

RECOMMENDED FINDINGS

Rezone

In order to approve a Rezoning request the City Council is required by Zoning Code Section 19.92.050 to make a finding that "the amendment, as proposed, changed, or modified, is deemed to be in the public interest." The proposed Rezoning is consistent with this finding because it is consistent with the proposed General Plan land use designation, and extends the 100%FAR combining district at the adjacent property on the east to the subject site. Although the Peery Park Specific Plan study has not been completed, staff believes that the proposed location could be a candidate site for increased development intensity. Environmental review has determined that the subject site can accommodate the increased development intensity and traffic with mitigation measures and certain public improvements.

General Plan Goals and Policies

Land Use and Transportation

Goal LT-6: Supportive Economic Development Environment - *Supportive of a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal and land use constraints.*

Policy LT 6.1: *Provide existing businesses with opportunities to grow and adopt new industries.*

Policy LT 6.2: *Promote business opportunities and business retention in Sunnyvale*

Action Strategy LT-6.3a: *Support land use policies to achieve a healthy relationship between the creation of new jobs and housing.*

Community Character

Goal CC-3 Well Designed Sites and Buildings - *Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.*

Policy CC-3.1: *Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.*

Housing

Policy HE-1.4: *Continue to require office and industrial development to mitigate the demand for affordable housing.*

Design Review

The City Council may approve any design review upon such conditions, in addition to those expressly provided in other applicable provisions of this code, as it finds desirable in the public interest, upon finding that the project's design and architecture will conform with the requirements of the "Citywide Design Guidelines" and/or "Industrial Design Guidelines."

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the City Wide Design Guidelines as noted below.

Site Design – New development should adhere to the character of the existing neighborhood and be integrated into the surrounding development. New development should not dominate or interfere with the established character of its neighborhood. Site design of projects should be cohesive both functionally and visually.

City Wide Design Guidelines	Comments
<i>A1. New development shall enhance the character of its surrounding area through quality architecture, and landscaping and appropriate site arrangement.</i>	The proposed project, as conditioned, will enhance the site and surroundings with the introduction of high-quality architecture, substantial landscaping and public art.
<i>A2. New development in an area with an established character shall be compatible with its surrounding development in intensity, design, setback, building form, scale, material, color and landscaping unless there are specific planning goals to change the character of an area.</i>	The proposed project is consistent with the character of other sites in the area that have been redeveloped with buildings that achieve a higher FAR. Redevelopment with Class A buildings in Peery Park is consistent with City policy.
<i>B1. Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of structure and landscaping.</i>	The proposed building is located behind the existing two-story building and will not be very visible from Almanor Ave. and a higher visibility from 101 Freeway. The view of the parking structure from 101 Freeway will be screened by existing and new landscaping that will hide parts of the parking structure which has minimal architectural detail. The proposed trash enclosure location between the buildings screens it from public view.

Building Design – Buildings should enhance the neighborhood and be harmonious in character, style, scale, color and materials with existing buildings in the neighborhood.

City Wide Design Guidelines	Comments
<i>B1. New buildings shall maintain diversity and individuality in style while improving aesthetic character of their surrounding area</i>	The proposed architecture is compatible with more recent buildings in the vicinity and reflects a high quality contemporary design.
<i>B2. Roof equipment shall be fully screened by parapets, roof screens or equipment wells.</i>	The proposed design includes a roof screen above the 6 th floor which will effectively shield all roof-mounted equipment from view.

City Wide Design Guidelines	Comments
<i>B5. Main entrances of the buildings shall be well defined</i>	The main entrance to the office building does not face the public street due to site shape and orientation. The entrance to both the buildings is well defined and enhances its architectural style. Entry to the parking structure matches the design style of the office building.
<i>B6. New buildings shall have at least one major focal point and minor focal point. Focal points should be achieved through horizontal and vertical lines, change in material, change in color, changing the form and shape of a portion of the building, etc. Combining the main entrance and the focal points is encouraged.</i>	The office building's architectural form includes an entrance feature that provides a focal point. The building has horizontal and vertical planes, change in materials and shapes that result in enhanced articulation and design form. The parking structure's entrance feature provides a focal point for the structure, although other sides of the parking structure have minimal architectural design. The proposed architectural style effectively combines the entry feature and other parts of the building.
<i>E1. A comprehensive material and color scheme shall be developed for each site.</i>	The proposed buildings will be constructed of glass, metal panels and mullions, and concrete panels. The materials are appropriately used.
<i>E3. Large expanses of high reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent public streets and properties.</i>	The proposed office building will utilize low reflectivity glass with metal and concrete panels resulting in a form that does not exclusively use glass. This form will prevent heat and glare impacts on the adjacent public streets (101 Freeway) and properties. Mirror glass is not proposed. The project site is not adjacent to residential uses and its visibility from residential neighborhoods across the freeway and east of Mathilda Avenue is minimal.

Parking and Circulation – Project site should be conveniently accessible to pedestrians, bicycles and automobiles. Sufficient off-street parking is required for every project. On-site circulation patterns should be designed to adequately accommodate pedestrian, bicycle, and other vehicular traffic.

City Wide Design Guidelines	Comments
<i>A1. Walkways – All projects should have a clear and direct walkway between fronting streets and one or more of the primary building entries.</i>	The project utilizes the existing walkway connecting the site to the street and includes walkways between the buildings and the parking structure with a widened bridge that will include a pedestrian walkway that connects the two portions of the site.
<i>A5. Design of Walkways – Where walkways cross traffic lanes, the walkway should be clearly delineated with contrasting color and pavement pattern, and be raised slightly to form a speed table.</i>	The site includes walkways and at locations where those walkways cross traffic lanes, has turns and includes paving patterns to slow vehicular traffic and allow for easy and safe pedestrian circulation.
<i>B1. While surface parking is most typical, below grade parking facilities are encouraged to reduce the amount of paving. When surface parking is unavoidable, cluster parking spaces into small parking areas, dispersed around the site, to avoid large paved expanses.</i>	The proposed project includes a parking structure for 757 parking spaces of the total 882 parking spaces. The surface parking for the 125 parking spaces is broken into smaller clusters and dispersed throughout the site and avoids large paved expanses.
<i>E1. Incorporate both horizontal and vertical articulations in visible facades of parking structures to reduce bulk and mass problem</i>	The portion of the parking structure visible from Almanor Ave. includes an entry feature that compliments the office building; while other facades that are plane with minimal horizontal and vertical facades is proposed, and conditioned to be screened thereby reducing their visibility.

Landscaping – Landscaping should be used to enhance sites and buildings, control climate and noise, create transition between adjacent uses, unify various site components, and define and separate functions and activities.

City Wide Design Guidelines	Comments
<i>A4. Properly landscape all areas not covered by structures, driveways and parking.</i>	The project will retain most of the existing mature trees on-site and additional trees are proposed throughout the parking lot. The preliminary landscaping plan shows all areas not utilized by structures, parking, and driveways planted with groundcover, shrubs and trees.

City Wide Design Guidelines	Comments
<i>A14. Treat focal points and highly visible areas of the site with special landscaping treatment.</i>	The proposed site plan includes landscaping and paving radiating from a central point within the site and attempts to utilize the various components of the site as effectively as possible. Additionally, the project has been conditioned to includes additional trees along its northern portion.