



# VARIANCE JUSTIFICATIONS

Sunnyvale

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.

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.

**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.

**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.

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

1. The research and development use requires larger than typical floor area with direct connectivity between each of the three levels for equipment, processes and is required for successful business operations and growth in Sunnyvale. Provided the unique technical functions, uses and performance requirements of the building, the approval of the variance is critical to allowing for intended research development activities. Approval of the variance will provide Applied Materials the ability and privilege to develop the property similar to other property owners, in the same zoning district, that have benefited from an increase in building height.
2. The R&D building is located at the center of the Applied Materials Arques Campus and 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 proposed R&D building will comply with all local, state and federal regulations to ensure the project will not be detrimental to public health and safety.
3. The Applied Materials Arques campus is a unique site whose surface area allows the business to continue to grow and remain in Sunnyvale. The research and development use depends on close and quick connectivity between labs, clean rooms and support spaces which the large site area can support.

The adjacent Lawrence Station Area Plan (LSAP) with a mix of commercial, office/research and development/industrial land uses, including residential mixed-use and multi-family encourages density and proximity to public transit, via the VTA Lawrence Station.

LSAP grants 100% FAR for properties encouraging density up to 100 feet. Maude & Mathilda R&D Campus - LinkedIn & Apple is a 100% FAR Campus.

Intuitive Surgical, with a total of 596,001 SF, ~75 feet tall lab/office building and 6 story 62 feet tall garage just across the Central Expressway to the south of the Applied Materials proposed R&D building was incorporated into the LSAP and is of a similar scale and massing to Applied Materials proposed R&D building and garage.

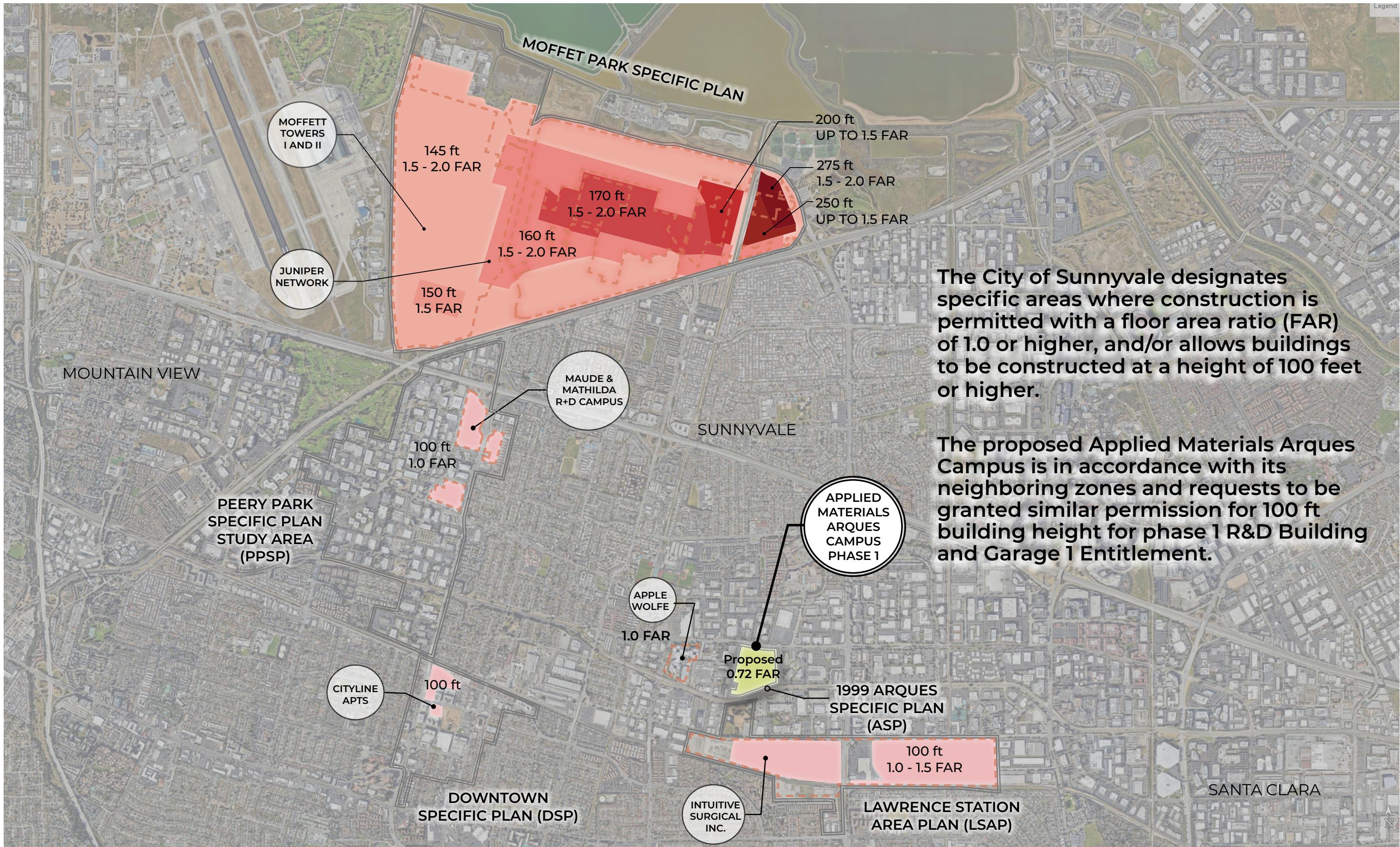
Immediately to the west on E. Arques is Apple Inc.'s Wolfe Campus, a 4 level office building over 2 levels at grade parking, approx. 100 ft tall, 800,000 SF facility with 7 story parking garage. The campus was built with ease of access to public transportation for its employees in mind at 1.5 miles from the VTA Lawrence station,

