

**2021-7280 & 2021-7281
490/480 S. Mathilda Avenue**

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.

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Special Development Permit

The Downtown Specific Plan Goals and Policies that relate to this project are:

Goal A-1: A Mixed-Use Center - *Establish the Downtown as a cultural, retail, economic, and entertainment center of the community, complemented by employment, housing, and transit opportunities.*

Policy A-1.1 Encourage a broad mix and scale of uses throughout the Downtown when consistent with the district character.

Policy A-1.3 Promote opportunities for small independent businesses and merchants by creating sites for independent retail and entertainment venues.

Policy A-1.5 Create vibrant public spaces for community gathering to encourage social interaction and a stronger sense of community.

Policy A-1.6 Increase programming of community and cultural events to provide more reasons to enjoy the Downtown.

Policy A-1.7 Support local restaurant and retail businesses in the Downtown by discouraging private employee cafeterias and other on-site retail, medical, and personal services.

Policy A-1.8 Where appropriate, allow for additional development beyond the base allowable development in exchange for amenities that benefit the community.

Goal B-1: A Distinct Downtown for Sunnyvale - *Develop land uses in an attractive and cohesive physical form that clearly identifies Sunnyvale's Downtown.*

Policy B-1.1 Promote sustainable building design and infrastructure as a model for other districts in the City.

Policy B-1.3 Minimize construction impact on businesses and residents in the Downtown.

Policy B-1.4 Encourage high quality design and development, while allowing for creativity and flexibility within the Downtown Sunnyvale Specific Plan Area.

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Goal B-2: Preservation of Existing Neighborhood Character - *Protect and enhance the community character of existing neighborhoods, preserving distinctive features.*

Policy B-2.3 Encourage intensification of the Downtown Core while maintaining and enhancing the character of the lower density neighborhoods surrounding the Downtown.

Goal B-3: A Pedestrian-Oriented Environment - *Expand the pedestrian-oriented character of the Downtown with enhanced access to parks, open space, plazas, and community and other public realm amenities.*

Policy B-3.3 Improve the quality of key vehicular and pedestrian linkages that function as important feeders into the Downtown.

Policy B-3.4 Continue to encourage landscape, streetscape, and façade improvements for all streets throughout the Downtown.

Policy B-3.5 Improve the character of local streets with shade trees, wide sidewalks, and public amenities, such as public seating, shade, and “smart city infrastructure” (i.e. wi-fi, charging stations, etc.) that support the land uses and functions of the street, where appropriate.

Policy B-3.6 Create attractive, high-quality outdoor gathering spaces and pedestrian-oriented amenities that are vibrant, safe, and accessible and contribute to fostering a strong sense of community.

Policy B-3.7 Create well-activated ground floor street frontages by providing direct access to buildings from adjacent pedestrian paths and sidewalks.

Goal C-1: A Balanced Transportation System - *Promote a balanced transportation system to meet the needs of alternative methods of travel.*

Policy C-1.1 Encourage strong pedestrian, bicycle, and alternate methods of transportation linkages throughout the Downtown.

Policy C-1.2 Promote the use of transit by intensifying land use and activities near transit cores.

Policy C-1.3 As development occurs, require shared use easements for parking in the Downtown to minimize the amount of land devoted for parking areas and manage parking so it does not dominate mode choice decisions or the built environment.

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- Policy C-1.4** Provide adequate access to parking in the Downtown while promoting trip reduction through parking management practices.
- Policy C-1.5** Follow the VTA standards for bicycle parking.
- Policy C-1.6** Encourage and promote flexibility in land use and streetscape standards to accommodate new and emerging transportation technologies, including options for ridesharing pick-up and drop-off.
- Policy C-1.7** Require new non-residential developments and multifamily residential developments of 10 or more units to implement a transportation demand management (TDM) program to reduce the impact of single-occupancy automobile trips. Encourage existing employers to participate in TDM programs.
- Policy C-1.9** Encourage ample public and private bicycle parking facilities.

1. The proposed use attains the objectives and purposes of the Downtown Specific Plan of the City of Sunnyvale as the project is a four-story mixed-use building providing additional employment opportunities in the downtown neighborhood and the project accesses increased height and floor area through a Development Agreement and Community Benefit contribution. The proposed building will comply with the City's Green Building requirements. The exterior materials are high quality, and the architecture provides an anchor to the corner of S. Mathilda Avenue and W. Olive Avenue. The proposed project intensifies underutilized parcels and provides improvements to the streetscape and pedestrian realm through improved sidewalks and street trees. Lastly, the project site is located within walking distance to Caltrain and it includes locked bike storage facilities for future employees in the parking garage and at grade.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the proposed project has been designed to the requirements of the updated Downtown Specific Plan including new streetscape improvements around the site. Additionally, the project has been designed to comply with the new adopted design guidelines found in Chapter 6 of the Downtown Specific Plan. The following table indicates the applicable design guidelines and if they are met or not and comments when needed to explain.

