

RECOMMENDED CONDITIONS OF APPROVAL
Special Development Permit 2016-7968
150 E. McKinley Avenue and 330 S. Murphy Avenue
APNs: 209-35-014 and 209-35-015

The following conditions are in addition to the Final Amended Conditions of Approval for Special Development Permit 2016-729 for the Sunnyvale Town Center project.

A21. Architecture – Cinema Building

- 1) **[Existing condition – no change]** The marquee posters on the cinema building are not approved as part of this project and are subject to final approval of all signage for the project.
- 2) **[Delete condition – no longer applicable]** ~~The marquee posters on the Sunnyvale Avenue side shall be replaced with similar architectural features.~~
A sign proposal for the building covering both tenants shall be submitted for review and approval by the Community Development Director. A sign permit shall be required for each tenant.
- 3) Submit a revised color scheme for review and approval by the Community Development Director that adjusts the paint colors to reduce the amount of dark gray tones, such as on the upper building walls.
- 4) Submit details for the artwork proposed on the second-story wall facing McKinley Avenue. If the artwork is intended to satisfy the City's Art in Private Development Ordinance (SMC Chapter 19.52), review and approval by the Arts Commission shall be required. Consider incorporating smart technology into the artwork or other portion of the building.
- 5) The hours of operation for the loading dock and associated outdoor delivery activities shall be limited to 7:00 am to 10:00 pm.

A32. Architecture – Penney's Parking Structure (Block 5)

- 1) The following items shall require submittal of a proposal for review and approval by the Community Development Director:
 - a. Change or alter the paint colors to reduce the amount of dark gray tones.
 - b. Provide additional architectural enhancements along Sunnyvale and Iowa Avenues, such as expanding the use of living walls and decorative louvers.
 - c. Provide details for shopping cart storage for the grocery store.
 - d. Provide a lighting plan that includes screening or orienting light fixtures away from nearby residential areas, particularly on the top parking level. Provide sufficient lighting for pedestrian

entrances/exits and stairways.

- e. Provide details for bike storage (racks and lockers) per VTA Guidelines.
- f. Install a dynamic parking supply tracking system prior to approval of occupancy for Building T.
- g. Remove the temporary construction fence along Sunnyvale and Iowa Avenues or, if the fence will remain, repaint the fence with decorative graphics.