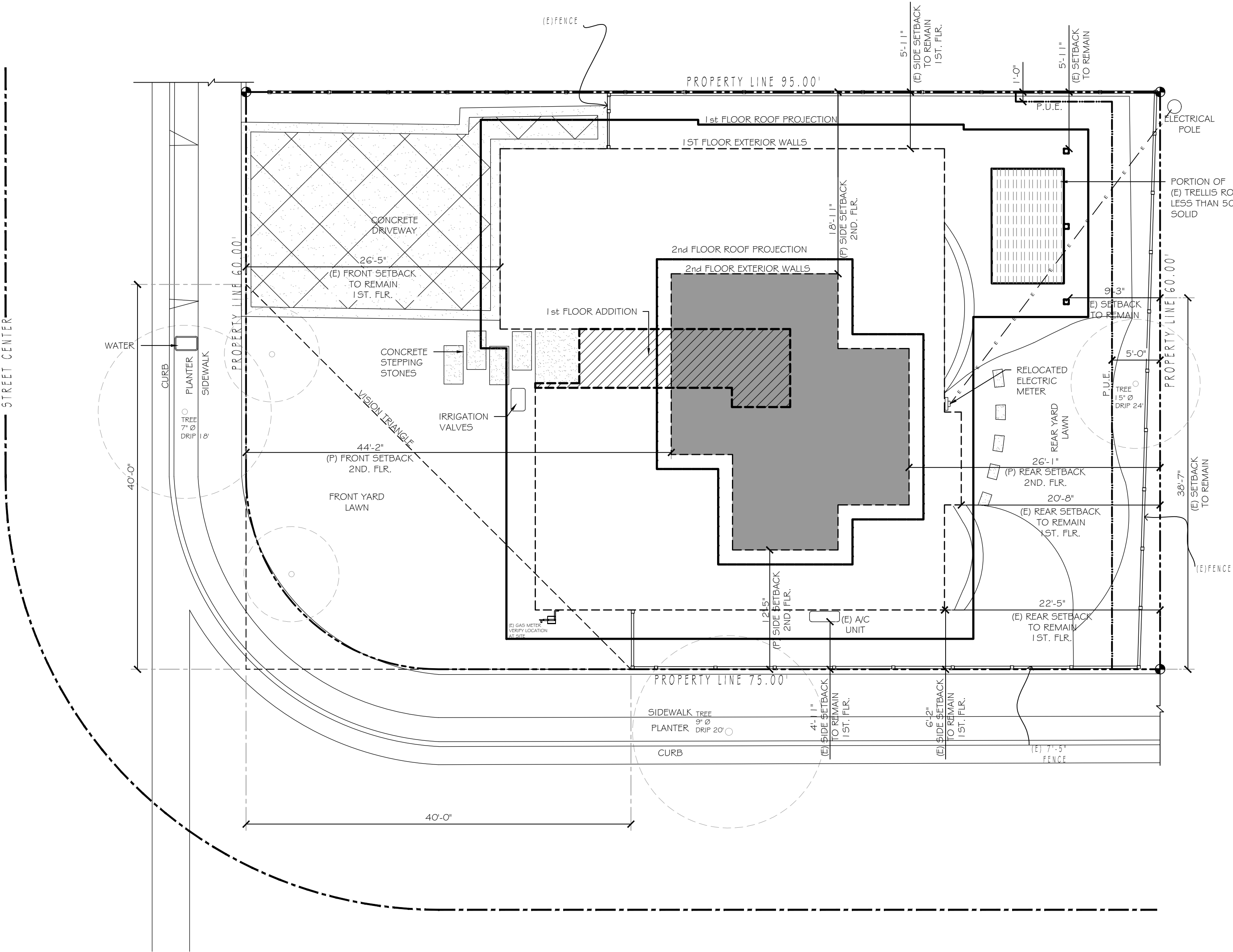
A1.2

LEGEND

- FIRST FLOOR
- //// FIRST FLOOR ADDITION
- SECOND FLOOR
- 1st FLOOR ROOF PROJECTION
- 2nd FLOOR ROOF PROJECTION
- PROPERTY LINE
- E — E — ELECTRICAL LINE
- PUBLIC UTILITY EASEMENTS (P.U.E.)

NOTE:

I - SEE SHEET A2.5 FOR ROOF DETAILS



DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING- RF-SUBMITTAL
08-15-18	PLANNING- RF-SUBMITTAL

M

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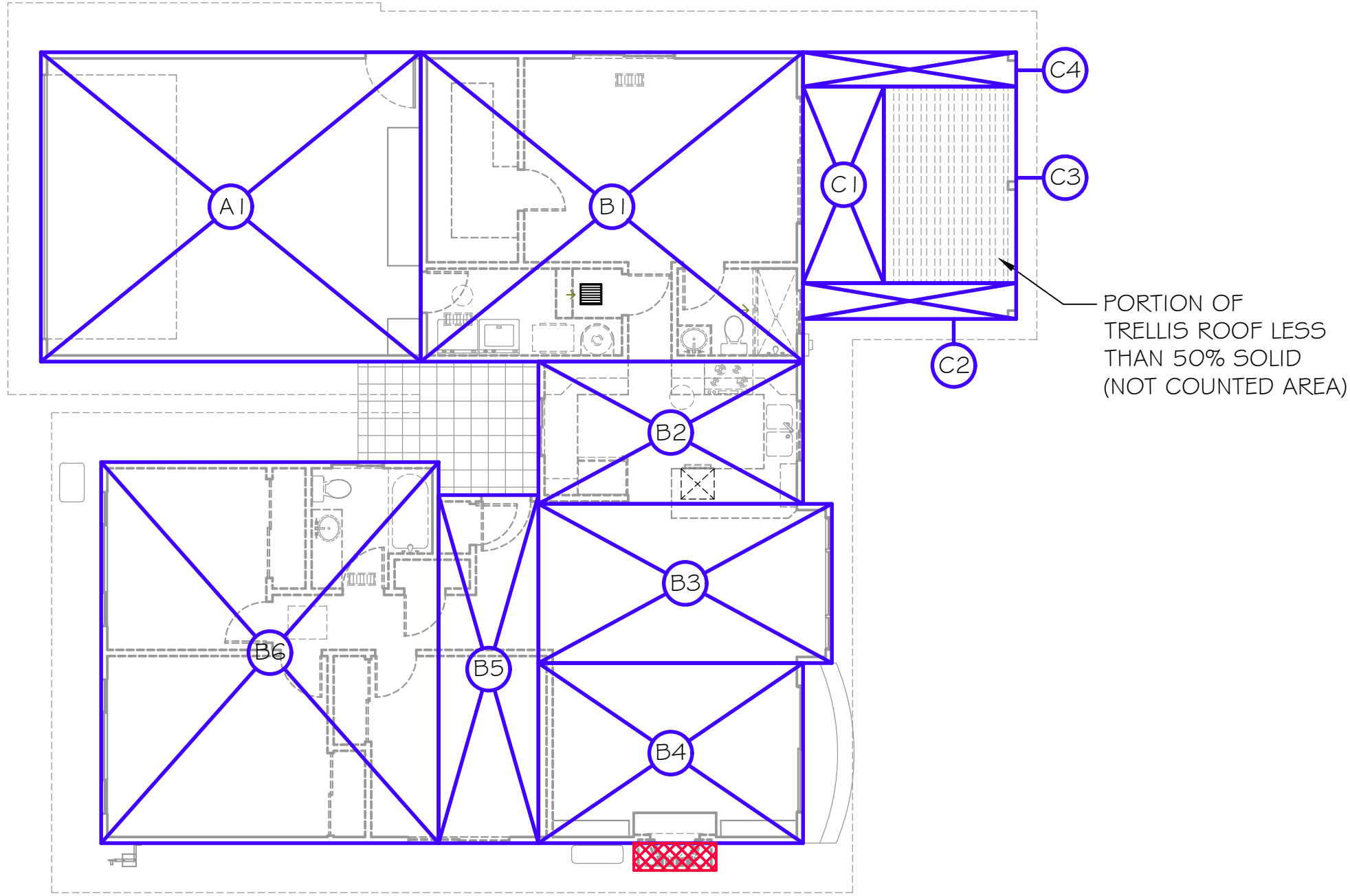
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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
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SCHEMATIC DESIGN
AREA CALCULATION

11/1/2018

A1.3



BUILDING AREA CALCULATIONS
EXISTING HOUSE

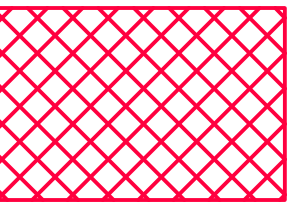
(E) GARAGE		
AREA	DIMENSIONS	AREA (Sq. Ft.)
A1	18'-9" X 23'-0"	431
TOTAL NON-HAB. AREA		431

(E) HOUSE		
AREA	DIMENSIONS	AREA (Sq. Ft.)
B1	18'-9" X 23'-2"	434
B2	16'-0½" X 8'-7½"	138
B3	9'-8" X 17'-9½"	172
B4	16'-0½" X 10'-11"	175
B5	21'-1" X 6'-0½"	127
B6	20'-5½" X 23'-1"	472
TOTAL HAB. AREA		1518

(E) COVERED PATIO		
No.	DIMENSIONS	AREA (Sq. Ft.)
C1	11'-11" X 5'-2"	61
C2	12'-11" X 2'-2"	28
C3	11'-11" X 8'-0"	(TRELLIS) 95
C4	12'-11" X 1'-10"	24
TOTAL PATIO AREA		208
PATIO AREA - TRELLIS		208 - 95
TOTAL COVERED AREA		113

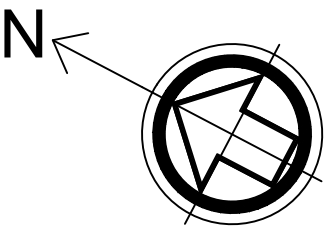
FLOOR AREA SUMMARY	
FLOOR AREA	AREA (Sq. Ft.)
HOUSE	1518
GARAGE	431
COVERED PATIO	113
TOTAL	2062

LOT AREA = 5614 SQ. FT.