DOWNTOWN SPECIFIC PLAN DESIGN GUIDELINES (CHAPTER 6)			
SECTION	GUIDELINE	FINDING MET	COMMENT
General Design Guidelines			

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DOWNTOWN SPECIFIC PLAN DESIGN GUIDELINES (CHAPTER 6)				
	SECTION	GUIDELINE	FINDING MET	COMMENT
1.	Site Layout and Design	GG-A.1 Active building frontages should be created along the edges of Downtown parks, The Loop, and pedestrian priority streets, to activate these outdoor spaces and increase their security. Active building frontages include: - Mixed-use buildings with ground level commercial spaces, office lobbies, and/or residential entrances and residential amenity spaces; along with private usable open spaces at the upper levels; - Primary façade of entertainment uses, such as a movie theater; - Attached residential units, such as townhouses or live and work units, that are served by rear access drives; and - Other uses and configurations that achieve the goal and intent of activating these edges.	Yes	The subject site will provide improvements at the pedestrian level and provide active office space at the ground level.
2.		GG-A.2 Along the pedestrian priority ways, shown in Figure 6-1, at least 75% of the building frontage should include active ground floor uses (as defined in Guideline A-1) that allow for maximum visual interaction with the pedestrian zone.	Not Applicable	The site is not located on a pedestrian priority way.
3.		GG-A.3 Where uses are located adjacent to public space, ground floor commercial uses must be physically and visually oriented towards the public space or plaza. Refer to Section 6.3 for guidelines related to ground floor retail uses.	Not Applicable	The site is not located adjacent to public plazas.
4.	Building Organization and Massing	GG-B.1 For buildings occupying an entire block greater than 300 feet, building massing and architecture should be varied every one-third of the block, to avoid the appearance of a monolithic structure.	Not Applicable	All frontages are less than 300 feet in length.
5.		GG-B.2 Mid-rise and high-rise buildings should be organized with a base, middle, and top as a fundamental design approach. - The building base should be differentiated with projections and setbacks and enriched with finer grain design detail and decorative elements, such as awnings, canopies, arcades, entries, window treatments, planter boxes, etc., to support a more pedestrian-oriented scale along the street. - The middle and top portions of the building, including the upper floors	Yes	The proposed building would be four stories, which is not considered a mid-rise. However, the building design includes a delineated base at the first floor with a strong horizontal band element. The middle floors are accented with a glass curtain system and bay window pop outs to provide interest and movement. The top

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		above the building base should be set back from the back of the sidewalk and articulated to create a regular rhythm and sense of pedestrian-scaled enclosure to the public realm. Smaller sites and sites with shallow depths may propose alternative design approaches to provide architectural interest through quality exterior materials and architectural features. c. A building column grid system of 30 foot on center is commonly used for new mid-rise and high-rise buildings in the Downtown and should be referenced in the design of new buildings, to establish a consistent façade rhythm and pattern for commercial storefront widths along the street.		floor provides an inset and is accented with the tall trellis element.
6.		GG-B.3 New development which is adjacent to or across the street from lower scale neighborhoods and historic districts should give special attention to scale and massing, to prevent significantly altering the existing neighborhood character. The height and massing of new development should be generally similar in scale to the adjacent district and step up to the maximum allowed building height, as suggested in Figure 6-2. Refer to Section 6.4 for guidelines on design transitions in the Commercial Core district adjacent to lower-scaled neighborhoods.	Yes	The project is adjacent to single-family homes on the east property line. The design has been modified to provide an increased setback at the ground floor and an additional setback at the upper floors. Window typology has been adjusted for privacy and additional landscaping has been included.
7.		GG-B.4 Building massing and form should preserve the view corridor and line of sight to significant civic, cultural, or natural landmarks from high pedestrian use streets by matching the setback of existing buildings along the street. These landmarks include, but are not limited to, historic Murphy Ave, the existing redwood trees in Redwood Square, and the primary entry and marquee for the theater on McKinley Avenue. Refer to Figure 6-3, below, which illustrates an example.	Not Applicable	The subject site does not have a clear line of site to any of these resources.
8.	Façade Articulation and Variation	GG-B.5 Articulation of the building on the ground and upper floors is a priority, to avoid the appearance of a monolithic structure. a. Continuous flat facades should be avoided and instead facades should be articulated through use of setbacks, recessed windows,	Yes	The subject site is slightly longer than 300 feet. However, the proposed building would be less than 300 feet in width. Since the building is only four stories, the massing