Both Intuitive Surgical and Apple Inc's recent developments on either side of the Applied Materials Arques Campus, are examples of the building density, building area and proximity to public transportation that Applied Materials proposed R&D building aims to achieve. Applied's proposed R&D building further assists Sunnyvale in accomplishing the goals of the the Lawrence Station Area Plan mission of enhancing the area and creating a new urban neighborhood within close proximity to public transportation.

# APPLIED MATERIALS ARQUES CAMPUS

BUILDING HEIGHT VARIANCE  
JUSTIFICATION DIAGRAMS

## City of Sunnyvale Zoning Map

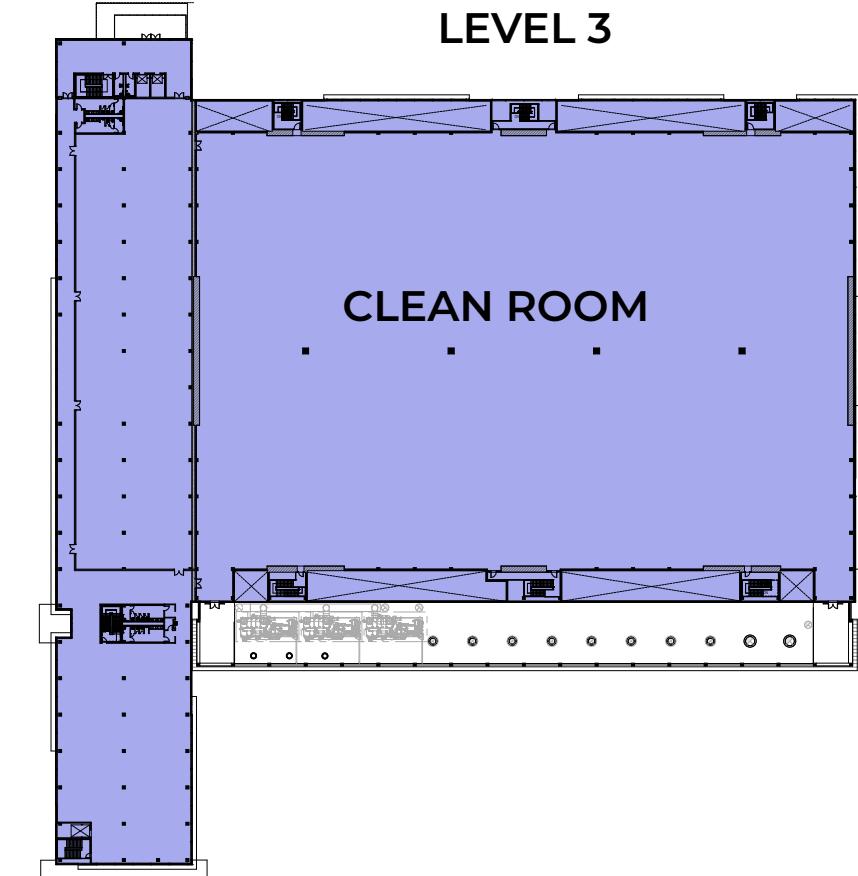
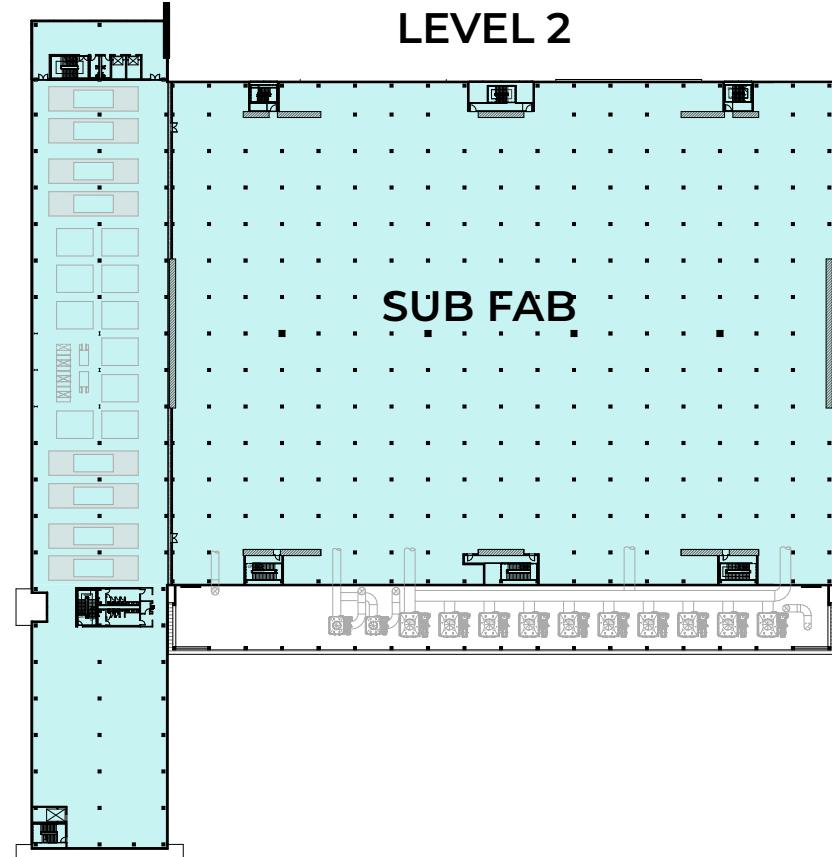
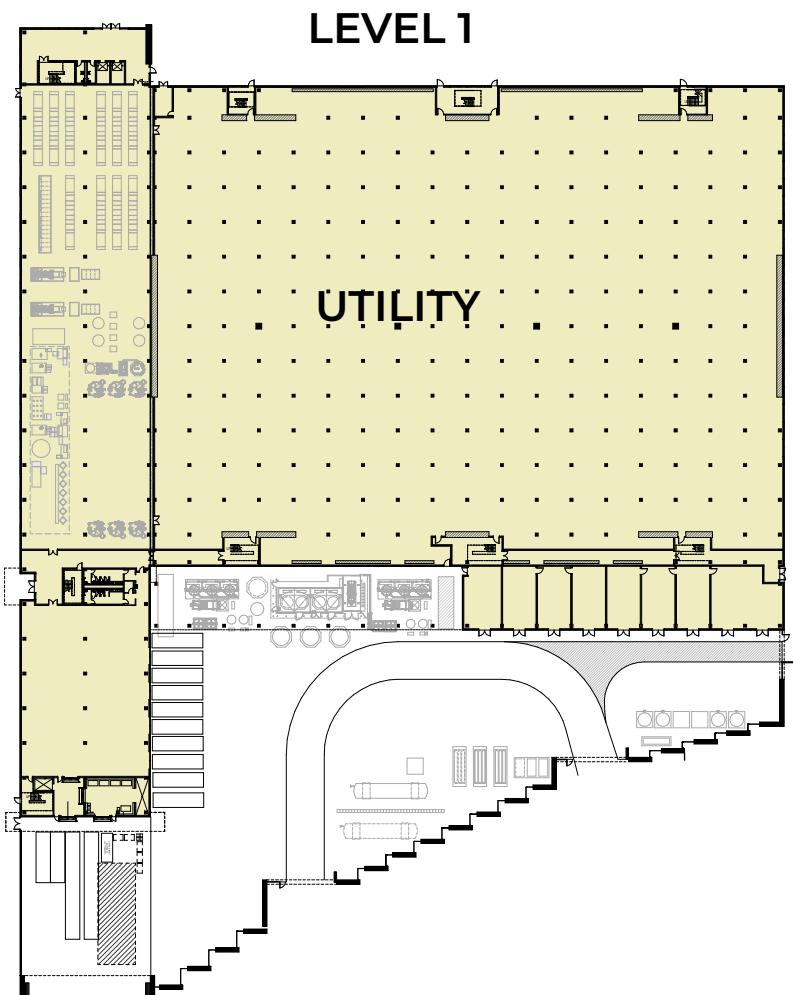