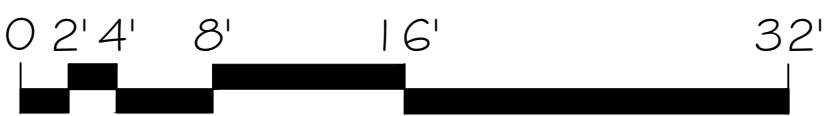


EXEMPT AREA TO BE REMOVED

NOTE- 1'-8" X 5'-0"=8 SQ.FT
FIREPLACE

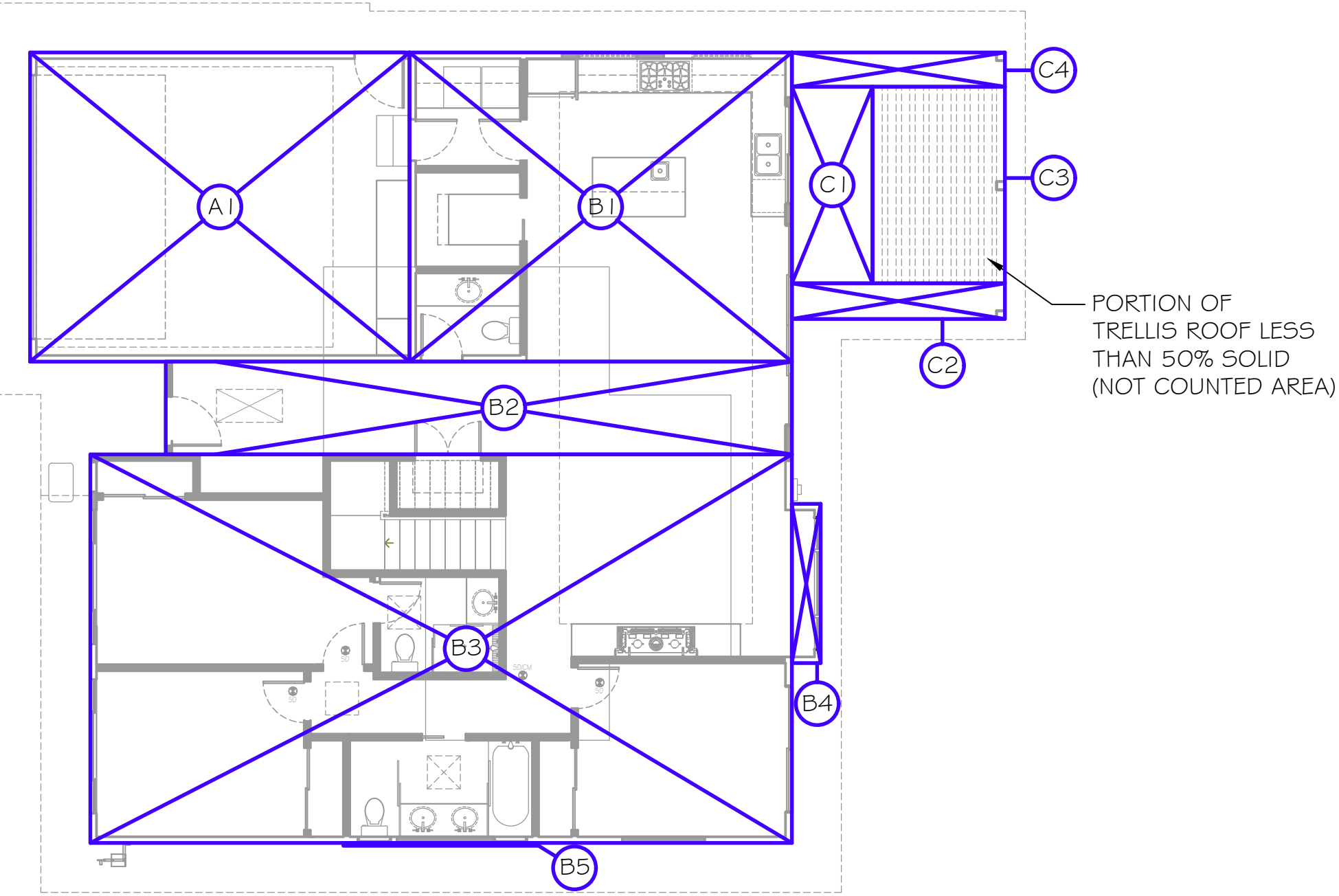


EXISTING BUILDING AREA CALCULATION



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

1



BUILDING AREA CALCULATIONS
PROPOSED HOUSE

(E) GARAGE		
No.	DIMENSIONS	AREA (Sq. Ft.)
A1	18'-9" X 23'-0"	431
TOTAL NON-HAB. AREA		431

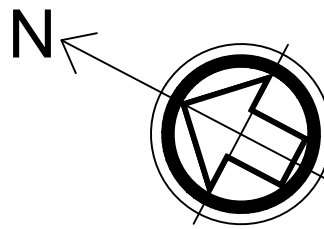
(P) FIRST FLOOR		
No.	DIMENSIONS	AREA (Sq. Ft.)
B1	18'-9" X 23'-2"	434
B2	5'-7½" X 37'-11½"	213
B3	23'-7" X 42'-6½"	1003
B4	1'-9" X 9'-8"	17
B5	0'-2" X 11'-10"	2
TOTAL HAB. AREA		1669

(E) COVERED PATIO		
No.	DIMENSIONS	AREA (Sq. Ft.)
C1	11'-11" X 5'-2"	61
C2	12'-11" X 2'-2"	28
C3	11'-11" X 8'-0"	(TRELLIS) 95
C4	12'-11" X 1'-10"	24
TOTAL PATIO AREA		208
PATIO AREA - TRELLIS		208 - 95
TOTAL COVERED AREA		113

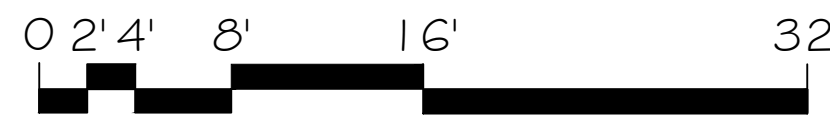
(P) SECOND FLOOR		
No.	DIMENSIONS	AREA (Sq. Ft.)
D1	17'-4" X 11'-9"	204
D2	3'-8½" X 7'-0½"	26
D3	6'-3½" X 6'-8"	42
D4	10'-3½" X 10'-11½"	113
D5	6'-9" X 16'-3"	120
TOTAL HAB. AREA		505

FLOOR AREA SUMMARY	
FLOOR AREA	AREA (Sq. Ft.)
GARAGE	431
FIRST FLOOR	1669
COVERED PATIO	113
SECOND FLOOR	505
TOTAL	2718 = 48%

LOT AREA = 5614 SQ. FT.



PROPOSED BUILDING AREA CALCULATION



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

1

DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING REF. SUBMITTAL
08-15-18	PLANNING REF. SUBMITTAL



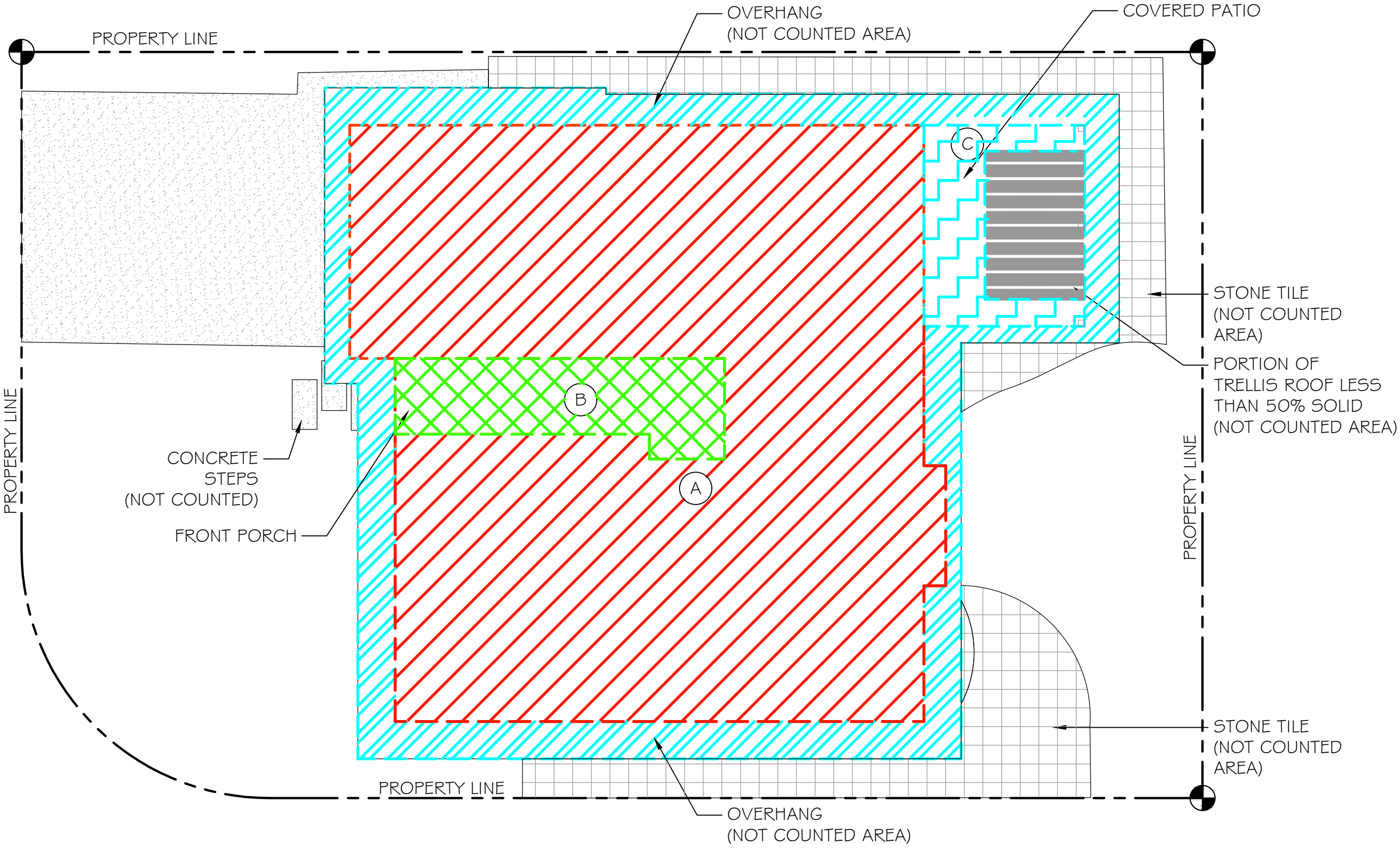
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IMPROVEMENTS TO
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SUNNYVALE, CA 94087


SCHEMATIC DESIGN
LOT COVERAGE AREA

11/1/2018


A1.4




LEGEND



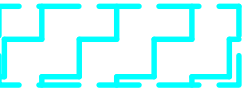
(P) FLOOR PLAN & (E) GARAGE AREA



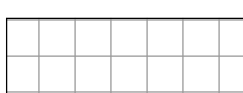
FRONT PORCH



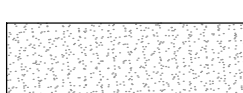
EAVES (NOT COUNTED)



COVERED PATIO



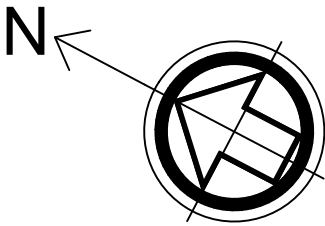
STONE TILE



CONCRETE

LOT COVERAGE		
	DESCRIPTION	AREA
A	EXISTING FIRST FLOOR AND GARAGE AREA	1949
B	EXISTING FRONT PORCH	177
C	COVERED PATIO	113
	TOTAL AREA	2,239 = 39.9%

LOT AREA = 5614 SQ. FT.
* LOT COVERAGE ALLOWED = 40% = 2246 SQ. FT.

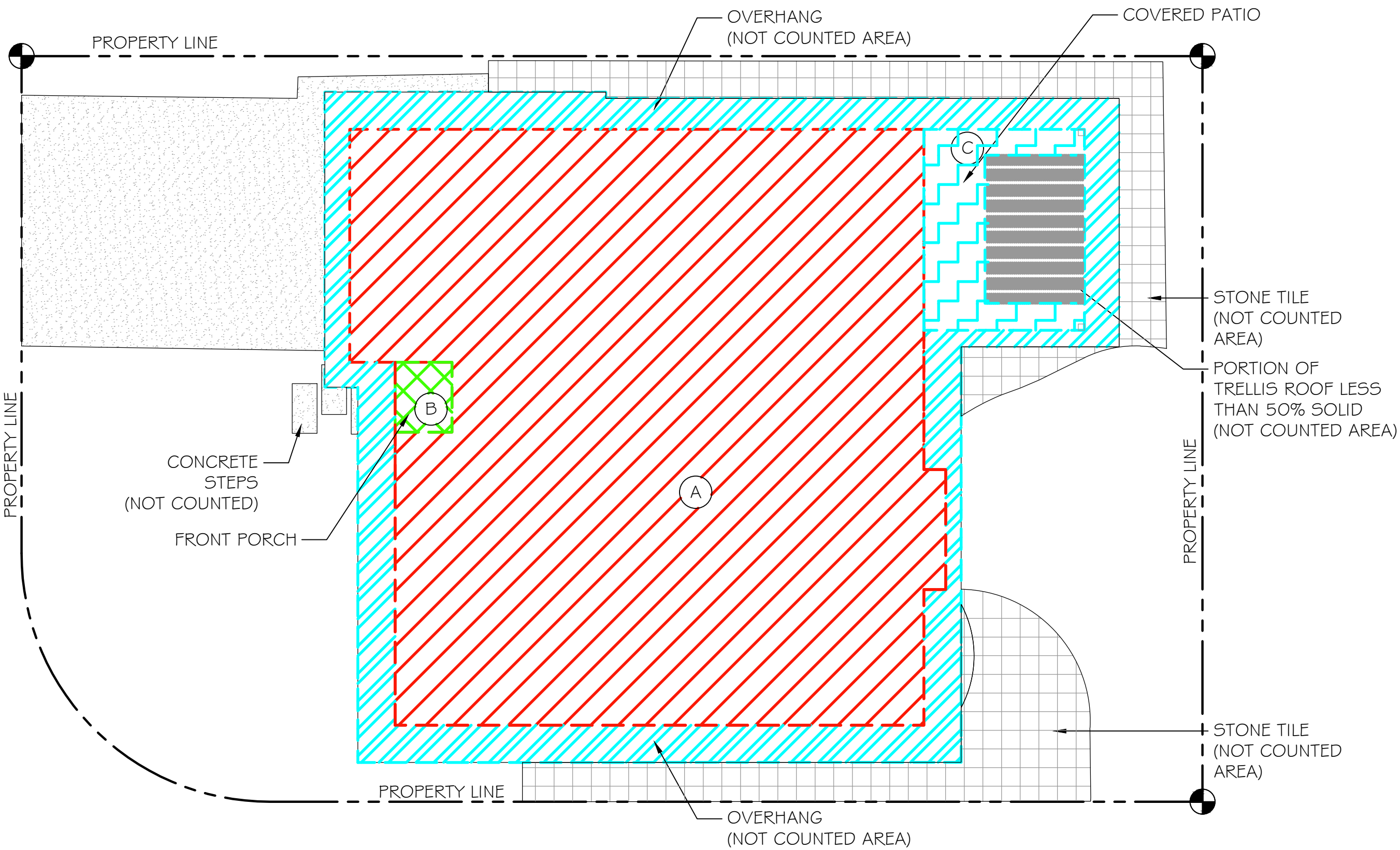


EXISTING LOT COVERAGE AREA




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

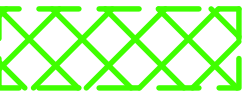
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LEGEND




