

RECOMMENDED FINDINGS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

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

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

Major Moffett Park Design Review Findings

In order to approve the Major Moffett Park Design Review Permit, the Director of Community Development must be able to make all of the following findings:

1. *Attain the objectives and purposes of the MPSP. Finding met.*

The proposed project is located in the MP-I sub-district. The MP-I subdistrict is intended for general industrial development at moderate FAR due to its proximity to regional transportation facilities and transit services. Office buildings are encouraged to locate in the entire Moffett Park area. The proposed project will update and enhance the character of the site, streetscape, and surrounding community. Compliance with applicable MPSP objectives and purposes is discussed below:

- *Guiding Principle 1.0: Positively influence the Sunnyvale business climate and enhance economic vitality by providing comprehensive land use policies and permitting processes that encourage development of additional needed Class A office space to diversify the industrial base of Sunnyvale.*
- *Specific Plan Objective LU-4: Establish land use districts that encourage high quality corporate headquarter and Class A office development.*
- *Specific Plan Objective LU-5: Provide for higher intensity development along transportation corridors and within close proximity to rail and transit stations.*

The project site is located adjacent to a VTA bus stop and .9 miles away from two VTA light rail stations (Crossman and Tasman/Vienna). The proposed office building provides convenient pedestrian access from building entrances to public sidewalks. Bicycle use is encouraged through adequate bicycle parking and amenities onsite including shower and changing facilities. A new pedestrian/bicycle path will be located along the Caribbean Drive frontage. The project is required to provide a TDM plan, and a preliminary plan includes measures to encourage alternative modes of transportation.

- *Guiding Principle 7.0: Enhance pedestrian accessibility.*
- *Specific Plan Objective LU-7: Establish land use and transportation regulations that support increased pedestrian activity and decrease the dependence on single-occupant vehicles.*
- *Specific Plan Objective CIR-1: Strive for a net Transportation Demand Management trip reduction of 20% on all new development within the Specific Plan area. Encourage peak hour trip reduction options when feasible.*
- *Specific Plan Objective CIR-2: Provide for improved pedestrian and bicyclist mobility within the Specific Plan area.*

The proposed project will enhance pedestrian accessibility by upgrading public sidewalks to current City standards, including installing a sidewalk along Caribbean Drive and Moffett Park Drive. Several amenity areas are located adjacent to pedestrian entrances to the building. A shared bicycle/pedestrian trail along the frontage will connect the site to adjacent sites once they redevelop. Bicycle parking in excess of the minimum requirements is provided onsite.

- *Guiding Principle 10.0: Incorporate sustainable design and green building concepts into private and public projects.*
- *Specific Plan Objective ENV-1: Require that all potential environmental effects of new development be mitigated to the greatest extent feasible.*
- *Specific Plan Objectives ENV-4: Encourage future development to incorporate green building techniques into site design, building construction, and occupancy and operation of the building.*
- *Specific Plan Objectives ENV-7: Strive to provide for indoor environmental quality measures in support of employee health and productivity.*
- *Specific Plan Objectives UD-2: Utilize sustainable design principles for site layout, building construction techniques, and building materials when suited to the intended use.*

The project is required to comply with the CALGreen Mandatory Measures and attain LEED Gold Level with USGBC certification. The project is environmentally sensitive and incorporates sustainable design techniques through integration of building system, components and materials. All the new plantings will be California native or locally adopted and acceptable within the habitat guidelines and will utilize low water or reclaimed water sources for irrigation.

- *Specific Plan Objective ENV-1: Require that all potential environmental effects of new development be mitigated to the greatest extent feasible.*

The proposed project is required by the recommended conditions of approval to mitigate impacts identified by the project Initial Study (noise, historic and cultural resources, biological resources, and air quality) to a less than significant level.

- *Specific Plan Objective UD-1: Ensure consistency with the Citywide Design Guidelines, Industrial Design Guidelines, and Moffett Park Design Plan for all new development and renovations.*

The project is consistent with the Citywide Design Guidelines through high quality architectural and pedestrian-oriented site design with streetscape enhancements, retention of significant street trees, new sidewalks, appropriate building scale and character compatible with recently constructed buildings in the Moffett Park area. Required solid waste and recycling enclosures and rooftop equipment are adequately screened from the public street.

