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To,

Community Development Department  
City of Sunnyvale, CA

Subject:

Architectural Design Proposal for the Commercial Buildings and Site Improvements at  
1689 S Wolfe Road, Sunnyvale, CA

We, Joseph Bellomo Architects would like to propose two Commercial Buildings on  
behalf of the Owners, Ella Sun and William Pan of PSR Properties.

Below is the more information about the property:

Parcel Number: 309-51-028

Parcel Size: 15,680 square feet

Cross Streets: Wolfe Road and Homestead Road

Neighboring Properties: Please see the pictures of the context in the drawing set.

1. South: Arco Gas Station
2. North: City of Sunnyvale property and A single family residence
3. East: Wolfe Road
4. West: Martin Avenue

General Plan Designation: COM (Commercial)

Current and Proposed Zoning: C1 Neighborhood Business Zoning District

Combining District: PD Planned development

The purpose of combining district is intended to provide opportunities for creative  
development approaches and standards that will achieve superior design.

### **Property Description:**

The property is of an irregular shape with approximately 11,000 square feet of the  
rectangular portion on South Wolfe Road with a 65-foot street frontage, which is similar  
to a standard R1, Residential Lot.

The rear portion of the property approximately 4680 square feet the property faces  
Martin Avenue.

The property has multiple easements including: (Please refer to the submitted Easement Plan)

1. A triangular Ingress and Egress Easement of 30 foot base (property width 65 ft) on the Southeast corner on Wolfe Road
2. 10-foot Utility/ PG & E easements in the front along Wolfe Road, in the rear, and on the sides.

**Current use of the property:**

Single Story Retail space, (Wolfe Liquor- A Liquor Store) which has subleased partial space to a Pageboy Cleaners store till Covid 19. The subleased property has been vacant since then. The car parking spaces are provided in the rear side of the property facing Martin Avenue and neighboring residential area.

**Concerns with the current use of the property:**

1. The parking area: There has been an unauthorized use of the parking area by autos, homeless people and occasionally intoxicated people. The neighbors have complained multiple times to the owner. Due to the easements and shared driveway, it is difficult to fence the existing property. Safety and Maintenance of this rear parking lot is a major concern.
2. The retail business are not thriving at this location and there is a possibility of moving out of the current tenant eventually and property being vacant.

**Proposed Development:**

- 1: **Building 1:** A Commercial Building with
  - a) First Floor: Parking, elevator room and trash/recycle enclosure.
  - b) Second Floor: Office space on the second floor 3410 sq. ft.
- 2: **Building 2:**
  - a) Office space: 999 square feet.

Total office square footage including both the buildings is 4,990 square feet. As per the City of Sunnyvale Municipal code, Table 19.20.030, Ground Floor Dependent office less than 1000 square feet and Office space on second floor is permitted in Commercial Zoning District.

**3: Parking:**

The design accommodates parking for 17 cars  
1 Van Accessible Parking  
1 Van Accessible Charging Space

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2 EV Spaces  
1 Carpool Space  
Parking for 2 Bicycles

**4.Height of the Building:**

From Building Pad: 24 feet 6 inches  
From Top of the Curb on Wolfe Road: 28 feet 6 inches

**5: Building Setbacks:**

Building A	First Floor	Second Floor
From Wolfe Road: East Side:	78 feet	72 feet 6 inches
North Side: from City of Sunnyvale Property	18 feet	18 feet
South Side	0 feet	5 feet at balcony
West Side	9 Feet	9 ft

Building B	First Floor
East: From City of Sunnyvale Property	15 feet
North: From Neighboring Residence	15 feet
South: From neighboring C1 property	6 feet
West: From Martin Avenue	20 feet

**6. Location of Mechanical Equipment:**

Mechanical equipment for heating and cooling of the building is placed on the roof. The equipment is screened with a 4 foot tall-perforated metal screen. Solar panels are proposed on the roof top of both the buildings.

**7.Construction Materials and Methods:**

- Steel Frame construction with concrete pan deck. The podium will provide required separation between parking area and office spaces and consequently offers sound mitigation and fire protection.
- Exterior Finish: Smooth finish Cement plaster with integral color. Color samples are included on material sheet.
- Operable windows with mill finish aluminum framing will promote natural light, ventilation and views. Dual window panes with low e glazing will reduce unwanted solar gain and promote noise attenuation.

- **East Façade Treatment:**  
Alcotex, an aluminum composite material cladding (non-reflective) is proposed on the border of east side opening. Material data and specifications are provided in the attached documents.  
White glass vertical fins on East façade act as a solar shading device, and privacy screen.
- A covered exterior staircase with precast concrete flights and metal pipe railings.
- Concrete masonry walls, existing and proposed, along the property line will demarcate boundary between residential and commercial property.
- Trash enclosure is sized as per the City of Sunnyvale requirements with concrete masonry wall and overhead rolling shutter. The openings above 6 ft. have metal screen for ventilation.

### **Design Intent:**

The Total Square Footage that would be permitted by the City of Sunnyvale for a commercial building is limited by the following:

- A. The total number of car parking spaces proposed.
- B. Permitted Site Coverage.
- C. Existing Easements.
- D. Required Setbacks, by the City of Sunnyvale.

Taking into consideration all the constrains of the existing conditions, the goal is to design a building that complies with all the code and use requirements.

The intent is to design

- A. a building use which is compatible, favorable and beneficial to neighboring Gas Station and the Residential uses.
- B. a comfortable working space with an efficient and sustainable use of materials.
- C. buildings and landscape which will facilitate development of the site and the neighborhood
- D. an elegant building which will revitalize the corner of Homestead Road and Wolfe Road.