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		awnings, balconies, bay windows, and breaks in the horizontal and vertical planes. b. Commercial building facades should be articulated at least every 60 feet, to be more similar in scale to traditional commercial storefront patterns, such as the Murphy Station Landmark District, consisting of lots that are more typically 25 feet and 50 feet in width. c. Articulation of residential buildings should be smaller, at 40-50 feet, to better respond to historic lot sizes and patterns that are in the neighborhoods surrounding the Commercial Core district.		has been broken up by a defined base, middle and top. Additional bay elements have been included to provide interest, rhythm and shadow lines on the façade. The fourth floor is recessed from the third floor and the trellis element provide additional vertical interest and shadow.
9.		GG-B.6 A well-defined street edge is encouraged, especially within the Commercial Core and North of Washington districts. Ground floor facades should address the street and define the public-realm edge by placing buildings along a build-to line behind the required sidewalk width (as defined in Section 7.5), to create a consistent but articulated setback along the street. a. A minimum ground floor setback of at least 30 inches from the back of sidewalks is encouraged every 100 feet or less. Setbacks should be designed to activate the street with opportunities for window shopping, landscaping, outdoor dining, seating, covered walkways or overhangs, and other pedestrian amenities. b. Alternatively, the entire building or ground floor facade is encouraged to be further set back from the build-to-line to provide additional public space on the street. c. The height of the ground floor should be a minimum of 18 feet from floor to floor and designed with transparent storefronts that allow full visibility into retail or common area spaces. d. Where residential is proposed, the first floor of residential units should transition from the public realm with raised stoops, steps, or other transitional elements. e. Refer to Section 6.3 D for the design of ground floor retail uses within mixed-use buildings.	Yes	The building establishes a build-to-line, generally at 10 feet from back of sidewalk. Since the proposed building is located on the southern edge of block 13, adjacent to residential uses, the ground floor height has been kept slightly lower to 16 feet. This helps to keep the building in scale with the neighborhood. The pedestrian level is further defined by planter boxes, and the middle portion of the building provides bay window elements to add interest and variation in the façade.

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10.		GG-B.7 Buildings used as focal points at a street corner should include special corner treatments, such as increased transparencies, pronounced entry features, wrap-around balconies or fenestrations, changes in materials, and/or increased height with accent roof elements.	Yes	The proposed building is located on the corner of S. Mathilda and W. Olive Avenue. The corner treatment includes a recessed entry element, exposed stairwell and extruded trellis element.
11.		GG-B.8 Special corner entry treatment such as angled corner entries, as well as recessed mid-block entries with a forecourt, are acceptable, to create an interesting pedestrian environment.	Yes	See above.
12.		GG-B.9 Direct entrances to street-level residential units are encouraged for residential buildings to create a lively streetscape, where appropriate.	Not Applicable	
13.	Building Tops and Roofs	GG-B.10 Variable heights and roof forms should be used to break up the building mass along a block. A uniform block of buildings built to the maximum height limit should be avoided.	Yes	The building provides various setbacks and terraces at the upper floors to break up the mass of the buildings.
14.		GG-B.11 Roof treatments, such as cornices and overhangs, are encouraged to define building tops. Parapets without architectural detailing are not allowed.	Yes	The building includes the use of glass curtain walls with flush parapets of a high-quality material. Instead of the use the cornice treatments the upper floor will provide a recess from the third floor and the use of the trellis element provide an upper floor accent and cap.
15.		GG-B.12 Minimize the appearance of exterior roof drains.	Yes	
16.	Architectural Character and Details	GG-C.1 New buildings within Downtown Sunnyvale may be more contemporary in style. Buildings adjacent to a historic building or district should consider ways to respond to the historic context and increase compatibility. Literal replication or mimicry of past architectural styles should be avoided.	Yes	Although the building is contemporary in style it is also adjacent to the Taaffe Frances Historic District to east of the project site. The applicant has worked with the neighbors to provide increased setbacks at the ground and upper floors on the east elevation.
17.		GG-C.2 Building bases should be strongly defined with architectural features such as a stringcourse, a continuous horizontal band along the length of the building façade, step backs, or changes in	Yes	The building base is defined by a strong horizontal band at the top of the first floor. The first floor is

