



USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

OR

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 below description is to better explain the nature of the project, the reasoning for expanding the existing service yard area(s), and the noted design solutions to address the program requirements.

Project Goal:

The goal of this overall project is to design a solution to the owner's program requirements. Applied Materials will be housing in 545 Oakmead a +/-55,000 square feet cleanroom environment plus additional support space: interior, exterior, and roof.

Service Yard Expansion:

To support the large cleanroom facility, which will house numerous R&D and manufacturing tools, a very robust MEP and utility delivery support system must be designed. The existing

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

service area along with available roof area is not enough, therefore, a second level of the equipment yard is being added. The team is being tasked to demolish the existing 545 Oakmead facility's interior Areas B & C along with the exterior equipment yard Area D in order to accomplish this task. This expansion is to take the existing service yard area of 8.4% and increase it to 13.7%.

Exterior Design Strategy:

The goal of the design is to meet the owner's program requirements along with keeping the appearance in alignment with the City's design guidelines. The primary reason for the screen walls is to minimize the view of the various MEP equipment from the adjacent properties and the streets. This approach is a requirement of the Citywide Design Guide. The designed heights of the various screen wall elements is determined by the numerous sightline studies. There are only a few locations where some mechanical ducting is taller than the adjacent screen wall. Rather than simply increasing the screen wall height and making the mass appear larger, the team is documenting the height a bit shorter. This decrease in height is validated from the vantage point of a viewer on the ground, where the mechanical duct is not visible.

The material of choice for the screen wall is the louver. This design or material choice is being pursued for multiple reasons: there are already louvers on site as part of the existing building along the southwest corner, the louvers allow the correct air flow of the various mechanical, electrical, plumbing, and process equipment for air intake and exhaust, and any heavier material would require a more robust steel support structure and increase the apparent mass of the new work.

Lastly, a new egress stair is required from the equipment yard level 2 deck at the west elevation. Other locations were studied. However, there is no other location for the stair as the north elevation is the fire lane and the east elevation is over the existing depressed loading dock. On the other hand, the design team is incorporating an aesthetic element to visually subdue the exit stair along with breaking up the mass of the louver "block". The team is proposing lattice like decorative metal panels to help mitigate the visual impact of the stair while giving a design flair to the west elevation.



VARIANCE JUSTIFICATIONS

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.

The maximum lot coverage allowed is 45% and the new improvements would exceed that amount to 46%. Though no new gross building area will be added, exterior equipment yard enclosures that will have a new roof/cover totaling 13,595 SF will exceed the allowable lot coverage. A roof covering over the equipment/generators support overall acoustics/screening. The relocated trash enclosure will also have a roof covering for screening and weathering, whereas the original trash enclosure did not.

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.

Because the additional lot coverage is from equipment and trash enclosure covered structures, the additional square footage that provides screening will not be detrimental to the public, but rather, be beneficial in additional screening of equipment/waste receptacles.

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.

Confirmed, the intent and purpose of granting this variance is not to receive special privileges not enjoyed by other surrounding property owners. Exterior equipment yard enclosures and trash enclosures with roof covers protect the enclosed items from rain/weathering, and provide additional screening from the public.

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