(P) FLOOR PLAN & (E) GARAGE AREA



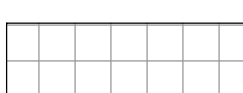
FRONT PORCH




EAVES (NOT COUNTED)



COVERED PATIO



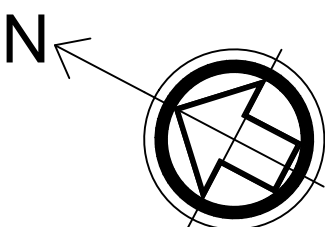
STONE TILE



CONCRETE

LOT COVERAGE		
	DESCRIPTION	AREA
A	PROPOSED FIRST FLOOR AND GARAGE AREA	2100
B	PROPOSED FRONT PORCH	26
C	COVERED PATIO	113
	TOTAL AREA	2,239 = 39.9%

LOT AREA = 5614 SQ. FT.
* LOT COVERAGE ALLOWED = 40% = 2246 SQ. FT.



PROPOSED LOT COVERAGE AREA



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

2

DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING REF-SUBMITTAL
08-15-18	PLANNING REF-SUBMITTAL

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- LEGEND
- CH CEILING HEIGHT
 - (E) EXISTING
 - (N) NEW
 - EXISTING WALLS
 - DEMOLITION
 - NEW STUD WALLS
 - TEMPERED GLASS
 - OBSCURE GLASS
 - SMOKE DETECTOR / CARBON MONOXIDE SENSOR
 - SMOKE DETECTOR
 - GAS LINE
 - DS DOWNSPOUT
 - DIFFERENCE OF FLOOR LEVELS - STEPS DOWN

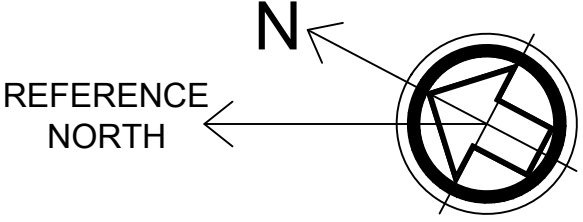
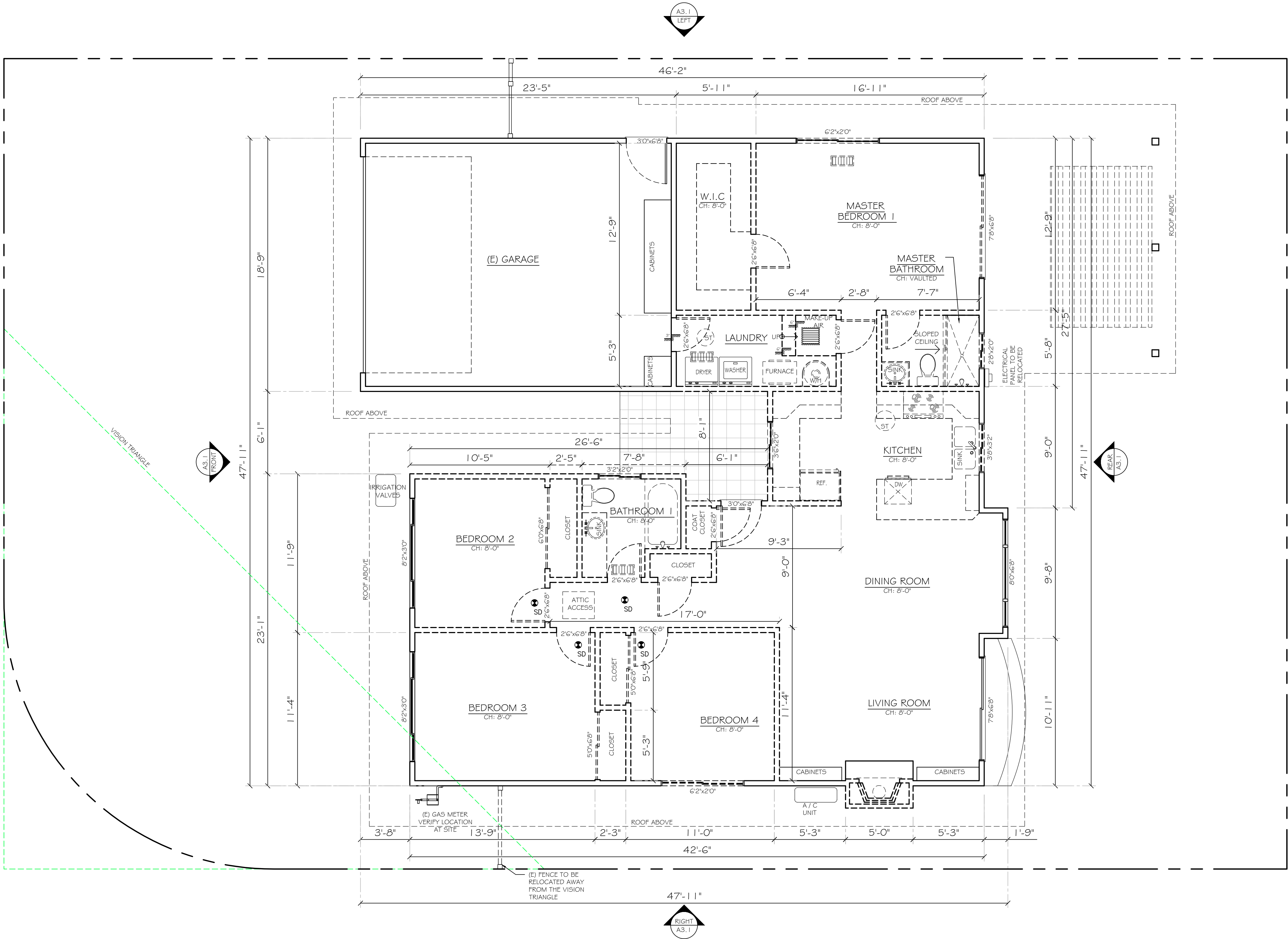
IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN

EXISTING / DEMO FLOOR PLAN

11/1/2018

A2.1



DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING REF SUBMITTAL
08-15-18	PLANNING REF SUBMITTAL

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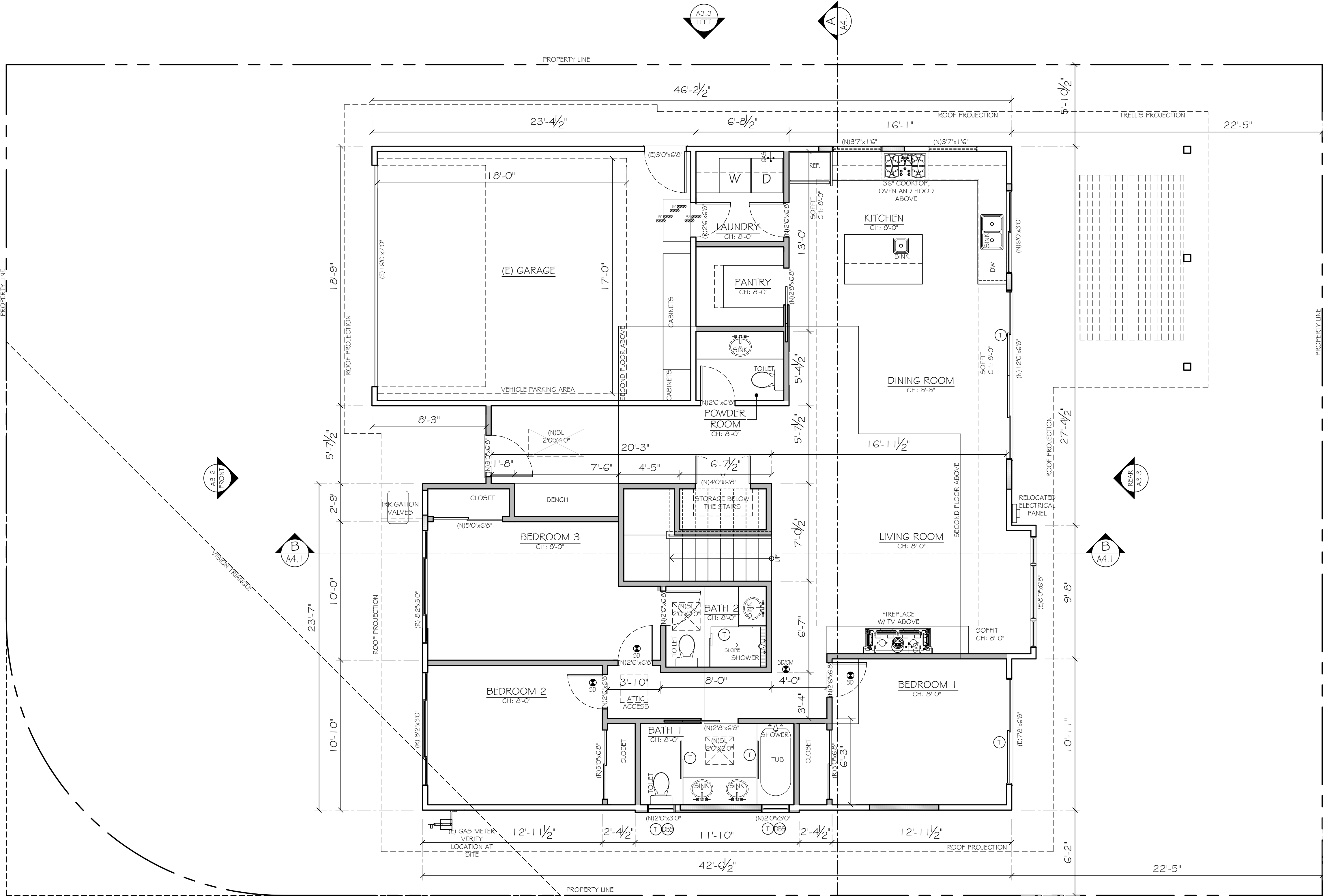
IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN

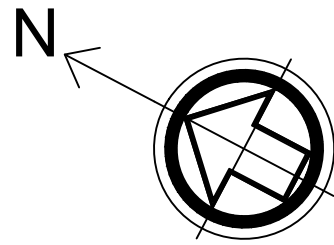
PROPOSED FIRST FLOOR PLAN

11/1/2018

A2.2



- LEGEND
- CH CEILING HEIGHT
 - (E) EXISTING
 - (N) NEW
 - [Solid Line] EXISTING WALLS
 - [Dashed Line] NEW STUD WALLS
 - [Hatched] INFILL EXISTING WALLS
 - [Circle with T] TEMPERED GLASS
 - [Circle with O] OBSCURE GLASS
 - [Circle with S] SMOKE DETECTOR / CARBON MONOXIDE SENSOR
 - [Circle with SD] SMOKE DETECTOR
 - [Circle with GAS] GAS LINE
 - [Hatched] 1" DIFFERENCE OF FLOOR LEVELS - STEPS DOWN



