

RECOMMENDED FINDINGS

California Environmental Quality Act

1. A Mitigated Negative Declaration was prepared in compliance with California Environmental Quality Act (CEQA) provisions and City guidelines that was included as part of the project approval (File: 2014-7584) on April 27, 2015. The project was approved with Conditions of Approval that included Mitigation Measures.
2. The proposed change to the approved project does not create new significant environmental effects, increase the severity of any previously identified significant effects, or require new or different mitigation measures that would require a subsequent EIR or subsequent mitigated negative declaration pursuant to CEQA Guideline 15162.

Moffett Park Design Review

Sunnyvale Municipal Code (SMC 19.29.110(d)(3)) requires the following findings be met:

- A) The project attains the objectives and purposes of the Moffett Park Specific Plan (MPSP), and
- B) Substantially conforms with the Moffett Park Design Guidelines set for in Chapter Six of the MPSP.

Objectives and Purpose of Moffett Park Specific Plan

Objective:

- *Diversify and strengthen the economic opportunities and fiscal health of the city.*
- *Contribute positively to the city's regional prominence and community character.*
- *Promote smart growth and sustainable development.*

Purpose:

- *Protect and promote the public health, safety, peace, comfort and general welfare;*

The project, as conditioned, redevelops an industrial site with Class A, LEED Gold office buildings that help diversity the industrial base of Sunnyvale.

and,

The proposed project substantially conforms with the Moffett Park Design Guidelines (MPSP) as noted below:

MPSP - Design Guidelines.

MPSP Basic Design Principle	Comments
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MPSP Basic Design Principle	Comments
Site Planning	
<i>1 Buildings located on corner parcels should be placed at or near the setback lines to encourage strong pedestrian connection to the street.</i>	The proposed office building at the corner of the Borregas Avenue and Moffett Park Drive with minimal setbacks will encourage strong pedestrian connection to the streets.
<i>2. When multiple buildings are proposed for a site, they should be grouped to provide functional open spaces, plazas, and courtyards with strong pedestrian links.</i>	The proposed four buildings (3 office buildings and the parking structure) are grouped around common open spaces between them and are connected with pathways, bridges which utilize green space appropriately.
<i>3. Loading areas and service yards should be located to the rear of the site and completely screened from view</i>	The solid waste enclosure and transformer although located and visible from Moffett Park Drive have been integrated into the building architecture and will have the same building exterior finishes in addition to landscape screening to be adequately screened from view.
Architecture	
<i>1. Corner buildings shall place prominent architectural features and detailing at the corner of the buildings adjacent to the streets to provide a strong entry feature.</i>	The proposed building at the corner has its sides and rear elevations as street elevations; the project as conditioned will include architectural features and detailing to provide a strong entry feature to the site.
<i>2. Architectural design and detailing should be consistent on all elevations of the building and between different buildings within the same complex.</i>	The proposed building's front elevation has design elements and features that can be incorporated on its rear elevation that face Moffett Park Drive as required by Condition of Approval. This will result in consistency of detailing for all four sides of the building.
<i>3. 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 two types of grey colored tiles, metal panels, metal mesh and wood panels.
<i>4. 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 taller flat roof incorporates mechanical screens and provides a form that is compatible with the architectural design style of

MPSP Basic Design Principle	Comments
	the office buildings on the site.
<i>5. Parapet walls and equipment screen walls shall be treated as an integral part of the building design.</i>	The proposed roof includes the roof screen for the mechanical equipment and is an integral part of the building design.
<i>6. Accessory structures shall be architecturally compatible with the primary structures on the site.</i>	The solid waste and transformer enclosures have been integrated in the building design.
<i>7. Art in private development requirement may allow integration of art projects into building design, features and materials.</i>	The Applicant has chosen the Art-In lieu fee option and will not be installing Art.

MPSP Basic Design Principle	Comments
Landscaping and Site Amenities:	
<i>1. Landscaping shall serve a variety of purposes and designed to serve multiple needs.</i>	In the vicinity of the office building, there area along the street frontages will be landscaped with ground cover and trees (15 onsite trees and 3 street trees). The proposed landscaping is intended to be functional, softens the appearance of structures, provides screening and adds to the visual interest and contrast, and satisfies storm water runoff and infiltration BMP requirements.
<i>2. Parking lot design shall allow for phased implementation as necessitated by on-site demand.</i>	The project requires 17 parking spaces; but maintains 55 parking spaces to allow future flexibility of use including a restaurant.
<i>3. Window design shall, in addition to considering such issues as energy efficiency and aesthetic appeal strive to provide for high levels of day lighting for office type uses.</i>	The proposed Gold LEED USGBC certification will include appropriate measures to provide uniformity for aesthetic appeal and also allow for high levels of day lighting. Tenants will also be required to maintain LEED Gold levels.
<i>4. Interior design is encouraged to provide high levels of indoor environmental quality that provides for long term benefits to employees' health and productivity through the use of low-emitting materials and efficient ventilation methods.</i>	The proposal will be conditioned to include the interior of the building to also be LEED compliant.

MPSP Basic Design Principle	Comments
<i>Art in Private Development</i>	
<i>Provide art in private development for sites greater than two acres. A variety of mediums are encouraged for artwork.</i>	The Applicant has chosen the Art-In lieu fee option and will not be installing Art.

Mitigated Negative Declaration

This 5,000 square foot free standing building was included in the previously approved project at 215 Moffett Park Drive. The Mitigation Negative Declaration for 215 Moffett Park Drive was adopted on April 27, 2015 met 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 Planning Commission 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 Planning Commission'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.