The project is also consistent with the City’s Bird-Safe Design Guidelines through use of spandrel glass banding to help delineate planes and surfaces. No water features or free-standing glass walls. Up lighting and spot lights are not planned to be utilized.

See Finding #2 for a discussion of consistency with the Moffett Park Design Plan.

2. Substantially conform with the Moffett Park Design Guidelines set forth in Chapter Six of the MPSP.

The Moffett Park Specific Plan includes Design Guidelines that provide recommendations for site planning, architecture, landscaping and site amenities, sustainable design and green building techniques, and artwork in private development. The proposed project conforms to the Moffett Park Design Plan as noted below:

Basic Design Principle	Comments
Site Planning	
1. <i>Buildings should generally be placed at or near the front setback line without parking between.</i>	The proposed four-story building will be placed close to the street frontage at the northern edge of the site. Mature trees are preserved mostly along each street frontage of the property where possible. New trees and landscaping help shield the parking lot behind the building and adjacent to the street
2. <i>Loading areas and service yards should be located to the rear of the site and completely screened from view</i>	Trash and service areas are located within the parking lot but along the perimeter closest to the building and adequately positioned away from view from the public street. The loading area is positioned off the private drive adjacent to the building at the northwest portion of the site. The area is not readily visible to the public street due to nearby landscaping.
Architecture	
1. <i>Large scaled elements of undifferentiated mass should not appear bulky and monotonous through use of appropriate technique.</i>	The largest forms of the building, including the portion that faces the street is broken up through the use of vertical and horizontal fins. The use of wood paneling also adds interest to various areas of the building on each side of the building. The reduced size of the fourth floor allow certain views of the building appear only as three story which reduces the visual mass of the structure.

<p>2. <i>Architectural design and detailing should be consistent on all elevations of the building and between different buildings within the same complex.</i></p>	<p>The same building materials and details are consistently used on each side of the proposed building.</p>
<p>3. <i>The use of varied materials and colors is generally encouraged. Materials should be of high quality and should relate to each other in logical ways.</i></p>	<p>The proposed office building utilizes a combination of materials including spandrel glass and aluminum paneling as well as wood for canopies over entrances, a vertical trellis feature and soffit under the second level facing the street. Wood trellises are also featured on the roof and amenity areas. Metal paneling is utilized within the roof screening. The proposed high-quality materials logically relate to each other to enhance the architectural design of the building.</p>
<p>4. <i>Roof forms shall be consistent with the design theme of the building and should continue all the way around the building to complete the design.</i></p>	<p>The proposed roof form and materials are consistent throughout the building and compatible with the architectural design of the building.</p>
<p>5. <i>Parapet walls and equipment screen walls shall be treated as an integral part of the building design.</i></p>	<p>Rooftop mechanical equipment is screened with features that are integral to the building design.</p>
Landscaping	
<p>1. <i>Landscaping serves a variety of purposes and shall be designed to serve multiple needs.</i></p>	<p>The proposed tree layout serves a variety of purposes including shading for parking and meeting/amenity areas as well as a visual buffer of the building at the pedestrian level. Landscaping and decorative pervious paving is also utilized for gathering and recreational areas as well as meets functional needs for stormwater runoff management.</p>
<p>2. <i>Existing trees shall be incorporated to the extent feasible into the site designs of new buildings.</i></p>	<p>The proposed project will retain 27 protected size trees on the site which mostly lie along the street frontage of the site. The applicant will propose 254 new trees on site, where 96 are required based on the Sunnyvale Municipal Code.</p>
<p>3. <i>Outdoor recreation and eating areas for employees are strongly encouraged.</i></p>	<p>The project includes several outdoor amenity areas with dining and open seating</p>

	areas adjacent to the building as well as a roof deck on top of the third floor.
<i>Sustainable Design & Green Building Techniques</i>	
1. Projects shall be designed to minimize site disturbance of undeveloped and landscaped areas during both the construction process and site layout design.	Certain landscaping and protected trees along the perimeter of the site will remain with protection measures in place (as required) prior to obtaining building permits.
2. Window design shall, in addition to considering such issues as energy efficiency and aesthetic appeal, strive to provide for high levels of day lighting for office type uses.	The project's window design and building layout maximizes energy efficiency and use of natural day lighting.