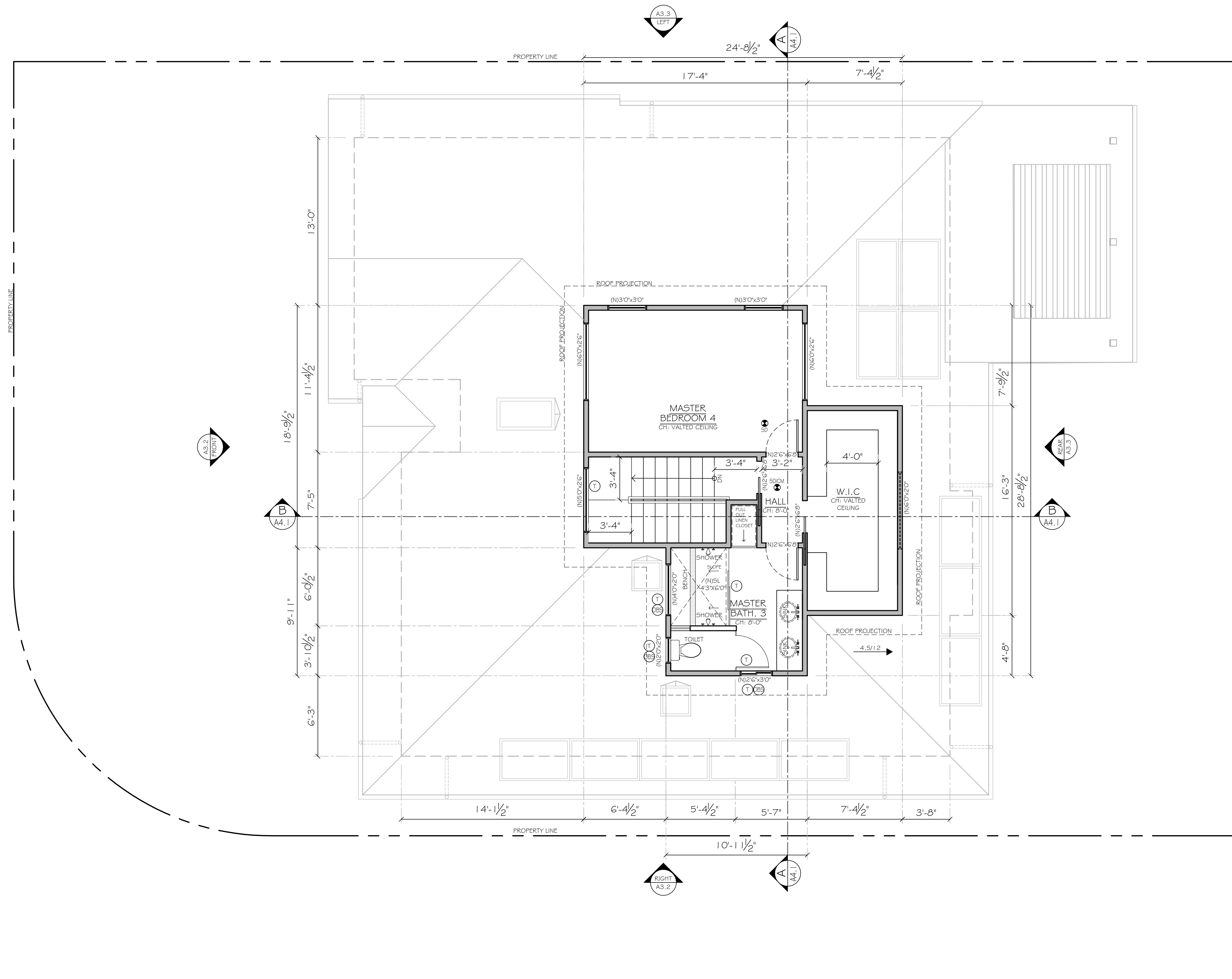
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IMPROVEMENTS TO
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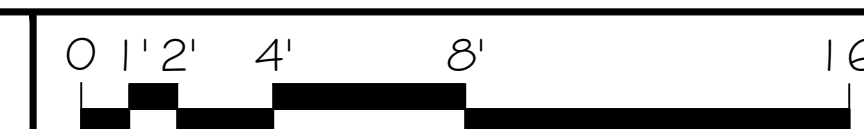
SCHEMATIC DESIGN	
PROPOSED SECOND FLOOR PLAN	

11/1/2018

A2.3



PROPOSED SECOND FLOOR PLAN



SCALE: $\frac{1}{4}" = 1'-0"$

1

DATE	REVISION
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08-15-12	PLANNING REF-SUBMITTAL



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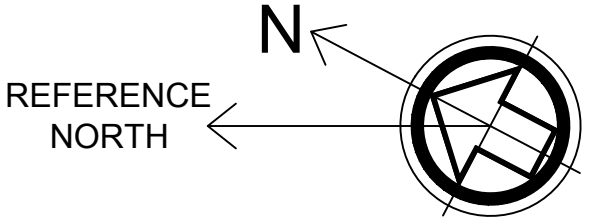
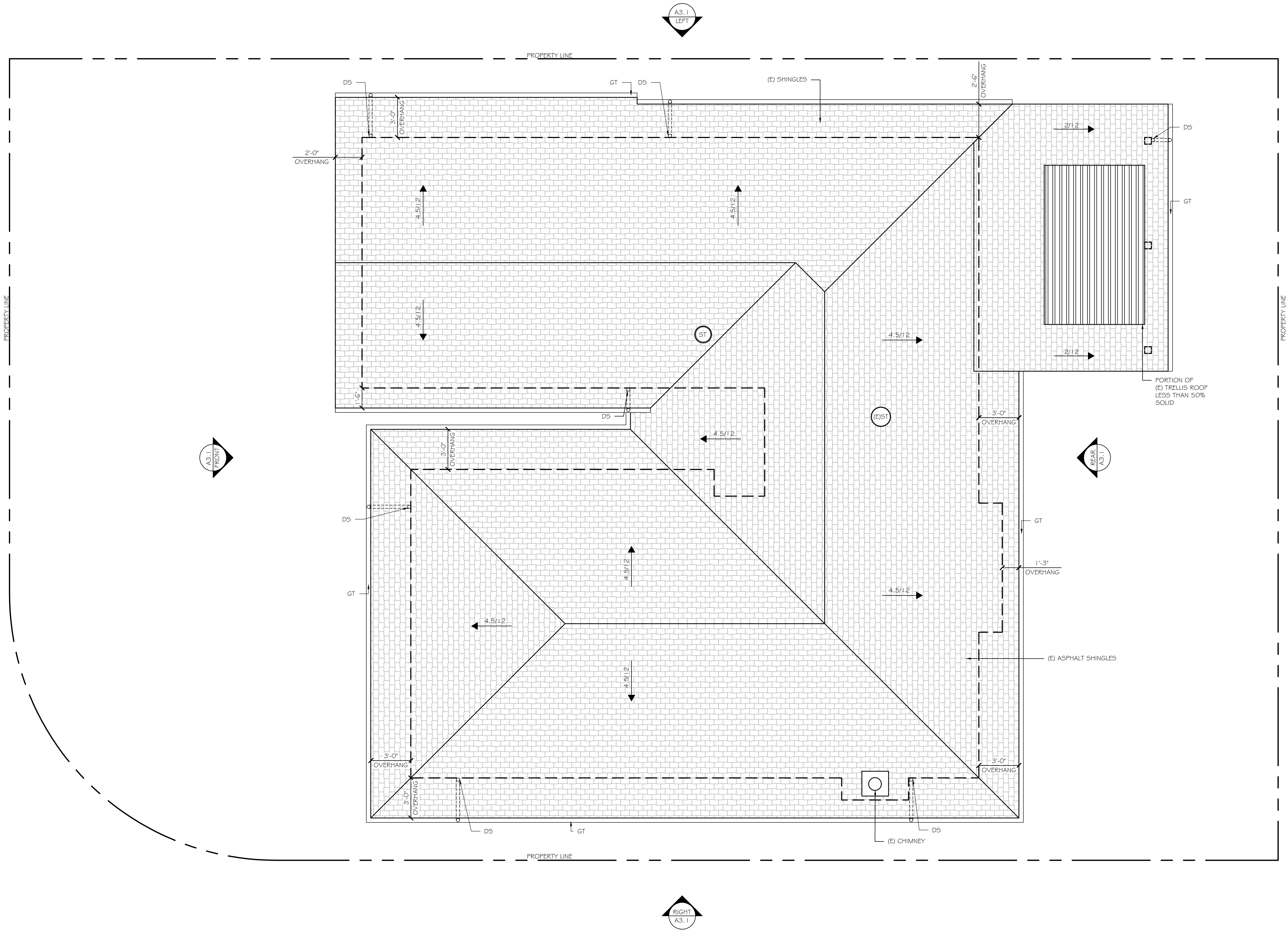
IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN
EXISTING ROOF PLAN

11/1/2018

A2.4

- LEGEND
- DS DOWN SPOUT
 - GT GUTTER
 - ST SUN TUNNEL
 - EXTERIOR WALLS



DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING REF-SUBMITTAL
08-15-18	PLANNING REF-SUBMITTAL



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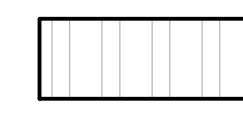
IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN
PROPOSED ROOF PLAN

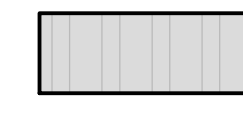
11/1/2018

A2.5


LEGEND
(E) EXISTING
(N) NEW
DS DOWNSPOUT




EXISTING ROOF
STRUCTURE WITH
NEW ROOFING



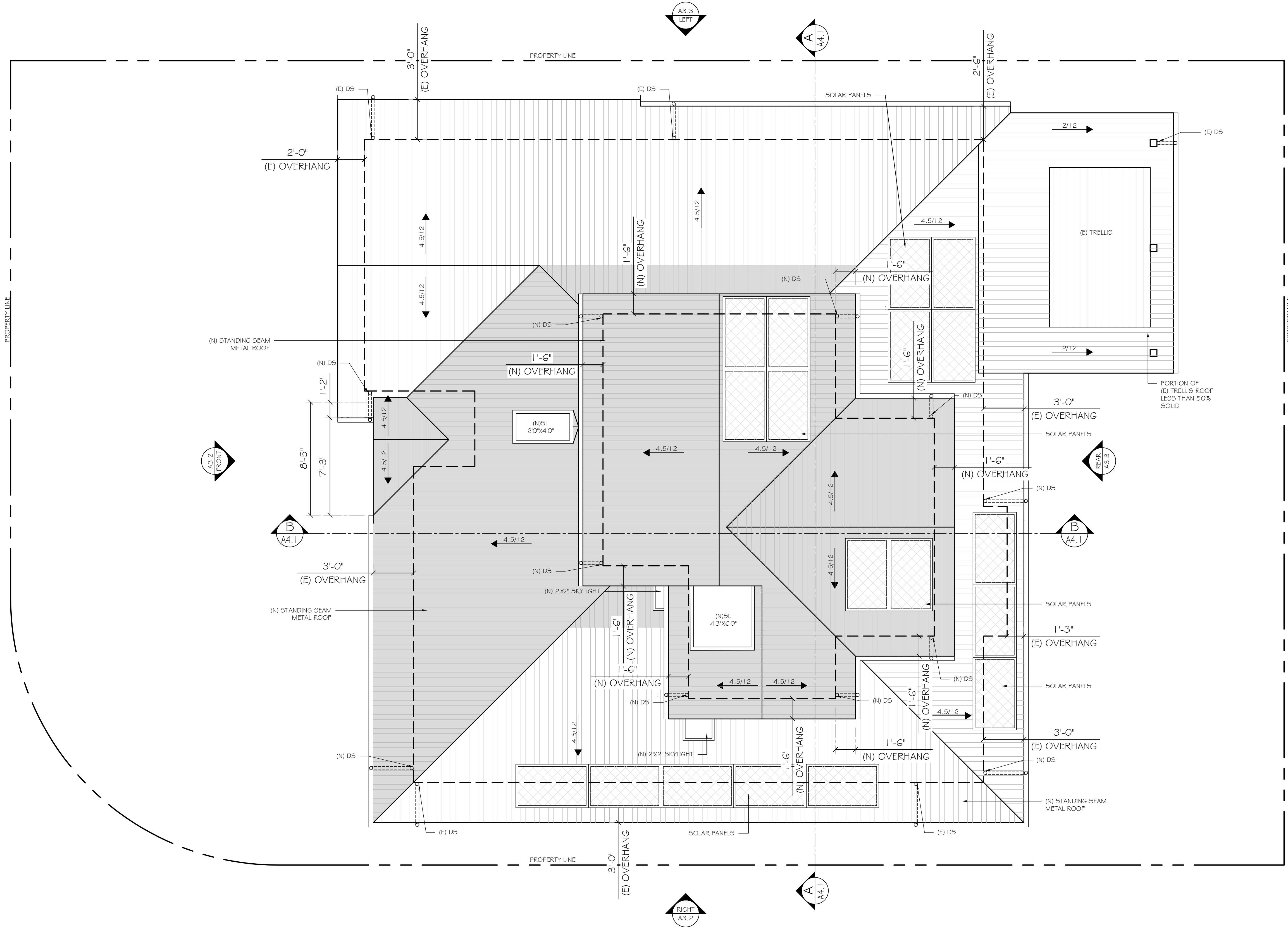
NEW ROOF STRUCTURE
AND NEW ROOFING



EXTERIOR WALLS



NEW SOLAR PANEL



DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING RE-SUBMITTAL
08-15-18	PLANNING RE-SUBMITTAL



