

RECOMMENDED FINDINGS

Adoption of Mitigated Negative Declaration

In order to adopt the Mitigated Negative Declaration, the Zoning Administrator must make the following findings.

1. The Mitigated Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
2. The Zoning Administrator has read and considered the Mitigated Negative Declaration and finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed Project will have a significant effect on the environment.
3. The Mitigated Negative Declaration reflects the Zoning Administrator's independent judgment and analysis.
4. The mitigation measures listed in the Mitigated Negative Declaration have been incorporated as conditions of approval of the Project, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects.
5. The Department of Community Development, Planning Division, is the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 West Olive Ave., Sunnyvale, CA 94086.

Minor Moffett Park Design Review Findings

In order to approve the Minor Moffett Park Design Review Permit, the Director of Community Development must be able to make all of the following findings:

1. *Attain the objectives and purposes of the MPSP. Finding met.*

The proposed project is located in the MP-TOD sub-district, which encourages higher intensity uses that can best take advantage of locations in close proximity to the Borregas Light Rail Corridor. Office buildings are encouraged to locate in the Moffett Park area, particularly near light rail stations. The proposed project will update and enhance the character of the site, streetscape, and surrounding community. Compliance with applicable MPSP objectives and purposes is discussed below:

- *Guiding Principle 1.0: Positively influence the Sunnyvale business climate and enhance economic vitality by providing comprehensive land use policies and permitting processes that encourage development of additional needed Class A office space to diversify the industrial base of Sunnyvale.*
- *Specific Plan Objective LU-4: Establish land use districts that encourage high quality corporate headquarter and Class A office development.*
- *Specific Plan Objective LU-5: Provide for higher intensity development along transportation corridors and within close proximity to rail and transit stations.*

The project site is located less than half mile away from the Borregas light rail station and bus stops, operated by the Santa Clara Valley Transportation Authority (VTA). The proposed office building provides convenient pedestrian access from building entrances to public sidewalks leading to the light rail station. Bicycle use is encouraged through adequate bicycle parking and amenities onsite including shower and changing facilities. The project is required to provide a TDM plan, and a preliminary plan includes measures to encourage alternative modes of transportation.

- *Specific Plan Objective LU-7: Establish land use and transportation regulations that support increased pedestrian activity and decrease the dependence on single-occupant vehicles.*
- *Specific Plan Objective CIR-1: Strive for a net Transportation Demand Management trip reduction of 20% on all new development within the Specific Plan area. Encourage peak hour trip reduction options when feasible.*
- *Specific Plan Objective CIR-2: Provide for improved pedestrian and bicyclist mobility within the Specific Plan area.*

The proposed project will enhance pedestrian accessibility by upgrading public sidewalks to current City standards, including installing a sidewalk along the project's frontage on Bordeaux Drive. There is convenient pedestrian access from the public sidewalk to the primary building entrance. A plaza is proposed near the primary building entrance. A network of pedestrian walkways is proposed across the site to provide direct access from surface parking spaces. A shared bicycle/pedestrian trail will further

provide connection to the Sunnyvale West Chanel trail located on the east of the project site. Bicycle parking in excess of the minimum requirements is provided onsite.

- *Guiding Principle 10.0: Incorporate sustainable design and green building concepts into private and public projects.*
- *Specific Plan Objective ENV-1: Require that all potential environmental effects of new development be mitigated to the greatest extent feasible.*
- *Specific Plan Objectives ENV-4: Encourage future development to incorporate green building techniques into site design, building construction, and occupancy and operation of the building.*
- *Specific Plan Objectives ENV-7: Strive to provide for indoor environmental quality measures in support of employee health and productivity.*
- *Specific Plan Objectives UD-2: Utilize sustainable design principles for site layout, building construction techniques, and building materials when suited to the intended use.*

The proposed project promotes alternative modes of transportation through a pedestrian-oriented site design with convenient bicycle parking facilities. The project is also required to comply with the CALGreen Mandatory Measures and attain LEED Gold Level with verification by a LEED AP. The project is environmentally sensitive and incorporates sustainable design techniques through integration of building system, components and materials.

The applicant also proposes to develop the site with a series of garden and planting areas with the goal of improving habitat for local bird species, re-establishing native oak forest, sustainably managing water use and for engaging the riparian and high water table conditions of the site through the establishment of ecological typologies such as Willow Sausals. The existing grove of mature Olives located along the Bordeaux Drive will be preserved and will form the foreground for the proposed new building. All the new plantings will be California native or locally adopted and acceptable within the habitat guidelines and will utilize low water or reclaimed water sources for irrigation.

- *Specific Plan Objective ENV-1: Require that all potential environmental effects of new development be mitigated to the greatest extent feasible.*

The proposed project is required by the recommended conditions of approval to mitigate impacts identified by the project Initial Study (noise, historic and cultural resources, and seismic safety) to a less than significant level.