## Proposed Site Plan - Phase 1

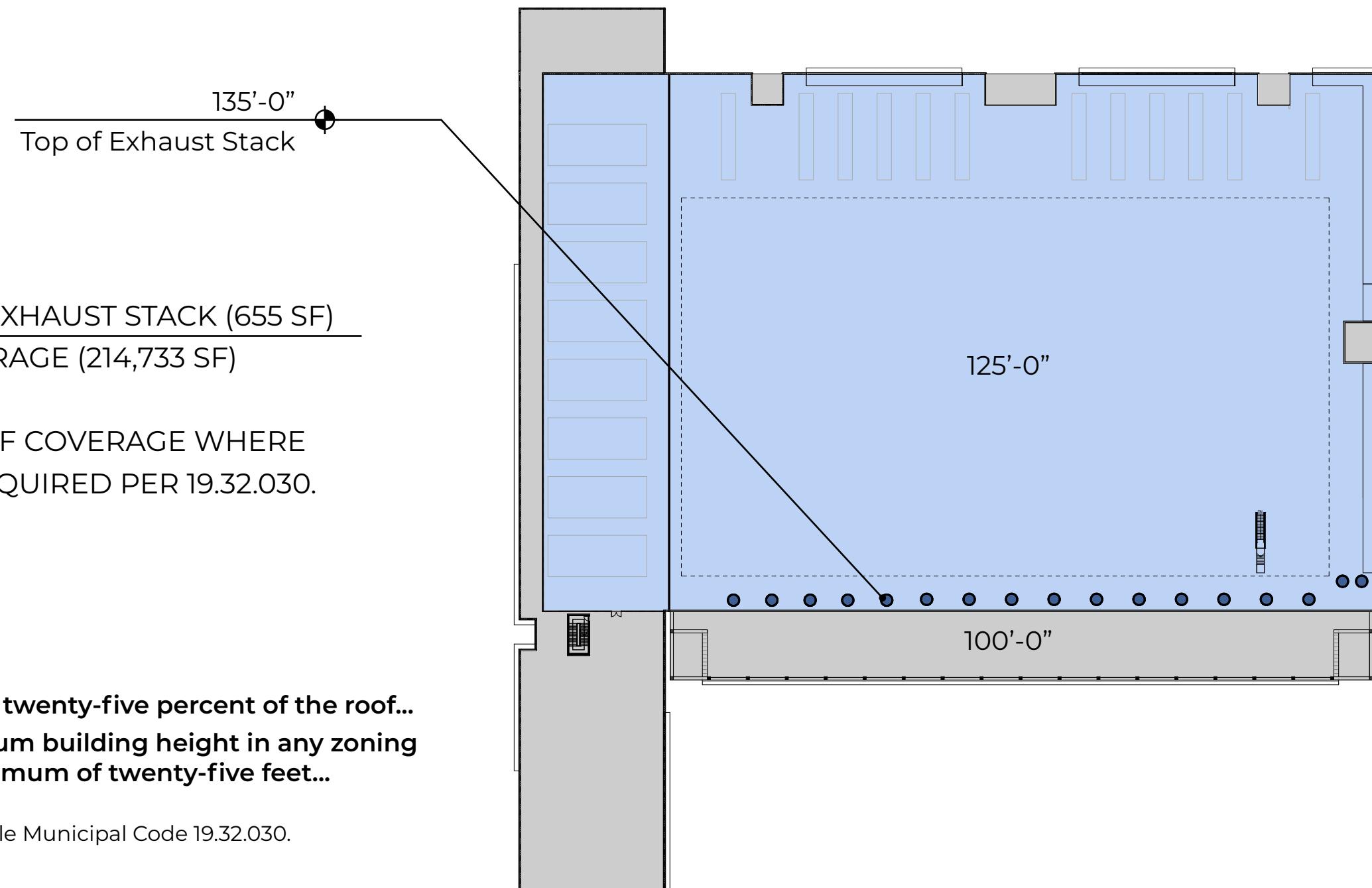




