



City of Sunnyvale

Supplement to Agenda Item 2 Summary of Study Session 2 (February 24, 2014)

14-0150

645 Almanor Avenue

Agenda Date: 3/3/2014

SUPPLEMENT TO STAFF REPORT – PLANNING COMMISSION

The project was presented and reviewed at a second Study Session (with the six of the Planning Commissioners in attendance) on February 24, 2014. Following is a summary of the comments with staff responses noted in *italics*:

- Explanation of proposed 100% FAR, balanced growth policy, feet replaced and housing units
 - *Staff report includes discussion on FAR; the Balanced Growth Profile information is attached (Attachment 11).*
- Architecture: Use tinted concrete instead of colored concrete, height of adjacent buildings; bird safe building guidelines
 - *Height of 5-story building on its east is approximately 88 feet (inclusive of mechanical screen), Bird Safe Building Design Guidelines are noted in Condition of Approval (COA) No. GC-12, tinted concrete not proposed.*
- Parking structure architecture and design: The other three facades not facing US Highway 101 need more design thought; the option of lowering the 5 levels by including parking at below ground level
 - *Staff finds that the parking structure's east and south façades include the entrance feature that complements the office building's architecture. The south and west façades also includes tree planting to soften the view (the elevation documents do not show the tree planting); below grade parking level not included in the proposal.*
- Tree preservation, replacement trees: low water usage, size and species, and adequate area to allow growth.
 - *Addressed in COA BP-14, 15, 16.*
- Transportation Demand Management: carpool and electric vehicle requirements; monitoring of TDM Plan

- *These features are addressed in COA GC-11, BP-27, 28, PF-5, AT-12.*
- Roadway configuration to address the loop on Almanor Ave. and Mathilda Ave. intersection
 - *No immediate roadway reconfiguration plans are underway.*
 - Transportation staff available at public hearing for additional info.
- Sidewalk on Almanor Avenue, signage, lighting plans,
 - *Sidewalk installation requirement noted in GC-8, Signage to conform with SMC 19.44, and lighting plan addressed in BP-33.*
- Visible bike parking and in the long term bike and pedestrian access to light rail station,
 - *Required Bicycle parking is noted in COA BP-23, 24, 25;*
 - *In the long term, bike access to Light Rail stations - Partial access to light rail station from the site can be expected in the future as:*
 - *There is an existing Class III bikeway on Mathilda Ave. north of Highway 237 to Lockheed Martin light rail station.*
 - *The City plans to construct bike lanes on Moffett Park Drive which will improve bike access to the Moffett Park light rail station.*
 - *Bike lanes are being considered in the 237/101/Mathilda Ave. interchange improvement, which is undertaken by VTA, with an expected date of completion in 2017.*
 - *In the long term pedestrian access to light rail stations can be anticipated as industrial neighborhoods redevelop, which will require installation of sidewalks.*
- Hetch Hetchy and water district access under the freeway
 - *SFPUC notes that access to the underground pipeline below Freeway 101 is required - the project, as conditioned, will be reviewed by them for conformance; SCVWD has indicated that they do not need access to the underground portion of the channel below Freeway 101 from the site – but the project, as conditioned, will be reviewed by them prior to construction.*