
**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MAY 29, 2018**

Planning Application 2007-7527

333 W. Iowa Ave., 221 W. Iowa Ave., 379 S. Sunnyvale Ave.

Special Development Permit to modify the architectural design and layout of 94 homes (75 flats and 19 townhomes) previously approved as part of the Sunnyvale Town Center project (CityLine).

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

A9. Architecture – Residential – Iowa Avenue (F-1)

- 1) *[Existing condition – no change]* The vertical offsets between adjoining walls facing Iowa Avenue shall vary from minimum two feet to six feet in depth, subject to the review and approval by the Director of Community Development.
- 2) *[Delete condition – no longer applicable]* ~~Accent elements and a material such as stone or tile, different from the residential units above, shall be introduced on the townhome level (not stucco).~~
- 3) *[Delete condition – no longer applicable]* ~~Heavy wood timbers or other suitable horizontal materials approved by the Director of Community Development shall be used between the townhomes (level 1) and the residential units above (levels 2-4) so that the elevation reads clearly as a two-story townhome buildings separated from the residential levels above.~~
- 4) *[Delete condition – no longer applicable]* ~~As shown on the approved plans, heavy wood timbers shall be used on the upper floors, balconies, and roofline where appropriate.~~
- 5) The interior building elevations of the residential buildings shall be substantially similar to the exterior elevation of the same building. Minor deviations of the approved plans (e.g. colors, materials, window placement) may be approved administratively by the Director of Community Development.
- 6) Front yard enclosures (walls, fences, hedges, etc.) shall be a maximum of three feet high unless otherwise approved by the Director of Community Development.
- 7) *[Delete condition – no longer applicable]* ~~A third major color pallet shall be added to the residential buildings.~~
- 8) *[Delete condition – no longer applicable]* ~~All changes shown in the revised perspective drawings shall be incorporated in the final plans.~~

A10. Architecture – Residential – Iowa Avenue (N-1, T-1)

- 1) *[Existing condition – no change]* Floor plans for the townhomes on Iowa are subject to review and approval of the Director of Community Development.
- 2) *[Existing condition – no change]* Front yard enclosures (walls, fences, hedges, etc.) shall be a maximum of three feet high unless otherwise approved by the Director of Community Development.
- 3) *[Existing condition – no change]* The interior building elevations of the residential buildings shall be substantially similar to the exterior elevation of the same building. Minor deviations of the approved plans (e.g. colors, materials, window placement) may be approved administratively by the Director of Community Development.
- 4) *[Existing condition – no change]* Trees shall be placed between eight townhomes nearest Target and the Target building.
- 5) *[Revised]* The townhomes shall be architecturally modified so they are distinguished as ~~eight~~ individual units.
- 6) **[New condition] Modify the townhome garage doors to allow for more variation in style, subject to review and approval by the Director of Community Development.**
- 7) **[New condition] Air conditioning units must be screened to full height behind front yard fencing, screening lattice and/or shrubs, subject to review and approval by the Director of Community Development.**

[New condition] Block 5 Environmental Remediation

E1. Prior to submitting plans for Grading and/or Building Permits for residential units in project T-1, provide either a finding of No Further Action or a mitigation plan for construction and occupancy of residential land use on Lot 2 of Block 5 that has been approved by the SFRWQCB as part of the STC Remedial Action Plan (Case 43S1101).

As part of Building Permit submittals provide engineered details for vapor barriers, soil vapor extraction, monitoring systems and/or other measures required by the approved mitigation plan above.

Prior to construction on Lot 3 of Block 5 provide an appropriate soil management plan consistent with requirements of the plan above

Prior to issuance of a certificate of occupancy for each and all residential units on Lot 3 of Block 5, provide a final report from a licensed professional and/or testing organization confirming satisfactory construction of environmental mitigations, monitoring and/or protective measures required by the approved mitigation plan above.

Public Improvements

P16. [New condition] The developer is required to install, per Sunnyvale Municipal Code Sections 12,13 & 18, public improvements that include but not limited to curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, signage, striping, street lights, etc.

All public improvements shall be designed and constructed in accordance with current City design standards and guidelines, standard details and specifications, and Americans with Disabilities Act (ADA) requirements where applicable, unless otherwise approved by the Department of Public Works.

The developer is required to complete the installation of all public improvements and other improvements deemed necessary by the Public Works Department, prior to occupancy of the first building, or to the satisfaction of the Department of Public Works.

P17. [New condition] Submit off-site improvement plans for Aries Way and for modifications of Iowa Avenue separate from the Building on-site improvement plans.

P18. [New condition] 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.

P19. [New condition] Install a new fire hydrant on the west side of Aries Way just north of the extension of Booker Avenue using a City standard Clow-Rich 75/865 (8" LINES USE CLOW 75, 10" AND LARGER USE CLOW 865). Fire hydrants shall be per current City standard detail 2B and 2B-2.

P20. [New condition] For Project F-1, provide two service points of connections for the domestic water in accordance with current City standards. Install a new isolation gate valve between the two service points of connection.

P21. [New condition] Install new master radio-read domestic water meter(s) and RPBFP(s) at each point of connection to the water main for projects N-1 & T-1. Install individual private water meters for each residential unit in accordance with requirements of Section 1954 of the State Civil Code.

P22. [New condition] Existing street lighting levels along Iowa Avenue are to be maintained.

P23. [New condition] The developer shall maintain existing landscaping in the park-strip of West Iowa Ave. along the project frontage.

P24. [New condition] Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded utilizing a separate instrument. (SMC 18.16.010 (c), Subdivision Map Act §66475 and §66499.20-1/2 for public easements).

P25. [New condition] The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility connection fees and off-site improvement plan check and inspection fees, and encroachment permit fees prior to any permit issuance.

Tentative Map

TM41. [New condition] Prior to filing a condominium map for F-1, N-1 and/or T-1, submit draft Covenants, Conditions and Restrictions to the City for review and approval. Any proposed deeds, covenants, conditions, restrictions and by-laws relating to the project F-1, N-1 and or T-1 are subject to review and approval by the City. The CC&R's shall include the following provisions:

All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.

CCR's shall address solid waste management including responsibilities of HOA and unit owners.

TM42. [New condition] The developer shall install individual private water meters for each residential unit in accordance with requirements of Section 1954 of the State Civil Code, and for each ancillary building on-site.

TM43. [New condition] Prior to issuance of a building permit for project F-1, provide access easement(s), emergency vehicle access easement and utility easements along the Aries Way and Booker Avenue alignment.

TM44. [New condition] This project requires a minimum 26'-wide dedication of an emergency vehicle ingress and egress easement on

and over Aries Way from Iowa Avenue and Booker Avenue east of the public street segment of Booker Avenue.

Construction Mitigation

CM5. [New condition] All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements.