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San Gabriel Campus Site Security

Project Description Letter for Use Permit at the San Gabriel Drive Campus

Prepared March 24, 2015; *revised April 8, 2015*

Prepared for: Gerri Caruso, Principal Planner
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City of Sunnyvale

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Principal
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General Narrative Summary

This project site includes a seven-building campus with shared parking. The lessee is in the process of making tenant improvements to five of the buildings for office and laboratory uses. The lessee requests site security and utility measures to be approved as part of these improvements, including new ten-foot tall fences and gates to provide additional security for its staff and workplaces at this location.

Use Permit – Narrative

Reason for Use Permit application: Lessee intends to add security fencing and gates taller than 8' (10' above immediate grade as noted on elevations/sections) at the site perimeter and between three buildings located at 707 Kifer Road, 165 San Gabriel Drive and 175 San Gabriel Drive. See Use Permit set plan set submittal.

The proposed fences are to provide a) physical security and b) visual privacy. The fences and gates are proposed to feature three materials:

1. Interlocking steel panels with horizontal reveals at all fences (unless noted otherwise)
 - a. Metal panels are factory painted with an expected 12-15 year life to first maintenance
 - b. Metal panels interlock for privacy and strength
 - c. Design and finish is intended to complement the architecture of the campus
 - d. Metal panels will align and cover the trash enclosure located between 707 Kifer Rd. and 165 San Gabriel Drive for a consistent street side appearance

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2. Wood appearance horizontal slats at gates
 - a. Wood appearance is used as a marker for vehicle and pedestrian access gates
 - b. Proposed material has a 10+ year life to first maintenance
 - c. Gates will match height and align with reveals of adjacent metal fencing
3. Panelized metal fencing at approximately 544' of property line abutting the Sunnyvale East Channel
 - a. Metal panels are factory painted with an expected 12-15 year life to first maintenance
 - b. Metal panels interlock for privacy and strength

Lastly, city planning staff review has determined the following:

4. The Use Permit review has found that an equipment enclosure is not a perimeter fence, and so it can be included in the MPP approval. The only portion of the fence that is subject to a Use Permit is the 10' tall fence along the channel and along the Kifer street frontage. The remaining fences are not perimeter fences and do not trigger a Use Permit on their own.

5. A separate staff-level permit has been filed to address relocation of trash enclosures, transformers, and ground-mounted equipment next to 195 N. Wolfe.

Please let me know if you have any questions about these items.

Sincerely,

A handwritten signature in black ink, appearing to read "David Whitney". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Whitney, AIA
Principal

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 San Gabriel Site Security proposal is:

- Consistent with the existing function/use of these buildings as a Campus
- Designed to complement the appearance of the existing architecture
- Does not abut adjacent commercial or residential private properties
- Is intended to facilitate the R&D function and inherent security requirements of the applicant
- Provides for emergency/fire vehicles and refuse/recycling collection service access inside and outside the secure area.
- Will include landscape enhancements at the areas of construction
- Compliant with required parking ratios and minimum parking allocations per condo building
- The Use Permit review has found that an equipment enclosure is not a perimeter fence, and so it can be included in the MPP approval. The only portion of the fence that is subject to a Use Permit is the 10' tall fence along the channel and along the Kifer street frontage. The remaining fences are not perimeter fences and do not trigger a Use Permit on their own.
- A separate staff-level permit has been filed to address relocation of trash enclosures, transformers, and ground-mounted equipment next to 195 N. Wolfe

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