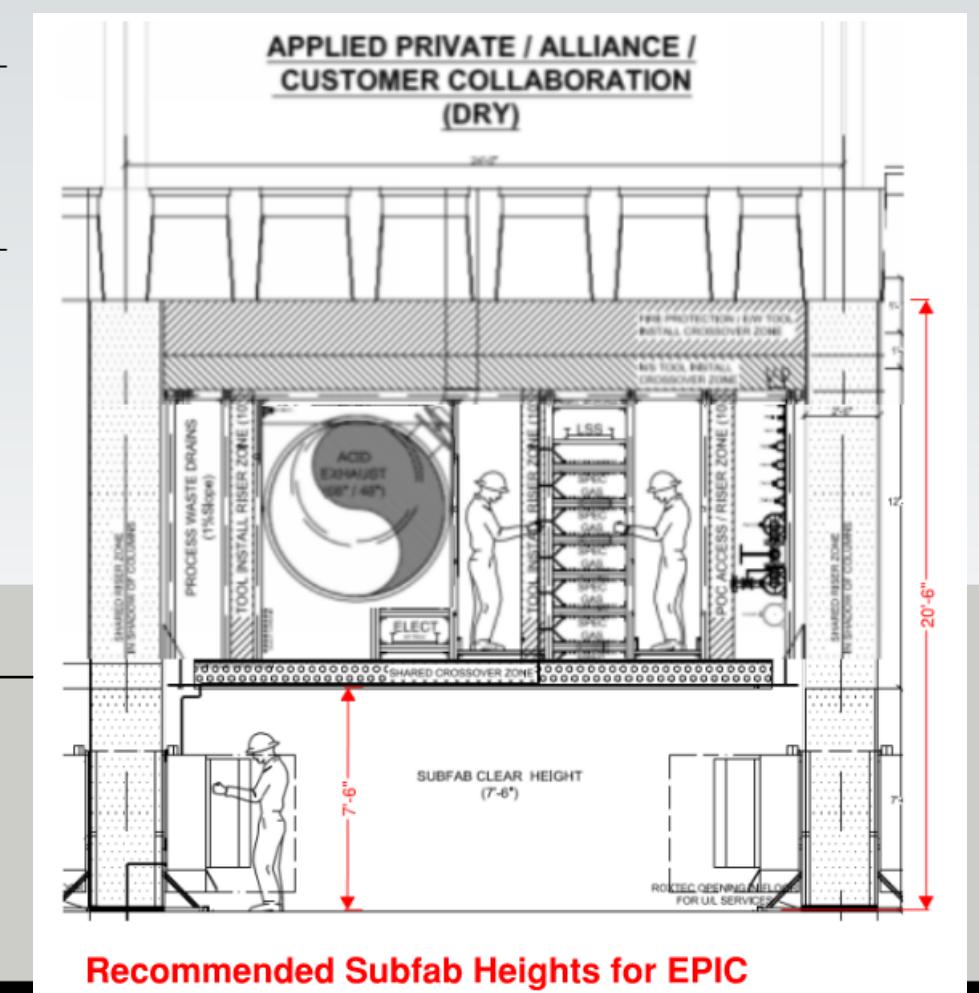
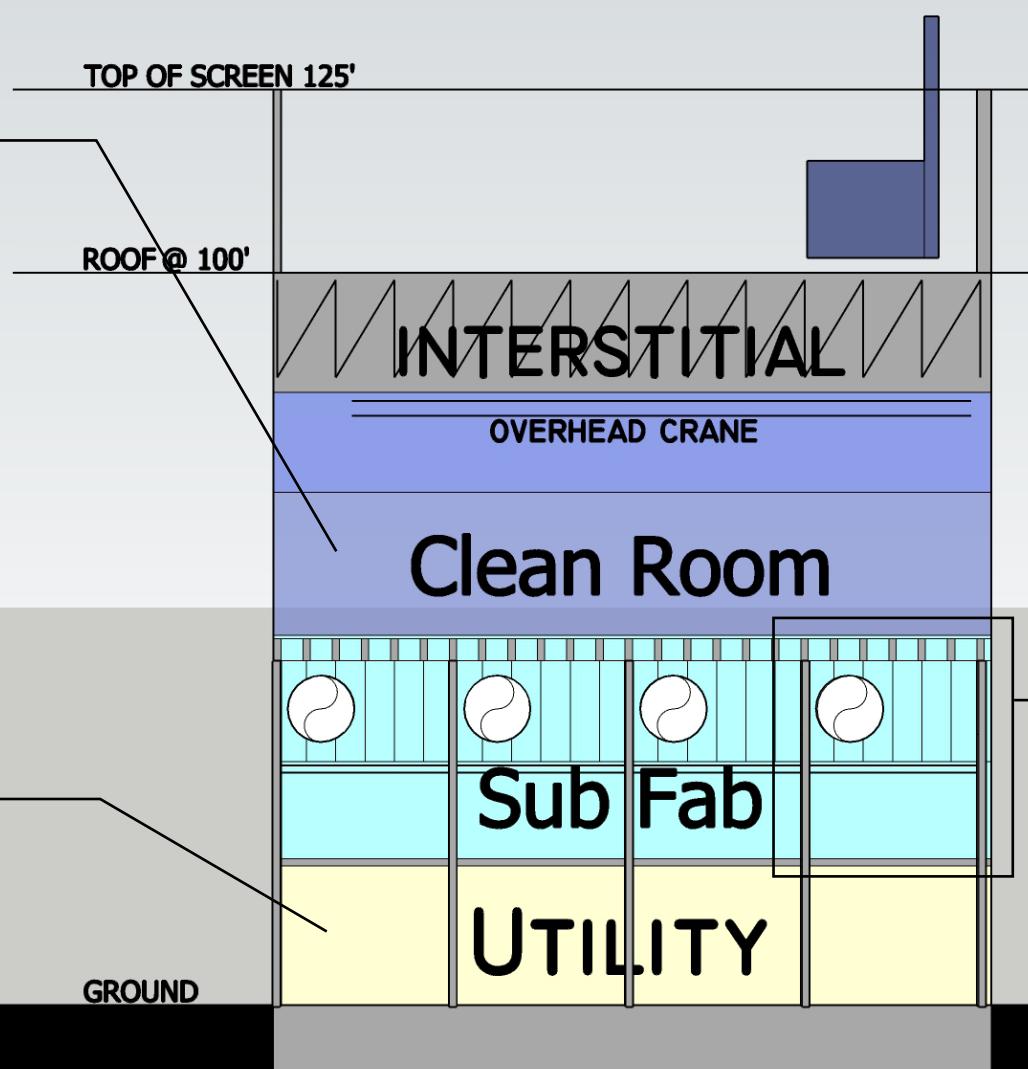
## EPIC Center - Floor Plans