- *Specific Plan Objective UD-1: Ensure consistency with the Citywide Design Guidelines, Industrial Design Guidelines, and Moffett Park Design Plan for all new development and renovations.*

The project is consistent with the Citywide Design Guidelines through orderly and pedestrian-oriented site design with concealment of the required auto parking behind the buildings, streetscape enhancements with the retention of significant street trees

and new sidewalks, lush landscaping throughout the project site, appropriate building scale and character compatible with recently constructed buildings in the Moffett Park area, and concealment of the required solid waste and recycling enclosures and rooftop equipment.

The project is also consistent with the City's Bird-Safe Design Guidelines through avoidance of large expanses of glass near open areas and funneling of open space towards a building face, minimization of light pollution through shielded site lighting and window coverings that adequately block light transmission, and no glass skyways or freestanding glass walls.

See Finding #2 for a discussion of consistency with the Moffett Park Design Plan.

2. Substantially conform with the Moffett Park Design Guidelines set forth in Chapter Six of the MPSP.

The Moffett Park Specific Plan includes Design Guidelines that provide recommendations for site planning, architecture, landscaping and site amenities, sustainable design and green building techniques, and artwork in private development. The proposed project conforms to the Moffett Park Design Plan as noted below:

Basic Design Principle	Comments
Site Planning	
1. <i>Buildings should generally be placed at or near the front setback line without parking between.</i>	The proposed three-story building will be placed close to the street frontage with the existing grove of mature Olives between the Bordeaux Drive and building façade. The parking is proposed at the rear and sides of the building.
2. <i>Loading areas and service yards should be located to the rear of the site and completely screened from view</i>	Trash and service areas are located at the rear of the building and will be completely screened from the view with the use of screening wall and landscaping
Architecture	
1. <i>Large scaled elements of undifferentiated mass should not appear bulky and monotonous through use of appropriate technique.</i>	The proposed architectural style, with the use of precast concrete cornice at the top, use of glass, variation of planes, including addition of exterior blinds, change of material for the entry and terrace with the use of weathered steel and redwood is intended to reduce the appearance of monotony of the two-story office building.
2. <i>Architectural design and detailing should be consistent on all elevations of the building and between different buildings within the same complex.</i>	The same building materials and details are consistently used on all four sides of the proposed building.

3. <i>The use of varied materials and colors is generally encouraged. Materials should be of high quality and should relate to each other in logical ways.</i>	The proposed office building utilizes precast board formed concrete panels, one type of glass, dark bronze millions, metal exterior blinds, weathered steel and redwood. The proposed materials are of high quality and logically relate to each other to enhance the architectural design of the building.
4. <i>Roof forms shall be consistent with the design theme of the building and should continue all the way around the building to complete the design.</i>	The proposed building has flat roof with metal panel saw-tooth windows and mechanical roof screen. The roof form is compatible with the industrial architectural style of the proposed building.
5. <i>Parapet walls and equipment screen walls shall be treated as an integral part of the building design.</i>	Rooftop mechanical equipment is screened with features that are integral to the building design.
Landscaping	
1. <i>Landscaping serves a variety of purposes and shall be designed to serve multiple needs.</i>	The proposed landscaping for the project will serve a variety of purpose and uses including retaining the grove of mature Olive trees, gathering and garden area screened by the evergreen hedges and integrated fence, public plaza, habitat gardens to improve local ecological diversity and bioswale garden for managing storm water. The proposed landscaping is intended to be functional, soften the appearance of structures, provide visual interest and contrast, provides for recreational space, and satisfies storm water runoff.
2. <i>Existing trees shall be incorporated to the extent feasible into the site designs of new buildings.</i>	The proposed project will retain 21 of the 29 protected trees on the site. The existing grove of mature Olive trees along the Bordeaux Drive will form the foreground of the proposed building. The applicant will propose 127 new trees on site, where 17 are required based on the Sunnyvale Municipal Code.
3. <i>Outdoor recreation and eating areas for employees are strongly encouraged.</i>	The project includes a courtyard garden with integrated and flexible furnishings on first floor and a terrace on the second floor level.
Sustainable Design & Green Building Techniques	
1. Projects shall be designed to minimize site disturbance of undeveloped and landscaped areas during both the construction process and site layout design.	The project proposes to retain a majority of the protected trees including the grove of mature Olive trees along the Bordeaux Street. Tree protection plan will be installed prior to obtaining the building permits.
2. Window design shall, in addition to	The north-facing clerestory windows will

considering such issues as energy efficiency and aesthetic appeal, strive to provide for high levels of day lighting for office type uses.	allow uniform daylighting to the interior of the office building.
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