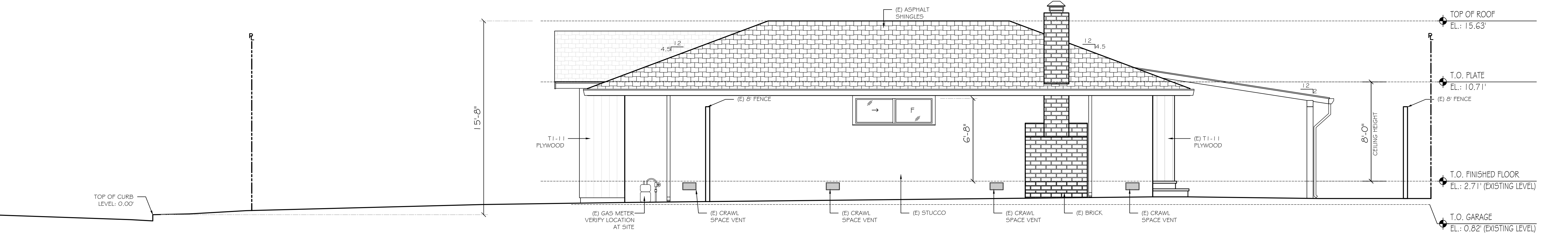
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EXISTING FRONT ELEVATION




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

1

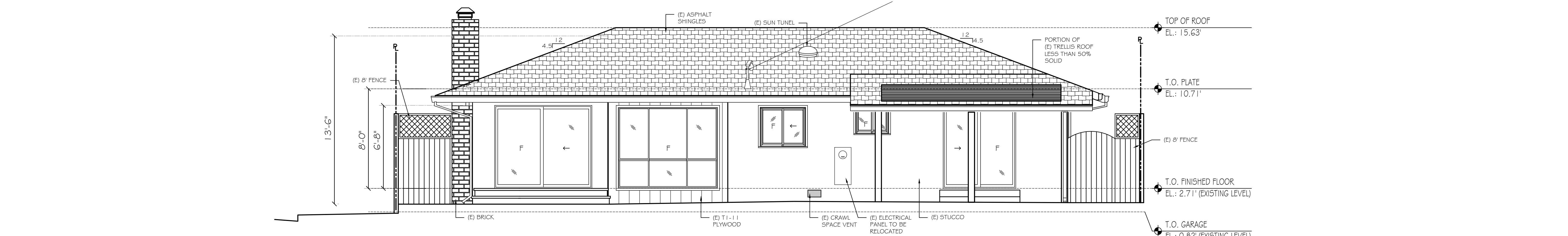


EXISTING RIGHT SIDE ELEVATION




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

2

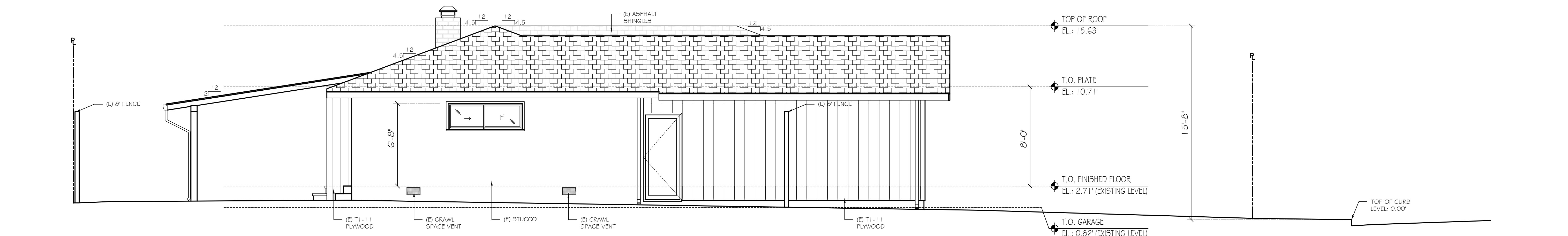


EXISTING REAR ELEVATION




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

3



EXISTING LEFT SIDE ELEVATION



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

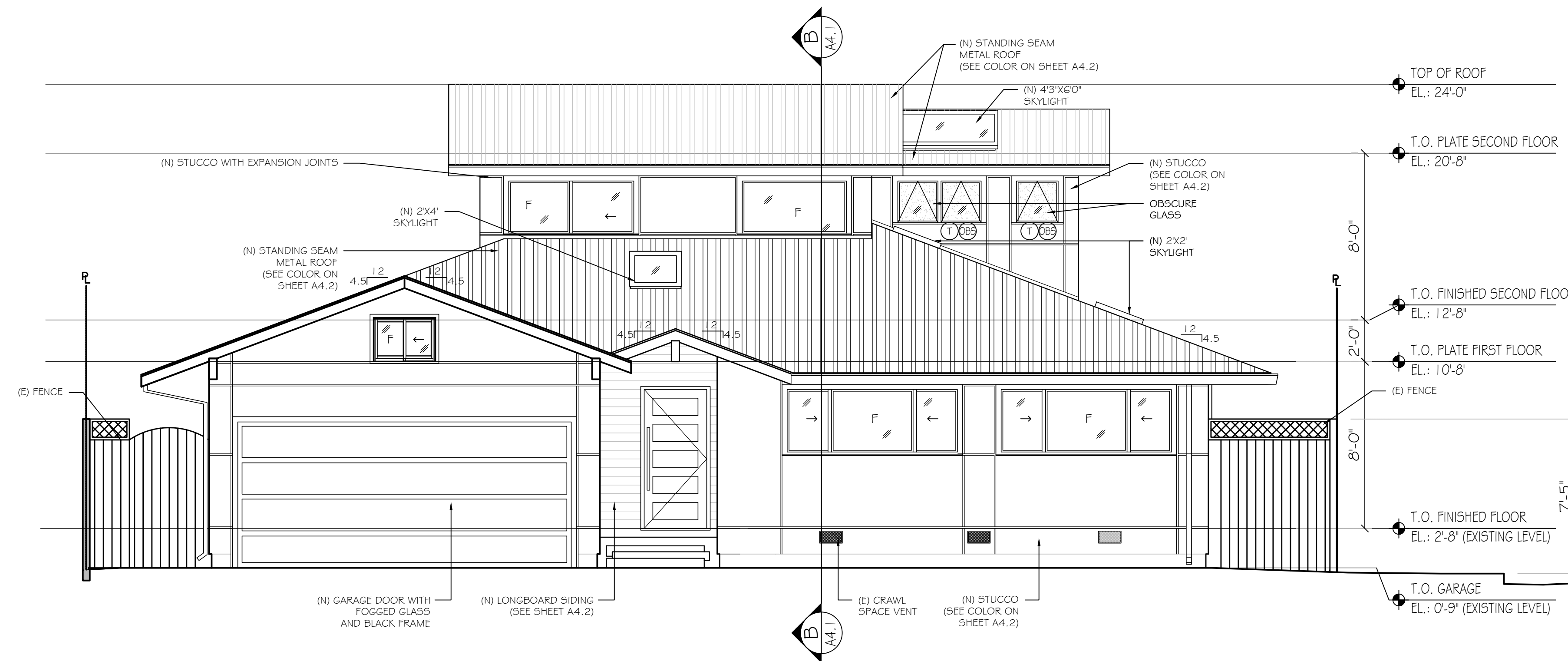
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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

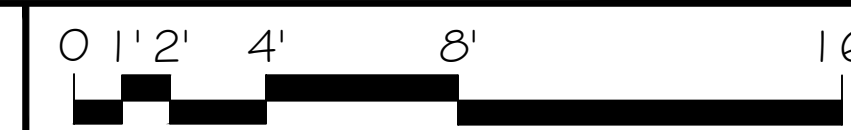
SCHEMATIC DESIGN
EXISTING ELEVATIONS

11/1/2018

A3.1

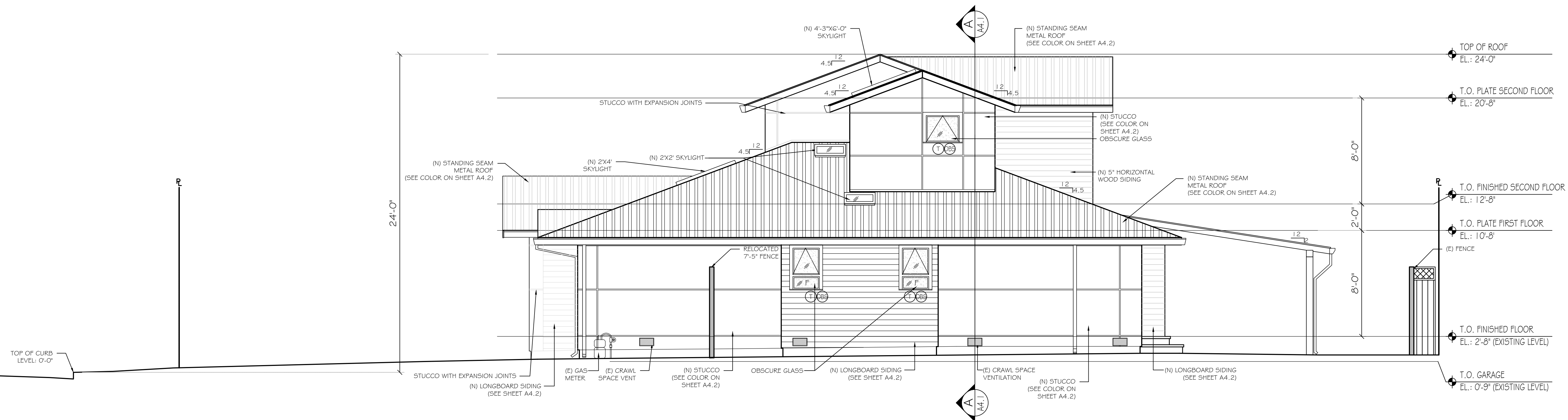


PROPOSED FRONT ELEVATION



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

1



PROPOSED REDUCIBLE FRONT ELEVATION



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

2



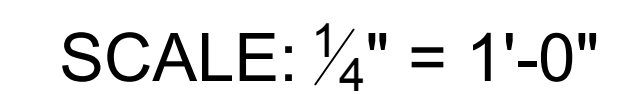
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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