## EPIC Center - Roof Plan

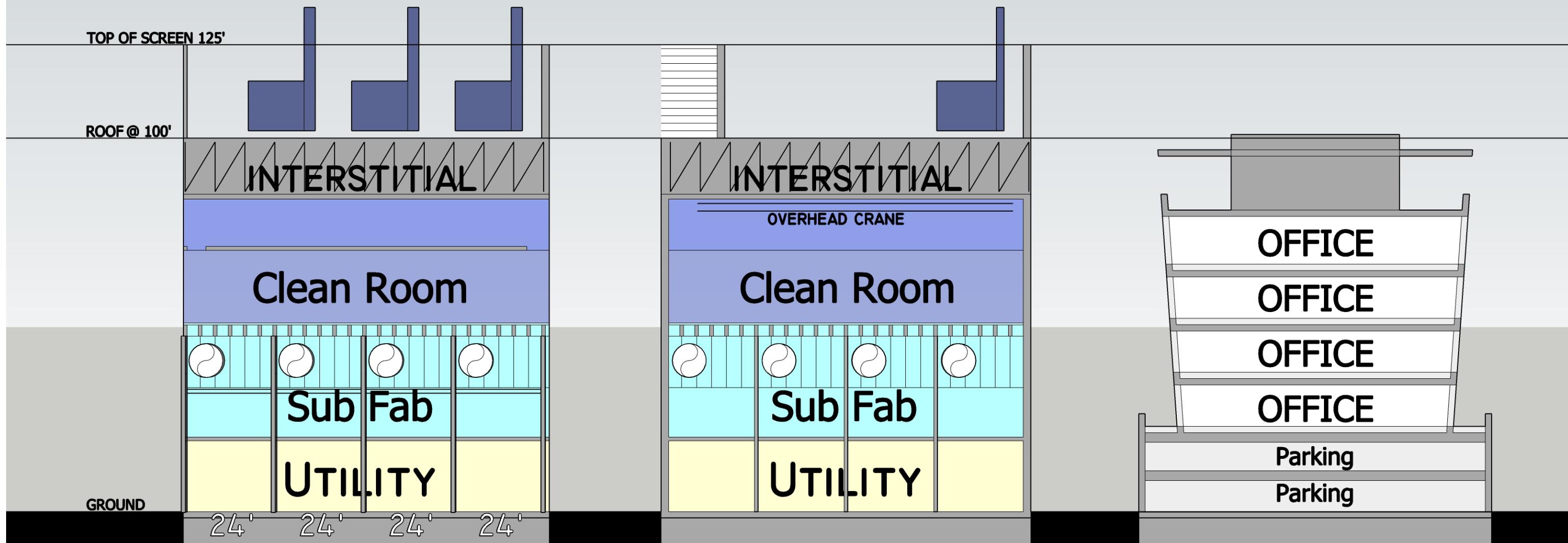


# Image of Cleanroom



# Image of Utility

# Partial Section AMAT - EPIC



ARIZONA FAB

AMAT-EPIC

APPLE 2

Additional reference material following

**City of Sunnyvale Municipal Code**

**Building Height, Lot Coverage and Floor Area Ratio**

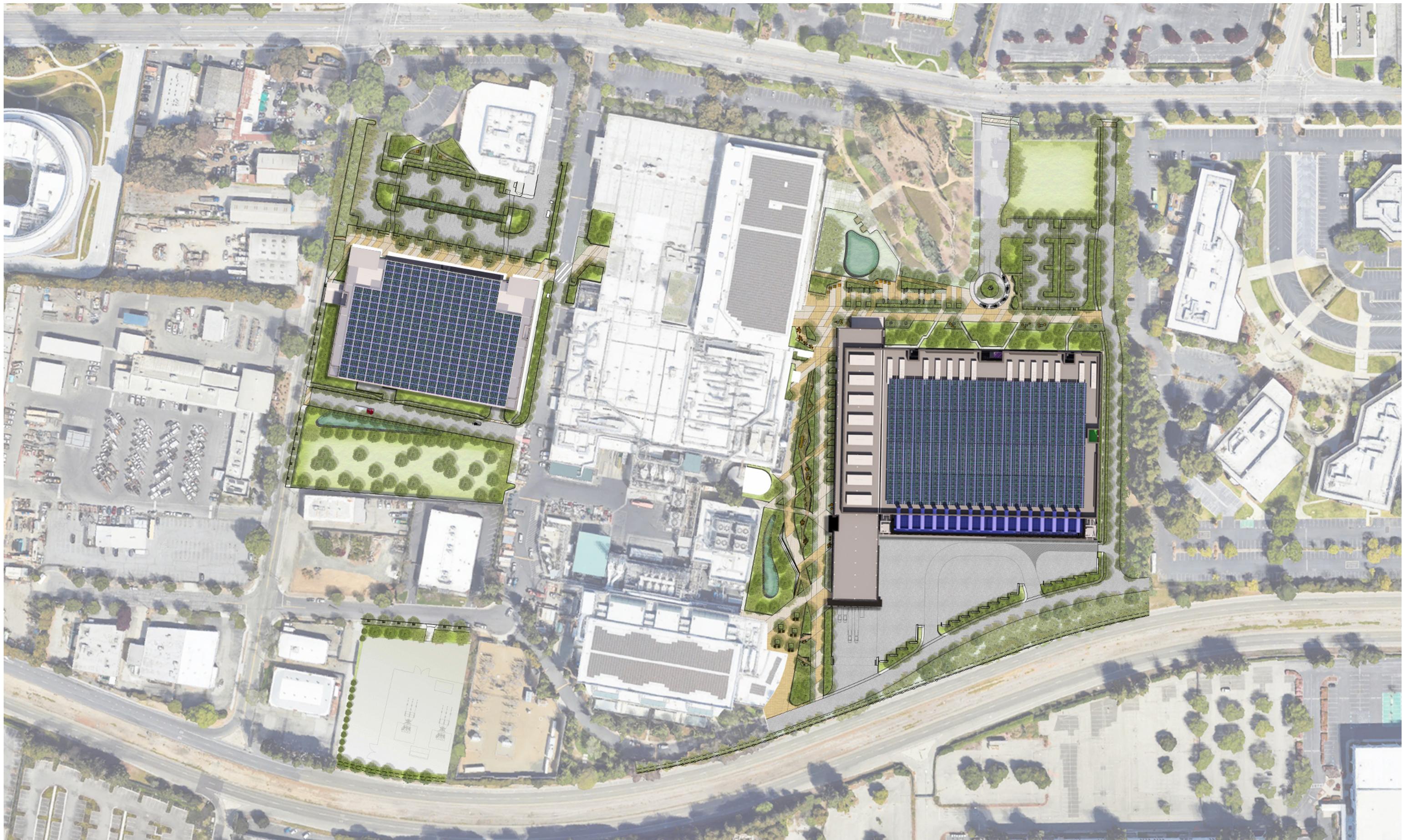