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		materials and color. The base should be expressed with façade treatments and detailing that are scaled to pedestrians. Blank facades should be avoided, especially along The Loop and pedestrian priority ways.		characterized by clear glazing into the ground floor space.
18.		GG-C.3 Awnings, canopies, and shade structures should be provided along the street level to create more pedestrian-scaled enclosures at the sidewalk and accommodate signs, graphics, and lighting.	Yes	Since the proposed architecture is modern in style, the use of awning elements don't really fit in with the style. The building has included the large trellis element and recessed front entry to provide pedestrian scale, shade and interest at the ground level.
19.		GG-C.4 Design ground level commercial uses within a building with multiple bays that accommodate multi-tenant occupancy or help to articulate the storefront of a larger single tenant.	Not Applicable	
20.	Windows	GG-C.5 Where new development is planned near existing residential development, new windows and outdoor spaces should be carefully designed to respect the privacy of adjacent and nearby neighbors by limiting direct views into the windows of other residential units.	Yes	As noted above, the east elevation has been adjusted through increased setbacks, change in curtain wall system to reduce privacy impacts.
21.		GG-C.6 Window design should contribute to and complement the architectural character and style of the building. Its materials, and features, such as the trims and sills, should be of high quality and include some depth to cast shadows and articulate the building.	Yes	The project is using a glass curtain wall system which allows for visibility into the interior of the building and mass timber structure.
22.		GG-C.7 Windows and mullions are encouraged for residential building applications to form composed patterns of fenestration to complement a building's massing and to provide scale and rhythm. Mullion-less, monolithic glazing may be used in special applications (such as retail shop fronts or office lobbies) as an accent to the overall design but shall not be used as an overall design theme.	Not Applicable	
23.		GG-C.8 The use of transparent glass is required. a. To provide visibility into active spaces, fenestration should, at a minimum, provide visibility from three feet above the sidewalk to the clear	Yes	The ground floor is comprised of clear floor to ceiling glazing. A condition of approval has been included requiring a dropped

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		ceiling height, as addressed in Guideline GG-B.5 above. b. Clerestory glass above a building canopy or awning is encouraged consistent with traditional commercial development patterns in Downtown. c. Tinted glass; fritted glass; and decorative glass may be used to augment other decorative elements of the building on the upper floors.		ceiling at least 3-4 feet from the transom window face.
24.		GG-C.9 Additional protection to reduce solar gain shall be enhanced by building design utilizing recesses and shading devices, especially for the south and west facing facades of the building.	Yes	The building will need to be consistent with Title 24 requirements which address solar gain.
25.		GG-C.10 Reflective glass is not permitted, except in minor decorative applications.	Yes	None proposed.
26.		GG-C.11 Development projects shall comply with the City-adopted Bird Safe Design Guidelines.	Yes	As conditioned and designed.
27.	Building Materials	GG-C.12 Use of durable, high quality materials on building exteriors is required. Refer to Table 6-1 for the list of preferred and discouraged building materials.	Yes	The materials provide interest and texture on the façade.
28.	Color	GG-C.13 A variety of colors are encouraged, selected to enhance natural material choices such as stone, wood, and natural metals, and quality architectural materials such as precast concrete, brick masonry, and barrel tile.	Yes	The proposed building color palate include clear glazing, exposed warm wood, paneling in earth tones for accents.
29.		GG-C.14 Proposed building colors should be compatible with one another, as well as with that of the adjacent historic buildings, where applicable	Yes	The proposed colors have been conditioned to better complement the upper floors.
30.		GG-C.15 Use colors to differentiate residential units. Use colors with a very high degree of light reflectance sparingly to control glare. Use darker and more intense colors at the building base.	Not Applicable	
31.	Parking Structure Location and Access	GG-D.1 Within a parking structure, parking intended for commercial retail and service uses and visitors to the Downtown should be located primarily on the ground floor. Parking for residents and office employees should be located either below grade or on upper floors.	Yes	The project is using two-levels of underground parking.
32.		GG-D.2 Vehicular entries to parking garages should be away from pedestrian priority ways, to the maximum extent possible, to reduce pedestrian and vehicle conflicts.	Yes	Located on the east side of the property, keeping access away from the Mathilda and Olive intersection.
33.		GG-D.3 Driveways into parking garages should not exceed a width of 30 feet and	Yes	Driveways into the garages are less than 30 feet. However,