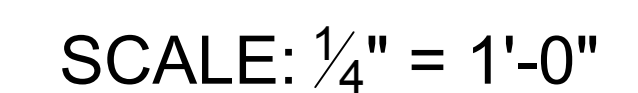
SCHEMATIC DESIGN
PROPOSED ELEVATIONS
FRONT AND RIGHT SIDE

11/1/2018

A3.2



1



2

IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN

PROPOSED ELEVATIONS
REAR AND LEFT SIDE

11/1/2018

A3.3

DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING REF-SUBMITTAL
08-15-18	PLANNING REF-SUBMITTAL



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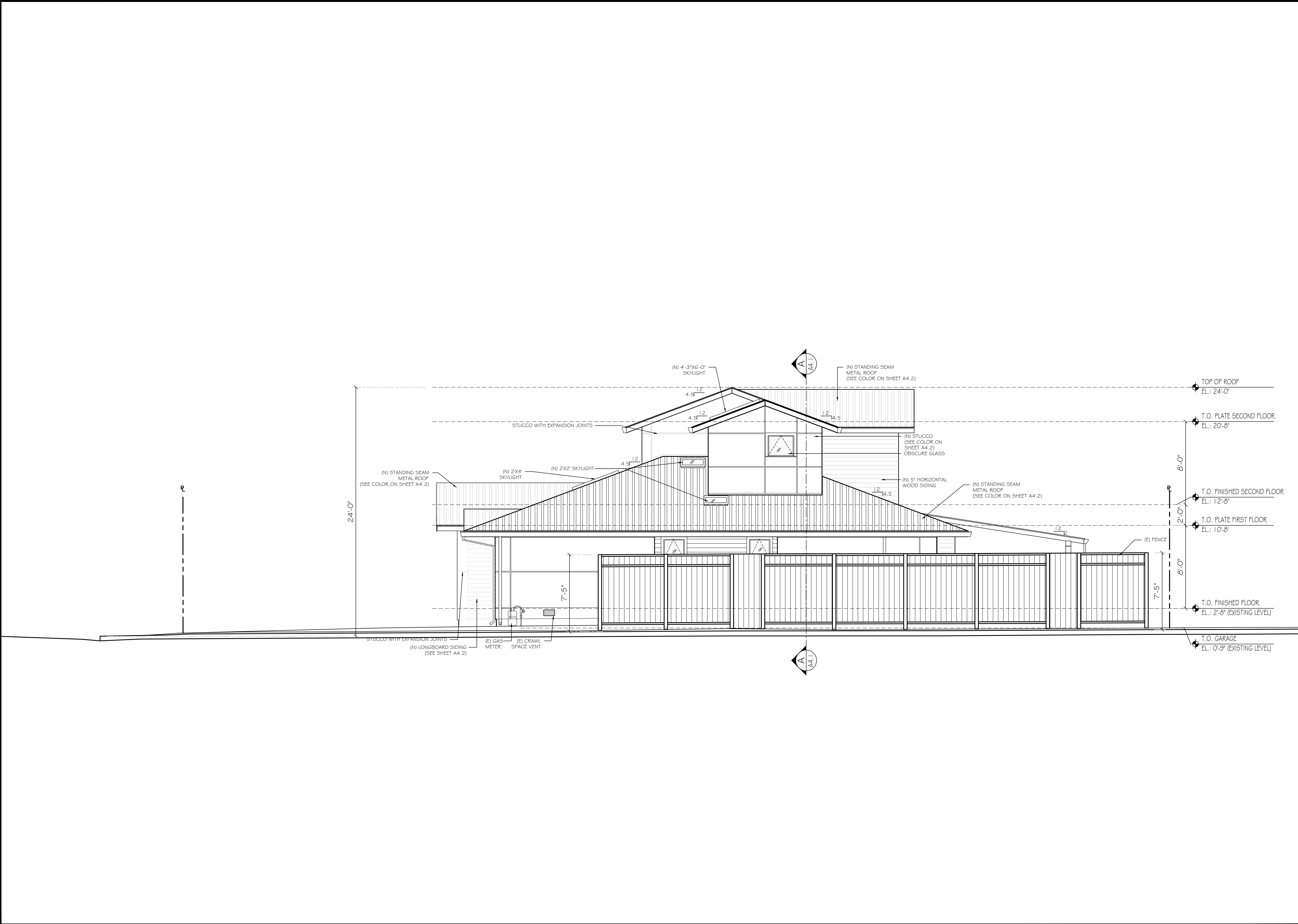
ALL WORK SUBJECT TO REVISIONS BY ARCHITECT'S OFFICE

IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN
PROPOSED REDUCED FRONT
ELEVATION WITH FENCE

11/1/2018

A3.4



PROPOSED REDUCIBLE FRONT ELEVATION WITH FENCE



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

DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING RF-SUBMITTAL
08-15-18	PLANNING RF-SUBMITTAL



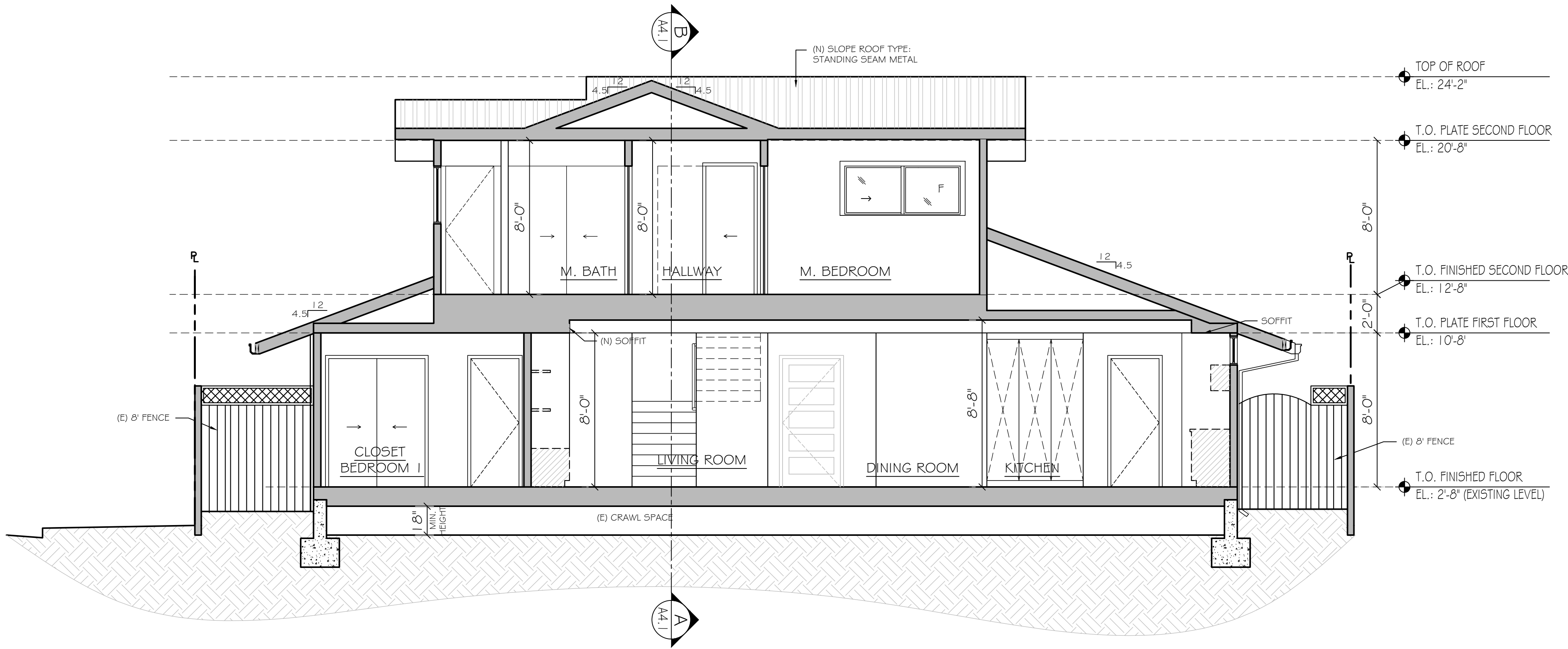
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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN
PROPOSED SECTIONS
AA AND BB

11/1/2018

A4.1

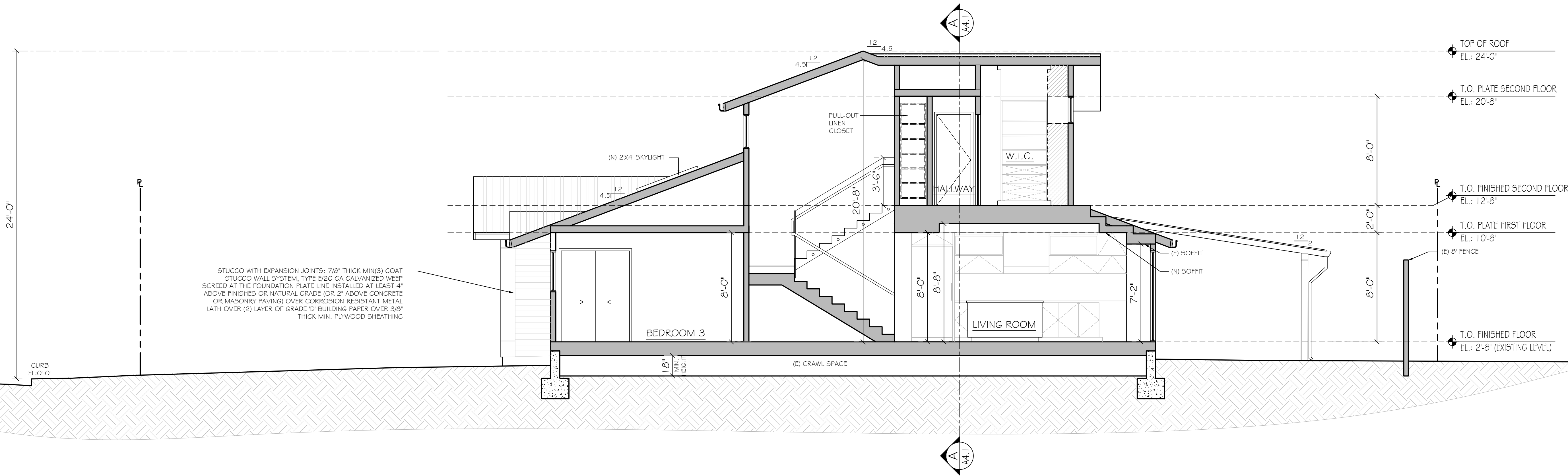


PROPOSED SECTION AA



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

1



PROPOSED SECTION BB



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

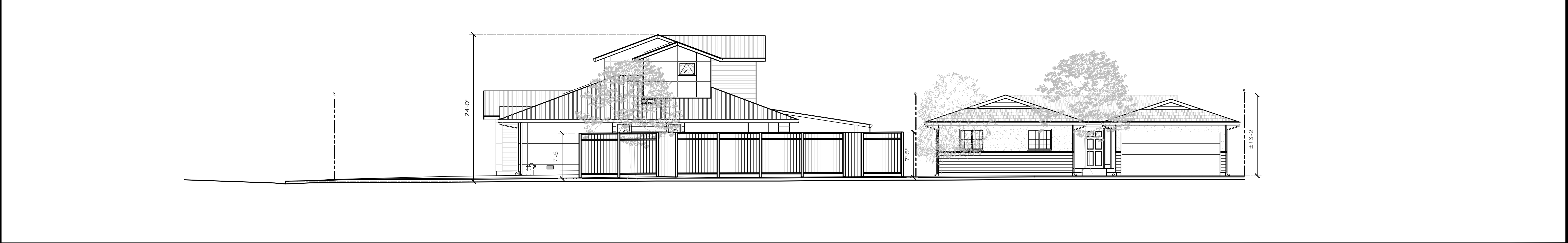
4



PROPOSED STREETSCAPE CARDINAL DR.

0 2' 4' 8' 16' 32' SCALE: 1/8" = 1'-0"

1



PROPOSED STREETSCAPE MARGARET CT.