**TABLE 4.1**  
*1999 Arques Specific Plan / Land Use Development Standards*

	Zoning District	Building Stories	Building Height (ft)	Lot Coverage	Floor Area Ratio (FAR)
Existing Development Standards	1999 Arques Specific Plan	7	75	45 %	72 %
	1999 Arques Specific Plan	7	100	45 %	72 %

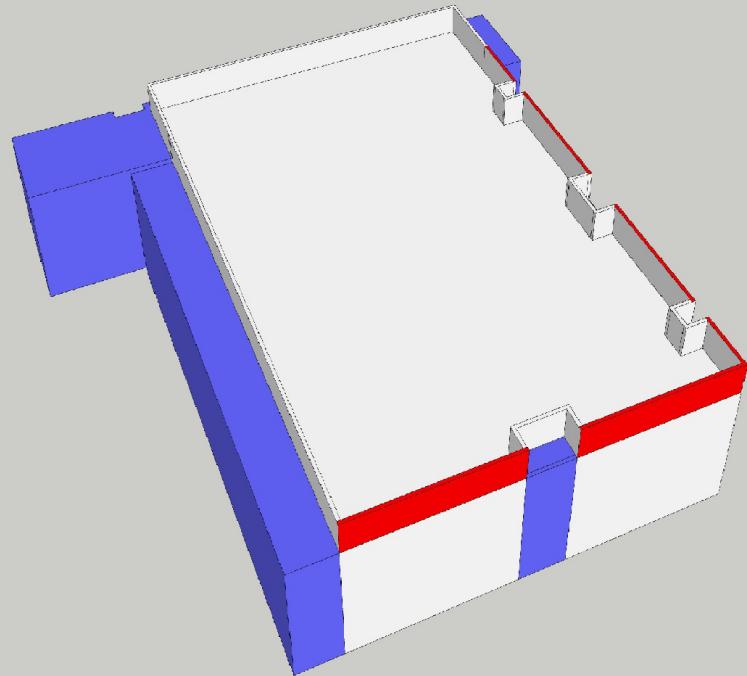
**19.32.030. Buildings heights—Increased—When.**