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		should be separated by a minimum distance of 10 feet.		some curb cuts may total more than 30 feet as they provide access into loading areas and solid waste areas.
34.		GG-D.4 Avoid accessing parking garages and large surface parking lots directly from Mathilda, Murphy, Sunnyvale, and Evelyn Avenues, Driveways internal to the block may be used for access into the parking garage from these streets	Yes	Access is located on Olive Avenue
	Design of Parking Structures / Parking Lots	GG-D.5 – GG-D.16	Not Applicable	The proposed parking is in an underground structure.
35.	Open Space and Landscaping	GG-F.1 Major plazas are encouraged to incorporate flexible areas with a variety of landscaping that can accommodate large crowd gathering events, such as outdoor concerts and performances, and provide areas of shade and seating.	Not Applicable	The site is not located adjacent to any large plazas or open space. The project does provide rooftop open space for the future tenants.
36.		GG-F.2 In courtyards and exterior gathering spaces, public art, water elements, and/or outdoor seating should be incorporated into the design to provide additional interest and relaxing sounds at key pedestrian locations. These features should be in scale with the size of the gathering space.	Yes	As noted above, the project would have a rooftop garden area.
37.		GG-F.3 Comply with Municipal Code requirements for tree preservation. Healthy significantly sized trees shall be preserved and incorporated into the design of plazas and common open space areas unless the standards and criteria for removal are met.	Yes	The existing trees were surveyed and varied greatly in condition. The proposed project will install new larger trees that are more appropriate for the urban landscape and privacy screening.
38.		GG-F.4 Public gathering areas are encouraged to include well-designed seating options such as benches, seat walls, planter ledges, moveable chairs, and seating steps that complement existing plaza space in the Downtown. Seating and gathering areas should have a mixture of shaded and unshaded areas to increase usability in various weather conditions.	Yes	As noted above, tenant gathering space is provided on the roof for the future tenants.
39.		GG-F.5 Special paving materials, such as pavers, precast concrete, stone, tile, or other accent materials are encouraged at	Yes	The DSP standard sidewalk details will be used for the perimeter sidewalks.

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		focal points and highly visible areas outside of the required public sidewalk.		
40.		GG-F.6 Sustainable design features that are associated with utilizing renewable energy, reducing the heat island effect, and adopting low impact development (LID) stormwater strategies are highly encouraged	Yes	The project will comply with the City's Green Building and stormwater treatment requirements. In addition, the building will be all electric.
41.		GG-F.7 Use of appropriate native vegetation and water conserving plant material of varying textures and colors is highly encouraged. Plant material should conform to water efficient landscaping requirements in Title 19 (Zoning).	Yes	This will be incorporated as feasible depending on planter size.
42.		GG-F.8 All areas of plazas should be visible from surrounding building entrances, residential units or non-residential spaces, or other frequently occupied indoor/ outdoor spaces to maximize natural surveillance.	Not Applicable	The project does not propose any plazas at the ground level.
43.		GG-F.9 Adequate lighting in plazas should be included for evening/nighttime uses and security and should be integrated as design features, to provide ambient lighting. Path lighting may be used to highlight main pedestrian circulation. Pole lighting should be placed adequately and equipped with necessary cut-off fixtures, to prevent light pollution and glare to the adjacent properties.	Yes	
44.	Usable Open Space	GG-F.12 Usable open space should be well landscaped to enhance the aesthetics of individual developments.	Yes	Usable open space is not required. However, various open areas around the site include landscaping to enhance these areas.
45.		GG-F.13 Residential common areas may be provided in a variety of formats, including courtyards, roof gardens, play areas, and outdoor kitchens. Common areas that have direct access from the public streets may establish access restrictions.	Not Applicable	
46.		GG-F.14 Common areas, located at upper-level floors for use by building residents and visitors, may qualify as usable open space.	Not Applicable	

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47.		GG-F.15 Podium or rooftop patios and gardens with usable open spaces are highly encouraged.	Yes	The proposed building includes a rooftop garden area.
48.		GG-F.16 At the street level, residential developments should provide a transition zone between the public realm and the private realm through use of open space and landscaping. The transition space may utilize a combination of planting beds, steps, varying paving materials, trellises, arcades, and low hedges or fencing.	Not Applicable	
49.	Plant Palette and Landscape Materials	GG-F.18 Maintain a recommended street tree list for the Downtown Specific Plan Area.	Not Applicable	
50.		GG-F.19 The use of native and drought-tolerant trees is encouraged.	Yes	
51.		GG-F.20 Table 6-2 lists preferred and discouraged non-plant materials for use in landscaped and outdoor spaces	Yes	
52.	Streetscape Elements	GG-G.1 Unifying elements along The Loop should be considered to highlight this route, including street trees or plants, wayfinding signage, and/or paving materials.	Not Applicable	The site is not located within the Loop. However, the pedestrian sidewalk areas shall be consistent with the DSP standards for sidewalk treatments, plantings, lighting and furniture.
53.		GG-G.2 Key pedestrian crossings along pedestrian priority ways should be highlighted with color or special, durable paving, such as enhanced concrete.	Yes	Pedestrian crossings will be updated per City standards.
54.		GG-G.3 Encourage intersection bulb-outs to reduce the crossing distance for pedestrians.	Not Applicable	
55.		GG-G.4 Consider "scramble crosswalks" or other innovative pedestrian crossings where appropriate.	Not Applicable	
56.		GG-G.5 Where there is no on-street parking, use landscape elements such as street trees, small bollards, raised planters, or other similar devices to provide protection for pedestrians from moving vehicles.	Yes	

