

**RECOMMENDED CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
November 11, 2015**

**Planning Application 2015-7615**

1221 Crossman Avenue

Tentative Parcel Map to create three new parcels (two around the footprint of two buildings and a third common parcel) from the existing one parcel.

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

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

**GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE  
APPROVED PROJECT.**

**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

**GC-2. MAP REQUIRED:** This project is subject to, and contingent upon, the recordation of a Parcel Map. The submittal, approval and recordation of the Parcel Map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title

- 18 Subdivision requirements. Pay all required fees for Parcel Map review and recordation. [SDR] [PUBLIC WORKS]
- GC-3. PERMIT EXPIRATION:  
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)
- GC-4. CONDITIONS OF APPROVAL: All Public Works Conditions of Approval (COA) associated with Planning Application 2013-7353 apply to this tentative map application. [COA] [PUBLIC WORKS]
- GC-5. PUBLIC IMPROVEMENTS: In conjunction with Planning Application 2013-7353, and not contrary the subject COA, the developer shall install all public improvements around the perimeter of the property. That is, all public improvements fronting the property under this application shall be implemented with one phase, prior to occupancy of any building, unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]
- GC-6. RECORDATION OF PARCEL MAP:  
This project is subject to, and contingent upon recordation of a parcel map. The submittal, approval and recordation of the parcel map(s) shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. Parcel map(s) shall be recorded prior to occupancy of any building located on that certain lot as shown on the corresponding tentative parcel map. [COA] [PUBLIC WORKS]
- GC-7. 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-8. CONFORMANCE WITH PREVIOUS PLANNING PERMIT: The subject site shall comply with all conditions of approval, requirements and mitigation measures of planning application 2013-7353. [COA] [PLANNING]

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

- TM-1. RESERVATION/ABANDONMENT OF EASEMENTS: In conjunction with the planning application 2013-7353 COA's PM-1, 2, 4, 5 and 7, 2014-7050, and not contrary to those subject COA's, reservation of new cross-lot reciprocal rights and maintenance responsibility for ingress/egress, emergency vehicle access, parking, utilities and surface drainage shall be identified either on the parcel map, in the CC&R's, or as a separately recorded Covenant for Easement document. [COA] [PUBLIC WORKS]
- TM-2. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW): Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney. Four (4) sets of the CC&Rs including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:
- a) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
  - b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
  - c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to a owners association.
  - d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit # 2013-7353, and associated map shall be incorporated as appropriate into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.
  - e) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.

- f) The CC&Rs recorded for the campus as a whole shall state that the amenities building must be maintained in common by all buildings in the campus and cannot be sold for separate ownership.
- g. The CC&Rs shall contain the following provisions:
  - i. The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.
  - ii. Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
  - iii. Provision for maintenance responsibility for ingress/egress, emergency vehicle access, parking, utilities, and surface drainage.
  - iv. "Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the owners in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.
  - v. It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
  - vi. It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or

- of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
- vii. It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.
  - viii. No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
  - ix. Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property." [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

TM-3. HOA CREATION: The developer/Owner shall create an Owner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of Community Development prior to approval of the Parcel Map. Conditions of Approval shall be attached as an exhibit to the CC&Rs. [COA] [PLANNING]

TM-4. HOA TRANSFER: At the time the homeowners association is transferred from the developer to the individual property owners (typically at election of board members or officers), the developer shall schedule a meeting between the board members or officers, the City of Sunnyvale and the developer to review the Conditions of Approval of the development and other applicable City requirements. [COA] [PLANNING]

<b>PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO</b>
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**RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

PF-1 COMPLETION OF PUBLIC IMPROVEMENTS: Developer shall complete all required public improvements associated with Planning Application 2013-7353 in accordance with City approved plans prior to any building occupancy except as may be approved by the Director of Public Works. As-built plans shall be submitted to the City for approval and record. Include City Asset Numbers for all new and pre-existing waste water structures on the as-built plans per Waste Water Design Standards. [COA] [PUBLIC WORKS]

**PM: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO OR CONCURRENTLY WITH THE APPROVAL OF THE PARCEL MAP.**

PM-1 NEW PUBLIC EASEMENTS LOCATED ON-SITE: Any new easements required for public use purpose shall be accomplished on the parcel map or a separate recorded easement deed (recorded concurrently with the parcel map and noted thereon) as deemed appropriate or necessary by the Director of Public Works prior to any building occupancy. [COA] [PUBLIC WORKS]

PM-2. EMERGENCY VEHICLE ACCESS EASEMENT: Developer shall dedicate emergency vehicle ingress-egress easement over the surface parking areas, excepting areas for parking stalls, as may be required by PSD. [COA][PUBLIC SAFETY/PUBLIC WORKS]

PM-3. PUBLIC UTILITY EASEMENT: Developer shall dedicate public utility easements to the City to accommodate public utilities on the property as required. Easements shall be in accordance with City Waste Water and Water design guidelines. [COA][PUBLIC WORKS]

End of Conditions of Approval