**(a) ...similar architectural and utility structures, including equipment screening, and necessary mechanical appurtenances, may exceed the maximum building height in any zoning district by a maximum of twenty-five feet...**

## Proposed Site Plan - Phase 1

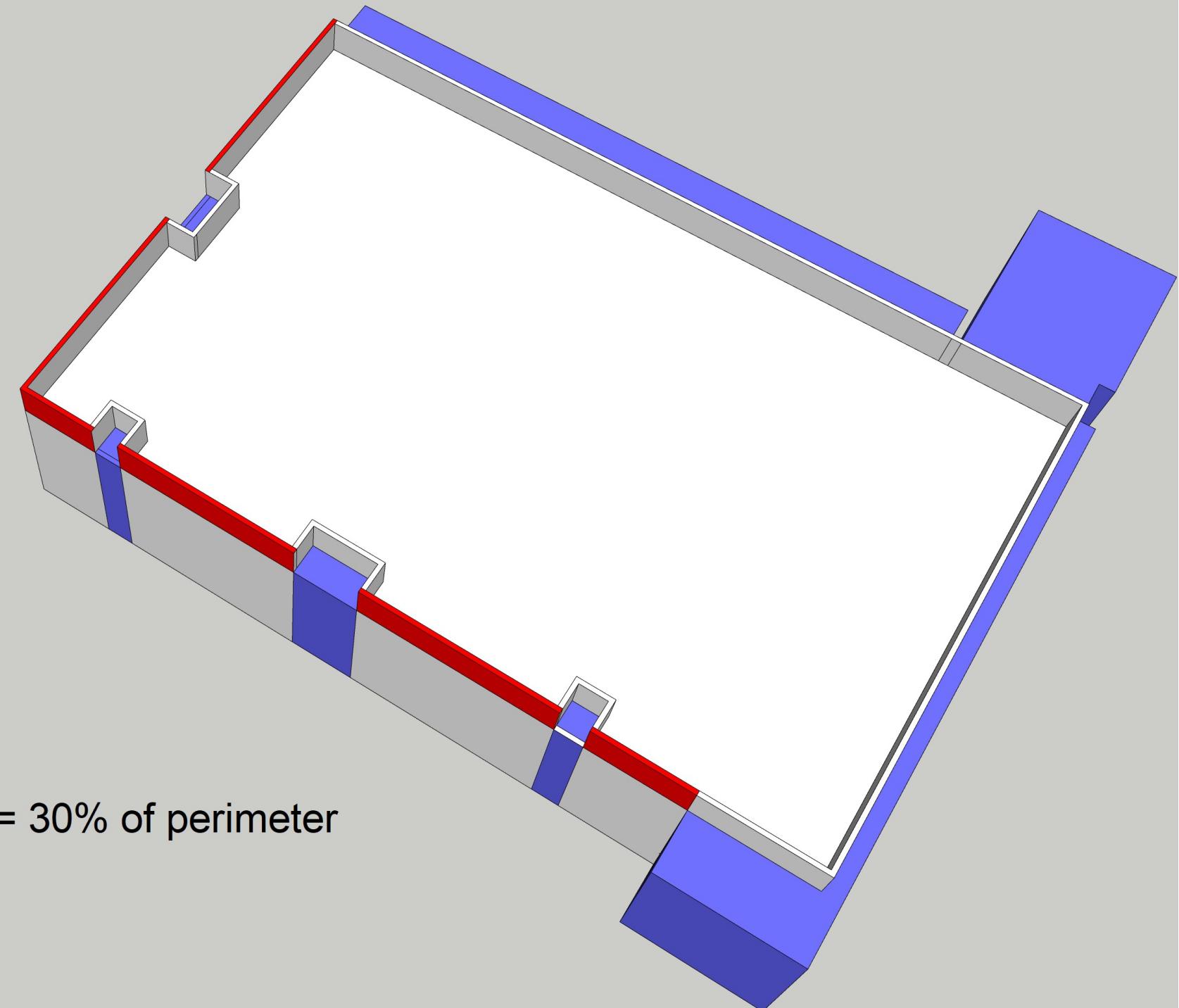


## Screen Wall Percentage



Screenwall at perimeter 125' in RED

Building Mass at 100' in BLUE



EPIC Building Total Perimeter = 2166'

Total Length of Screen At Perimeter Edge = 650' = 30% of perimeter