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57.		GG-G.6 Safe passenger pick-up/drop-off zones should be planned and incorporated near commercial and residential developments. These zones may be pull out spaces where there is adequate street right-of-way, public easement, and/or may be provided on private property, as addressed in Chapter 7.	Not Applicable	
58.		GG-G.7 Street trees should be planted at an average of every 25 to 30 feet on center, when possible; 25 feet is preferred along pedestrian-oriented streets. Tree grates should be used in the Downtown Core for the street trees, to prevent compaction of soils in root zones.	Yes	Plantings will generally be 25 feet apart on S. Mathilda and W. Olive Avenue.
59.		GG-G.8 Permeable paving materials or planters that allow for stormwater capture are highly encouraged and should be used whenever possible to minimize the volume and/or rate of stormwater run-off.	Yes	The project is complying with the City's stormwater management requirements.
60.	Street Types	GG-G.11 Local Commercial Streets distribute traffic at the district level. Identified pedestrian priority ways serve to provide critical pedestrian connectivity among various destinations, while limiting vehicular driveways and access into individual parcels.	Not Applicable	
61.	Streetscape Furnishings	GG-G.14 Streetscape furnishings such as benches, planters, bike racks, trash receptacles, bollards, and tree grates should be selected from a coordinated palette and be compatible and well-integrated with the surrounding built environment within the Downtown.	Yes	Street furniture and lighting will be consistent with the DSP standards.
62.		GG-G.15 Streetscape furnishings should be used to reinforce the character and identity of a block or street. If desired, they may be used as a unifying element to tie together a larger district or corridor. Street furnishings should be functional while improving the pedestrian comfort, security, and safety of the Downtown.	Yes	These elements will be installed where applicable on the site or right of way.
63.		GG-G.16 Street furniture, such as benches and seating areas, should be provided throughout The Loop and	Not Applicable	

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		pedestrian priority ways, as well as in all plazas within the Downtown to provide pedestrians a place to sit and relax.		
64.		GG-G.17 Seating options should be composed of durable materials that can be easily maintained.	Not Applicable	
65.		GG-G.18 Both fixed and movable outdoor seating should be included in plazas, allowing for privacy as well as group interaction, for additional flexibility of use.	Not Applicable	
66.		GG-G.19 Seats with a back are encouraged where feasible.	Not Applicable	
67.		GG-G.20 Defensive design elements such as uncomfortable seating and similar obstacles to discourage public use, are discouraged in the public spaces.	Not Applicable	
68.	Street Lighting	GG-G.21 Street lighting should be compatible in style and aesthetics with the street furnishings in the surrounding environment.	Yes	Per DSP standards
69.		GG-G.22 Sufficient lighting should be provided to ensure safe pedestrian movement along The Loop and pedestrian priority ways during low light periods.	Yes	While the site is not located in the pedestrian loop, lighting will be installed per DSP standards.
70.		GG-G.23 Low brightness lighting fixtures utilizing warm, color-corrected light sources with appropriate beam cut-off are encouraged to minimize uncontrolled nighttime light and glare.	Yes	
71.	Service Facilities and Mechanical Equipment	GG-H.1 Locate service areas and drives away from public streets and nearby residential uses. Place service facilities in the least visible areas. The Loop or pedestrian priority ways should be avoided for any street level service facilities or mechanical equipment.	Yes	The proposed garage entry and service areas are located on the east side of the site. While this is close to residential, this is the safest area of the site for these uses.
72.		GG-H.2 Fully screen all service facilities from the public street and adjoining properties with walls, fences, and/or landscaping treatments.	Yes	Service facilities are interior.
73.		GG-H.3 Integrate screening for rooftop mechanical equipment into the building massing, using quality materials compatible with exterior building façade	Yes	Rooftop mechanical equipment has been located and centered on the top floors.