The design concept of a podium is an efficient solution for urban spaces with limited land. The podium accommodates driveway and parking spaces underneath and elevates working space providing better views, sound attenuation, separation and seclusion from busy 4 lane road and neighboring gas station.

The applicants would like to utilize ground floor small office space of 999 square feet for their real estate company which is a valuable neighborhood service. The proposed

design of a small office building uses a modular structural steel frame construction. The design is simple and rectilinear with a combination of sliding doors and fixed glass openings which are protected with overhangs.

A 15 to 20 ft wide landscape space around the building will provide beautiful views and a buffer/privacy between residential and commercial area. This one-story office space will provide a perfect transition between the two uses, Office and Residential. The office building is set back 20 ft from Martin Avenue following the same setback of residential properties on the street and will be compatible with a neighboring two-story residences.

### **Sustainability:**

- Parking under the building reduces the footprint of the development as well as reduces the Heat Island Effect generated by sprawling parking lots. Light colored concrete with better solar reflectance index (SRI) than asphalt, also helps in reducing the Heat Island effect.
- Provision of Van Accessible Charging station, EV spaces and Bicycle Parking
- The design promotes use of natural light and ventilation through operable sliding windows Natural light and ventilation.
- The glass openings and windows will provide beautiful views of the surrounding landscape. The large openings are proposed on East and North side and limited on West side to minimize the solar gain.
- The opening on the east side has vertical white glass fins which will act as solar control and shading device and will reduce solar gain and glare in the interior space in addition to providing partial screening/privacy from the Wolfe Road.
- The overhangs will provide weather protection to the window and door openings.
- Proposed construction systems comprise of steel frame which is a sustainable material with high recycle content.
- Cement content in the concrete mix is limited by replacing it with a slag mix, a byproduct of iron extraction process. The slag mix enhances the concrete strength and mitigates permeability of water.
- Alcotext, an Aluminum Composite Material, is a low emitting exterior cladding material with excellent recycle content.
- The Project will follow Best Storm Water Management Practices. Bio-Retention areas are proposed on site.
- Water Efficient landscaping spans over 40% of the site area.

### **Landscape:**

There is an existing Eucalyptus tree on the property which will be retained and protected. Please see the Arborist Report for more details.

We propose to plant 8 new trees on the property. The proposed 5 trees in the parking lot will help in reducing the heat island effect by shading the area. The proposed

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species of Chinese Pistache tree is one of the approved parking lot shading trees with wide canopy, and low water use. These deciduous trees with vibrant fall colors will create a beautiful buffer between our property and City’s vacant property. After losing leaves in winter, the trees will allow natural diffused light into the interior office spaces from the North side of the property. With the proposed position and plant size, the trees will fulfill the requirement of 50% shading of the parking lot in 15 years. A shading diagram and shading area calculations are included in the drawing set for reference.

The site design proposes a total 6310 square feet of landscaped spaces which is 40% of total area of the site where 20% of the site area is required.

The proposed 15 foot landscaped strip in the front of the building which is planted with shrubs will create a buffer between the sidewalk and the parking areas and will enhance the pedestrian experiences.

There is an existing 10 ft water easement along the property line between the residential property on the East and the City property. As per the Municipal code of the City of Sunnyvale a commercial project needs to provide a 10 ft landscape buffer. With the given condition of easement, we are proposing a screen of ‘Silver Sheen’ shrubs along the property wall. They will create a beautiful green screen and provide privacy to both the occupants.

The planters proposed at the end of the driveway will act as vehicular bollards and will assist in separating the pedestrian and vehicular areas.

The space connecting two office building will form a focal point of the landscaped areas and a welcoming entrance for the office building 2. It will also serve as a breakout space or outdoor lunch/ meeting area. The two ‘Maria’ trees will shade the area from the West Sun. The existing Eucalyptus tree, shrubs in the bioretention area, vines on the masonry wall and Silver Sheen shrubs along the east side will create beautiful landscape spaces for the office users.

**Advantages of the proposed development over the existing:**

The proposed design complies with all the Municipal and California Code requirements. Here is the summary of existing and proposed requirements

Code Requirement	Existing Condition	Proposed
11 Ft wide sidewalk including planting strip	4 ft	11 ft
70 ft building setback from Wolfe Road	20 ft	70 ft
15 feet ground floor and 18 ft second floor setback from Residential Zone	10 ft	15 ft and 18 ft
Landscape area 20% of the site	1 tree	40%
Landscape in the parking lot 12.5%	1 tree	12.5 %
50% shading of parking lot with trees	1 tree	50%
Van Accessible Charging Station	no	1

The existing parking lot in the rare is adversely affecting the neighboring residences. The proposed design will limit the vehicular activity in the front along S Wolfe Road and the proposed office use will reduce the volume, duration and frequency of vehicular traffic in the ingress/egress easement.

The site design proposes 8 new trees along with evergreen shrubs where there exists only one.

## **Summary**

The proposed development will:

- Promote environmentally sustainable land use.
- Be compatible and well-integrated with the surrounding neighborhood.
- Respect the character, scale, and context of the surrounding area.
- Revitalize the corner of S Wolfe Road and Homestead Road.
- Promote sustainable building design methodology with use of natural light, ventilation and innovative building materials.
- The architectural character of the proposed buildings will contribute to the enhancement of the quality and overall image of the community.

**END**