0 2' 4' 8' 16' 32' SCALE: 1/8" = 1'-0"

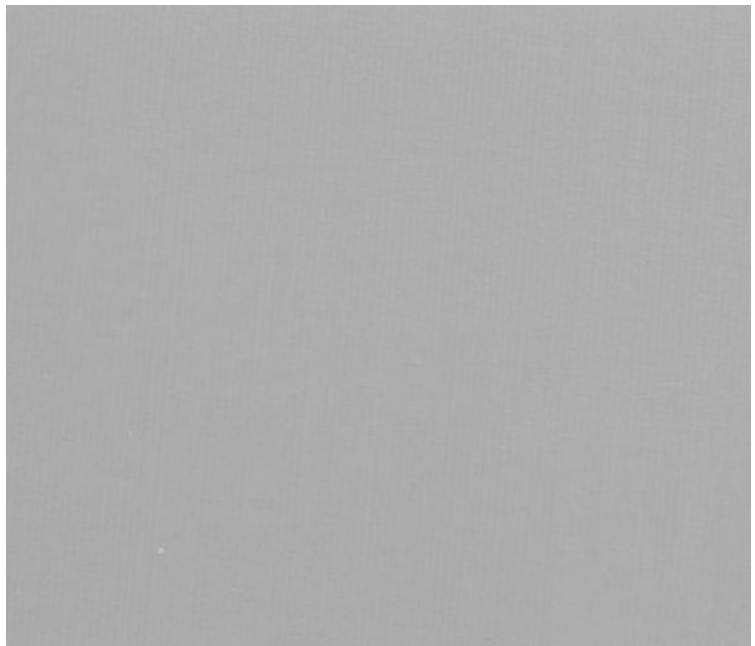
2



BLACK FRAME
WINDOWS AND DOORS



STUCCO - WALL



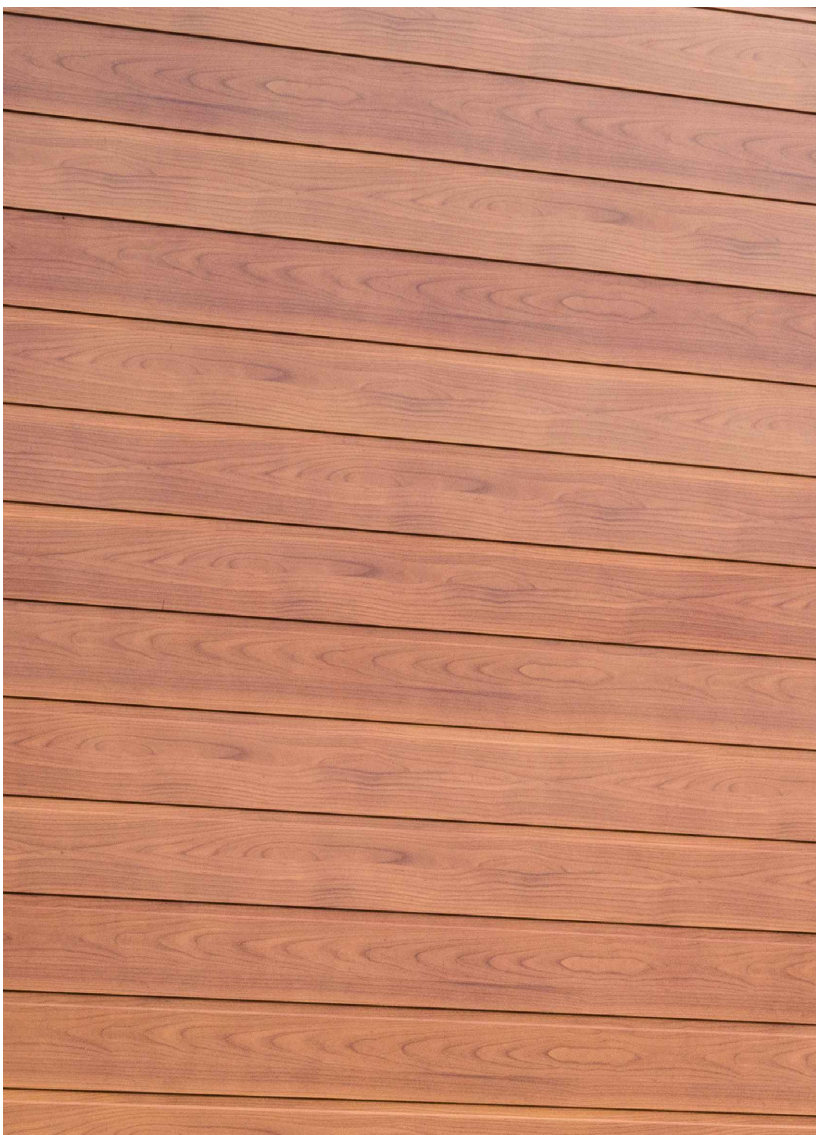
COLOR REFERENCE
BENJAMIN MOORE AF-675

ROOF COLOR



INTERLOCK @ STANDING SEAM
COLOR DEEP CHARCOAL

LONGBOARD -WALL



LIGHT CHERRY 6" CHANEL

PROPOSED COLOR BOARD

NOT TO SCALE

3

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IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN
STREETSCAPE ELEVATIONS
AND COLOR BOARD

11/1/2018

A4.2

DATE	REVISION
06-12-18	PLANNING SUBMITTAL
08-09-18	PLANNING- RF-SUBMITTAL
08-15-18	PLANNING- RF-SUBMITTAL



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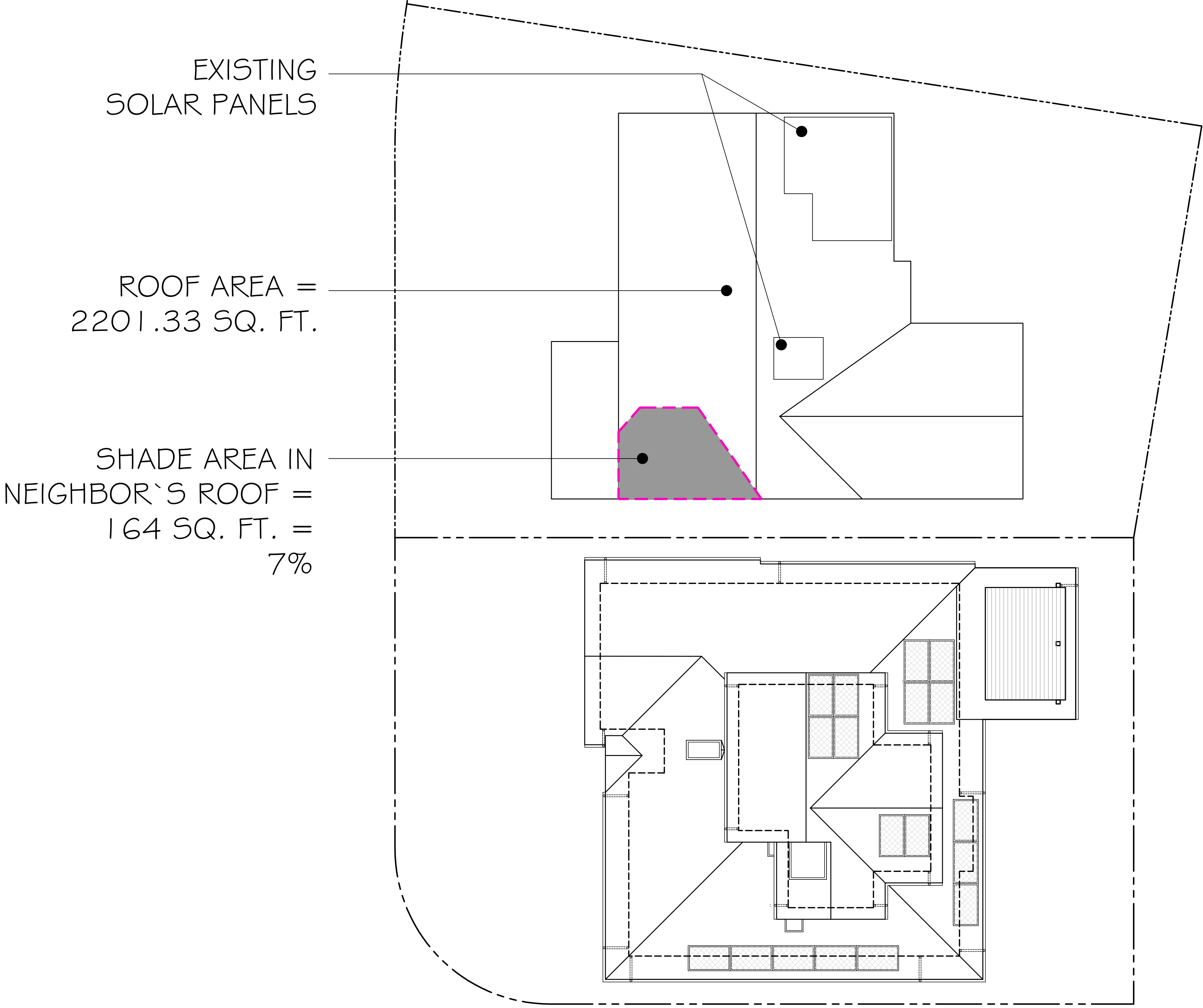
IMPROVEMENTS TO
THE MURPHY RESIDENCE
902 W. CARDINAL DRIVE
SUNNYVALE, CA 94087

SCHEMATIC DESIGN

SOLAR STUDY

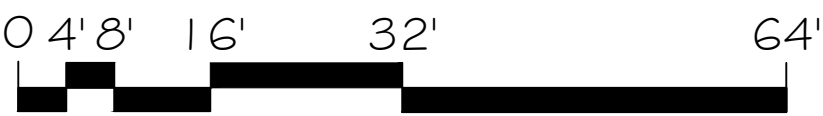
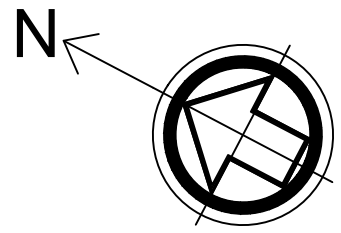
11/1/2018

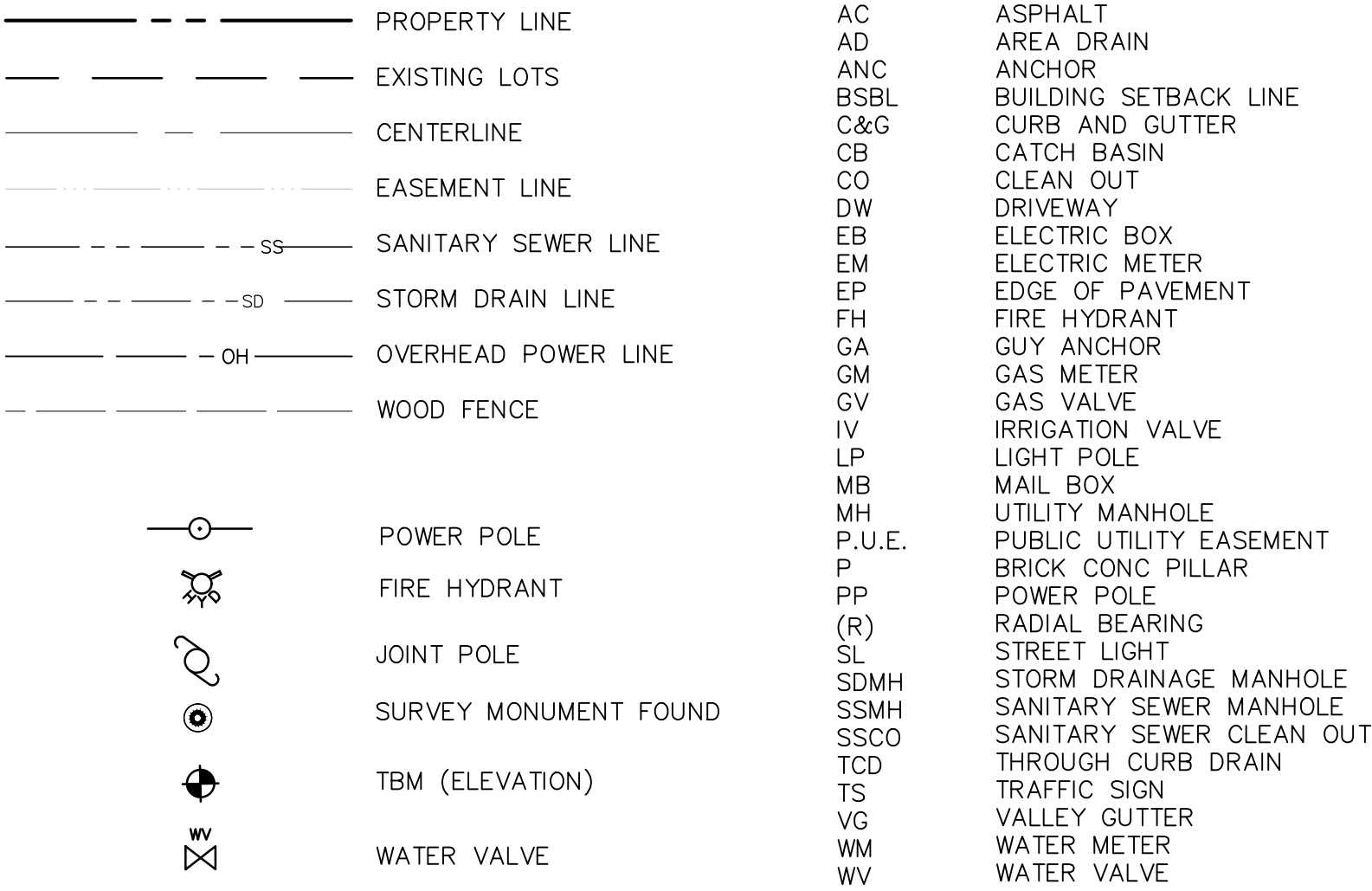
A4.3




NOTE 1: THIS SOLAR STUDY WAS GENERATED USING THE SOFTWARE REVIT AND THE AZIMUTH
ANGLE AND ALTITUDE ANGLE WAS ADJUSTED FOR THE PROJECT ADDRESS INSTEAD OF
THE USING FIXED VALUES FOR THE CITY OF SUNNYVALE.