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		materials. Arrange screening into a compact cluster to the extent possible rather than several small individual screening structures. If multiple screening structures are required, integrate them into the building massing. Roof access ladders shall not be located on the exterior of a building.		Screening has been designed to complement the architecture of the building.
Building Type-Specific Design Guidelines				
74.	Office	BT-C.1 Facade design should include high quality exterior materials, windows, sun control devices and other design elements to produce a well-articulated building. Techniques to create high quality exteriors include changes in materials and/or color, variations in the vertical planes, and incorporation of upper level outdoor common areas should be used to avoid a monolithic and sterile appearance.	Yes	The exterior of the building will be using a glass curtain wall system that will highlight the mass timber framing of the structure. Other elements include bay windows and privacy treatment on the east side of the building. A rooftop deck is also proposed.
75.		BT-C.2 Additional articulation and transparency should be provided on the ground floor and at corners for a visually inviting pedestrian experience.	Yes	As noted above, the corner entry of the building provides an interesting experience through exposed stairs, multi-story opening and warm materials.
76.		BT-C.3 Windows should be well proportioned. Glazing should provide a high degree of light transmittance and prevent glare.	Yes	The proposed glass curtain walls provide transparency into the building and include vertical and horizontal mullions for movement.
77.		BT-C.4 Main entrances for the public, staff, and visitors should be clearly identifiable. Within the Commercial Core and North of Washington Districts, building entries should be located along The Loop, pedestrian priority ways, or a primary pedestrian frontage, such as a plaza or other public street and lead directly to the main lobby space.	Yes	The building entry is located on S. Mathilda and W. Olive Avenues.
78.		BT-C.5 The lobby should be inviting, well-lit, secure, and clearly visible from the street, both day and night.	Yes	
79.		BT-C.6 Indoor atriums, outdoor plazas and public amenity areas should be	Not Applicable	

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		incorporated into building frontages for employee and visitor uses.		
80.		BT-C.7 Public art is encouraged in the design of atriums, plazas, and public amenity areas.	Not Applicable	The applicant is not incorporating art at this point, but they may consider it at a later time.
81.		BT-C.8 Roofs should be designed with usable rooftop gardens and/or light-colored roofing, to help reduce heating and cooling loads, address 'urban heat island' effects, and provide workers a significant private outdoor amenity area.	Yes	While the upper roof includes mechanical screening and open space area with a trellis element.
82.		BT-C.9 Parking should be accessed from alleys, away from pedestrian priority ways, when possible.	Yes	Access is from W. Olive Avenue which is at the furthest point from the Mathilda Intersection.
83.	Ground Floor Retail within Mixed-Use Buildings	BT-D.1 Ground floor retail and similar commercial uses should help define the public realm by placing the base of the building at the build-to-line (at the back of the sidewalk), with additional setbacks and recesses to support public activity on the street. a. As addressed in Section 6.2 B.1, ground floor setbacks and setbacks of partial or full portions of a building from the build-to-line are encouraged, to enhance and support the activities in the public realm. b. Setbacks and recesses should be a minimum of 30 inches deep to support landscaping and seating areas. c. A minimum 10-foot setback is recommended for café seating and outdoor dining activities, although a width of 15 feet is preferred.	Not Applicable	
84.		BT-D.2 Where outdoor dining areas are provided, dining activities shall not encroach into a minimum clear width of 5 feet for pedestrian access, at any given point along the pedestrian zone (defined in Section 7.5.1) for compliance with the American with Disabilities Act.	Not Applicable	
85.		BT-D.3 A strong physical and visual connection should be maintained with the streets or open space through entrances, open (transparent) storefronts, and outdoor seating. See Section 6.2 C.4 for additional guidelines.	Not Applicable	

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86.		BT-D.4 A fine-grain rhythm should be created at the pedestrian level, using store windows, awnings, and columns.	Yes	
87.		BT-D.5 For larger tenants, retail entrances, displays, and special design features, such as recessed entry treatments should be located at the corner of the blocks.	Not Applicable	
88.		BT-D.6 Commercial storefront entrances should be easily identifiable and distinguishable from residential and office entrances. Recessed doorways, awnings, transparencies, changes in color or materials are encouraged to identify and enhance entrances.	Not Applicable	
89.		BT-D.7 Storefronts, windows, and entry doors should be recessed at least six inches from the adjacent wall surface to create architectural relief, definition, and shadow.	Not Applicable	
Commercial Core District Design Guidelines				
90.	Site Layout and Design	CC-A.1 Blocks measuring more than 400 feet in length should be divided with mid-block connections that provide pedestrian only access or shared access for vehicles, bicycles, and pedestrians.	Not Applicable	
91.	Architecture and Massing	CC-B.1 New buildings in the Downtown should be visually interesting and incorporate diverse materials and forms to maintain visual appeal and attraction.	Not Applicable	
92.		CC-B.2 Along Mathilda and Sunnyvale Avenues, building facades that occupy an entire block greater than 300 feet shall vary every one-third of the block and include a change in the architectural design elements (e.g., form, plane, texture, and colors), to ensure architectural interest.	Not Applicable	
93.		CC-B.3 Design of ground floor retail and commercial storefronts shall address the specific guidelines in Section 6.3 A.	Not Applicable	
94.		CC-B.4 New mid-rise and high-rise residential developments shall be subject to the specific guidelines in Section 6.3 B.	Not Applicable	

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95.		CC-B.5 New office developments shall be subject to the specific guidelines in Section 6.3 C.	Not Applicable	
96.	Adjacent to Lower Scale Districts and Neighborhoods	CC-C.3 New larger scale development that is located across the street from lower scaled districts, shall be designed to respect the scale of adjacent land uses through: a. Providing lower heights at the street level or defining a building base with a maximum height limit of 40 feet adjacent to residential development, and 50 feet adjacent to commercial or mixed-use development. b. Above the building base on the street, upper stories of the building must be set back, the greater of: 1) a distance equal to the height of the proposed building, measured from the build-to-line on the opposite side of the street (similar to Figure 6-7) or 2) a minimum of 15-feet from the build-to-line as shown in Figure 6-6 A. c. As an alternative to Guideline CC-C.3 b. above, buildings shall be set back in part or in whole to create an average sidewalk width of 20 feet (provided the minimum sidewalk width is 11 feet) and shall include a minimum setback of 5 feet above the building base as shown in Figure 6-6 B. d. Additionally, for high-rise buildings that are permitted through community benefits, upper floors above 100 feet should be reduced in scale by 10% from the floor below where this transition occurs.	Not Applicable	
97.		CC-C.4 On Mathilda Avenue, upper floors of buildings are not required to be set back and should provide articulation at the building base to support a more pedestrian-friendly scale on the street.	Not Applicable	
98.	CC-D. Parking	CC-D.1 On-site parking for new developments should be provided below grade or behind active uses.	Yes	
99.		CC-D.2 Within a parking structure, parking intended for commercial retail and service uses and visitors to the Downtown should be located on the ground floor. Parking for residents and	Yes	Parking is located in an underground garage which will be used by office tenants.

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		office employees should be located either below grade or on upper floors.		
100.		CC-D.3 Parking structure facades should be compatible with the principal building and use a similar color and composition or be screened using artistic or ornamental screens or “green” walls.	Not Applicable	Parking is underground.
101.		CC-D.4 Parking structure facades should be located on local streets, with a minimal amount of access on Boulevards and Avenues.	Not Applicable	Parking is underground.
102.		CC-D.5 The ground floor of a parking structure shall include active uses and/or decorative elements to maintain the quality of the pedestrian realm.	Not Applicable	Parking is underground.
103.		CC-D.6 The ground floor should be designed to shield direct view of parked cars through use of decorative grilles, landscaping, or low walls.	Not Applicable	Parking is underground.
104.		CC-D.7 Upper floors of parking structures shall use fine-detail cladding materials and include decorative elements.	Not Applicable	Parking is underground.
105.		CC-D.8 Given the tighter constraints Downtown, parking garage ramps may be steeper than the city’s Parking Structure Design Guidelines, subject to City review for pedestrian and vehicle safety.	Yes	Parking ramps provide a 16% slope where the Parking Structure Design Guidelines recommend a 12% slope. The proposed slope of 16% has been evaluated by the City’s Traffic Division and the slope is within typical parameters.
106.	Parks and Plazas	CC-E.1 The Heritage Trees north of McKinley Avenue should be preserved and incorporated into Redwood Square.	Not Applicable	
107.		CC-E.2 Redwood Square should incorporate flexible areas with a variety of landscaping that can accommodate large crowd gathering events, such as outdoor concerts and performances and provide areas of shade and seating.	Not Applicable	.
108.		CC-E.3 Smaller outdoor plazas should be provided around the corners immediately south of the Murphy Station Heritage Landmark District as a transition from the historic buildings to	Not Applicable	

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		newer higher density/intensity developments south of Washington Avenue.		