NOTE 2: THE SHADES ON DECEMBER 21ST AT 9 am SHADES THE STREET





CONCRETE

 BRICK

AC

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY.
UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES
ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND
UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED
BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N 63°31'30" E OF THE CENTERLINE OF W. CARDINAL DR.,
AS SHOWN UPON CERTAIN TRACT NO. 994, RECORDED IN BOOK
41 OF MAPS, AT PAGE 9, SANTA CLARA COUNTY RECORDS, WAS USED
AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

PROJECT BENCHMARK:

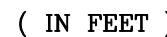
REFERENCED ASSUMED BM:
TOP OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF
W. CARDINAL DR. & MARGARET CT. EL: 100.00'

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 5,614 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 22768731 BY CORNERSTONE TITLE CO. DATED 11/14/2014, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE



1 inch = 10 ft

1 inch = 10 ft

902 West Cardinal Drive
Sunnyvale
APN: 198-11-036



CIVIL ENGINEERS—LAND SURVEYORS

1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:

Prepared by:

Checked by:

Date: 5/6/2010

Project No.

TOPOGRAPHIC SURVEY MAP

Sheet No:

T-1

◆	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

SUNNYVALE

August 15, 2018



**To- DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION**

456 W. Olive Ave. , Sunnyvale , CA 94086

Subject- Details regarding the 48% FAR

Floor Area and Floor Area Ratio

Based on the proposed 2,688 square foot home, the proposed FAR is at 48%. The general context of the surrounding neighborhood consists mainly of one-story homes with a few two-story homes in the immediate neighborhood with FARs ranging between 19% and 52% and gross floor areas ranging from 1,584 square feet to 3,223 square feet. The average FAR and gross floor area in the neighborhood is 31% and 1,977 square feet (see attachment 1).

The proposed 48% FAR does not appear to be out of character considering there are 3 two-story homes located at the intersection of S. Bernardo Ave. and W. Cardinal Dr. and there are two homes with FAR over 45% less than 0.4 mi from the proposed home. Although the neighboring homes 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 project has incorporated the following design treatments:

- We maintain a modest second-floor area by limiting the second-floor area to 23% of the first-floor area (including garage area and covered patio area).
- 8 feet plate height are utilized at both floors so that the proposed home does not appear tall or disproportionate in scale.
- Provide second floor setbacks so that there is adequate separation from the neighbors and the public street.
- Use of similar roof forms, materials and finishes so that there is design compatibility with the neighborhood.

Height

The project has 8 feet plate heights for both the first and second stories. The total height of the structure (measured from top of curb to top of ridge) is 24 feet. Although the home is surrounded by one-story homes on two 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 for 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 illustrate that the proposed project will not shade more than 7% of neighbors roof on December 21st at 3 PM and the project will not shade the neighbors on December 21st at 9 AM.

Privacy

Privacy impacts are minimal in that most of the new windows have high sills and obscure glass on the second floor. The egress windows for the Master Bedroom are located on the left side of the home and more than 18 feet from the side property line.

APN	Address		YearBuilt	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

ATTACHMENT 2 - PROJECT DATA TABLE

A.P.N.	198-11-036
ZONING DISTRICT	RO
LOT AREA	5614 Sq. Ft.

FLOOR AREA TABLE

	<u>EXISTING</u>	<u>CHANGE IN</u>	<u>TOTAL PROPOSED</u>
FIRST FLOOR	1518 Sq. Ft.	151 Sq. Ft.	1669 Sq. Ft.
SECOND FLOOR	-	505 Sq. Ft.	505 Sq. Ft.
REAR PATIO	83 Sq. Ft.	NO CHANGE	83 Sq. Ft.
GARAGE	431 Sq. Ft.	NO CHANGE	431 Sq. Ft.
TOTAL AREA			2688 Sq. Ft. = 48%

LOT COVERAGE TABLE

	<u>EXISTING</u>	<u>CHANGE IN</u>	<u>TOTAL PROPOSED</u>
FIRST FLOOR	1518 Sq. Ft.	151 Sq. Ft.	1669 Sq. Ft.
REAR PATIO	83 SQ. Ft.	NO CHANGE	83 Sq. Ft.
FRONT PORCH	177 Sq. Ft.	-151 Sq. Ft.	26 Sq. Ft.
GARAGE	431 Sq. Ft.	NO CHANGE	431 Sq. Ft.
TOTAL LOT COVERAGE			2209 Sq. Ft. = 39%

HOUSE SETBACKS

		<u>EXISTING</u>	<u>PROPOSED</u>	<u>ALLOWED/REQUIRED</u>
FRONT (NORTH)	FIRST FLOOR	26' - 5"	26' - 5" (NO CHANGE)	20' - 0"
	SECOND FLOOR	N/A	44' - 1"	25' - 0"
REAR (SOUTH)	FIRST FLOOR	20' - 8"	20' - 8" (NO CHANGE)	20' - 0"
	SECOND FLOOR	N/A	26' - 1"	20' - 0"
LEFT (EAST)	FIRST FLOOR	5' - 11"	5' 11" (NO CHANGE)	4' - 0"
	SECOND FLOOR	N/A	18' - 11"	4' - 0"
REDUCIBLE FRONT (WEST)	FIRST FLOOR	6' - 2" (LEGAL NON-CONFORMING)	6' - 2" (NO CHANGE)	9' - 0"
	SECOND FLOOR	N/A	12' - 5"	9' - 0" (PLUS DESIGN REVIEW)

REAR PATIO SETBACKS

REAR (SOUTH)	9' - 6"	9' - 6" (NO CHANGE)	10' - 0"
LEFT (EAST)	5' - 11"	5' - 11" (NO CHANGE)	4' - 0"
REDUCIBLE FRONT (WEST)	38' - 7"	38' - 7" (NO CHANGE)	9' - 0"

A/C SETBACKS

REDUCIBLE FRONT (WEST)	4' - 11"	4' - 11" (NO CHANGE)	9' - 0"
------------------------	----------	----------------------	---------

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>ALLOWED TWO-STORY</u>
HEIGHT	15' - 8"	24' - 0"	30' - 0"



USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

OR

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 as ...
 - There is an existing 7'-5" height fence located on the side property line bordering Margaret Court. The portion of the fence that encroaches on the vision triangle is to be removed.
 - The remaining fence has been in place for many years and it provides privacy for the homeowners.
 - The neighborhood is a mature one: the existing fence has no immediate nor long-term effect on the neighbors.
 - Thus we are requesting the granting of a use permit to know the (E) fence to remain as constructed.

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.



VARIANCE JUSTIFICATIONS

All three of the following findings must be made in order to approve a Variance application.

The Sunnyvale Municipal code states that all three of the following justifications must be met before granting the Variance. Please provide us information on how your project meets **all** of the following criteria.

We are requesting the granting of variance to allow the retention of the compressor for residential AC system to remain in its current location and allow (E) patio trellis support to remain in place.

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

A strict interpretation of the ordinance would require the homeowners to remove site and systems elements that have been in place for many years and would, because of the smaller than typical size of the corner lot, require a significantly greater impact on the (E) structure and lot than would be considered normal or reasonable for the remodeling and addition scope the Murphys intend.

AND

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

Columns

- The columns are entirely located on the homeowner property;
- There is no easement being violated;
- The columns are structural and architectural significant;
- The trellis has no impact on the neighboring properties;
- Respect the intent of setback principle outlined in the city's zoning code

AC unit

- The AC unit is not visible to the public. It is screened from Margaret Court by the (E) fence;
- The noise production in the AC unit is 66 dBA and at the closest neighbor is less than 50dBA. The Sunnyvale Municipal Code section 19.42.030 states that sound level shall not exceed 50 dBA during nighttime or 60dBA during daytime hours at any point on adjacent residentially zone property;
- It has no impact on public welfare; nor is it injurious to the property nor uses in the vicinity nor district

AND

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

Granting of variance to allow the existing condition to remain would not grant special privileges to the Murphy's, they would simply allow an existing non-conformity to remain. If the homeowners had not decided to add a 2nd floor the status of the trellis posts and the AC unit location would not have arisen.

If you need assistance in answering any of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

Fwd: Murphy house remodel

Sinead Murphy [REDACTED]

Wed 8/8/2018 4:12 PM

To: Alpheus (Chip) Jessup [REDACTED] Daniela Milani <[REDACTED]>; Ray Murphy
[REDACTED]

Here is another email from another neighbor

----- Forwarded message -----

From: Ginger Wolnik [REDACTED]

Date: Wed, Aug 8, 2018 at 4:09 PM

Subject: Murphy house remodel

To: Sinead Murphy [REDACTED]

CC: Karen Enz <[REDACTED]>

To Whom it may Concern,

We own and live at the house next door to Ray and Sinead Murphy.

We have no objection to their current patio veranda.

We have no objection to their current air conditioner placement.

We have no objection to the height of the fence on the Margaret Ct. side of their house,
or any of their fences.

Thank you,

Ginger Wolnik and Karen Enz

898 W. Cardinal Dr., Sunnyvale, CA 94087

Fwd:

Sinead Murphy [REDACTED]

Thu 8/9/2018 11:00 AM

To: Alpheus (Chip) Jessup [REDACTED]; Daniela Milani [REDACTED]; Ray Murphy
[REDACTED]

----- Forwarded message -----

From: Cp Brook [REDACTED]

Date: Thu, Aug 9, 2018 at 10:02 AM

Subject:

To: [REDACTED]

Date: August 9, 2018

To: Representative at Sunnyvale Planning Commission

Re: Ray and Sinead Murphy - Home Remodel Project

We have no objection to the patio veranda, the air conditioner nor the height of the fence on our side. It works fine for all of us.

Sincerely,

Connie and Rich Brookner
904 Margaret Court
Sunnyvale, CA 94087

Fwd: Construction Plan at 902 West Cardinals Drive

Ray Murphy [REDACTED]

Wed 8/8/2018 11:47 AM

To: Daniela Milani <[REDACTED]>; Alpheus (Chip) Jessup <[REDACTED]>; Sinead Murphy <[REDACTED]>

See note below from our neighbour on the AC unit and fence side of the house. Can we print this out and submit with the application tomorrow? We're working on getting the other two letters - but probably won't get them until end of this week. Are we able to submit those letters separately ?

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From: Raymond Wong <[REDACTED]>
Sent: Tuesday, August 7, 2018 10:23:43 PM
To: [REDACTED]
Subject: Re: Construction Plan at 902 West Cardinals Drive

Hello Ray,

This is Raymond Wong, your neighbor at 914 West Cardinal Drive who live across the street from your house in Sunnyvale, CA.

As we discussed in Sunday morning, I don't have any issue with the upcoming construction plans of your house that you have mentioned includes the following.

1. The current placement of the AC unit as it hasn't disturbed us for the past 20 years.
2. The current height of the fence

Feel free to reach out to me if you need further assistances.

Regards,
 Raymond

On Sunday, August 5, 2018 9:42 PM, Raymond Wong <[REDACTED]> wrote:

Hello Ray,

This is Raymond Wong, your neighbor who live across the street from your house at 902 West Cardinal Drive in Sunnyvale, CA.

As we discussed this morning, I don't have any issue with the upcoming construction plans of your house that you have mentioned includes adding the air condition unit on the side fence.

Feel free to reach out to me if you need further assistances.

Regards,
Raymond