

CITY OF SUNNYVALE DESIGN GUIDELINES

The following Citywide Design Guidelines (CDG) and Precise Plan for El Camino Real (PPECR) were considered in the analysis of the project:

SITE DESIGN

- **CDG 1-A1:** Design projects to be compatible with their surrounding development intensity, setbacks, building forms, material, color and landscaping unless there are specific planning goals to change the character of the area.
- **CDG 1-A6:** Project perimeter landscaping shall be integrated with the landscaping of adjacent development for streetscape continuity.
- **PPECR 3.4.3:** Provide access to parking for retail and services uses directly from El Camino Real, with the number of access points limited in order to minimize disruption to the smooth flow of traffic on the street.
- **PPECR 4:** Basic Design Principles: Projects will maintain a strong landscaped setback along street edges, and will seek to create visual continuity along the street front, except at the nodes where buildings may be placed close to the sidewalk.
- **PPECR 4.1.1:** Site buildings to reinforce the El Camino Real streetscape.
- **PPECR 4.2.4:** Provide well designed and articulated building facades.

The project will enhance the character of the site, surrounding neighborhood, and community by adding a new hotel to a vacant commercial site. The proposed project utilizes high quality architecture and site design as well as provides adequate landscaping and parking. The proposed building is five stories in height with underground parking and designed with new landscaping along the perimeter of the building and along the edges of the property that would help “ground” the building and adds to the visual character of the streetscape along the El Camino Real frontage. The project includes roof top decks to soften the architecture and provide additional landscaping.

ARCHITECTURAL DESIGN GUIDELINES

The following Guidelines were considered in analysis of the architectural design:

- **CDG 2.C1:** Maintain diversity and individuality in style but be compatible with the character of the neighborhood.
- **CDG 2.C5:** Buildings should have three distinct components: base, middle and top. Define each component by horizontal and vertical articulation. Façade articulation may consist of changes in the wall plane, the use of opening and projections, and material and color variations. Exceptions may be permitted only when specific architectural style offers other types of building form and façade articulations, as determined by planning staff.
- **CDG 2.C1:** Maintain diversity and individuality in style but be compatible with the character of the neighborhood.
- **CDG 2.C9:** Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall

- plane and heights, arcades, porticos, trellises, porches, balconies, dormers, windows, and openings, etc.
- **CDG 2.10:** Repeat design and decorative building elements in all elevations and the roof, not just in the front façade.
 - **CDG 2.13:** Define building entries by use of human scale architectural elements such as arches, posts, awnings, etc. Orient main entries towards public streets.
 - **CDG 2.D7:** Include architectural elements such as projecting cornices in design of flat roofs to define the edge of the roof. Depending on architectural style, industrial buildings are encouraged to use these elements to enhance roof edges.
 - **CDG 2.D9:** Parapets and roof screens should be integrated architecturally into building designs. Placement, material and color of roof screens should not impact the building architecture or roof form.
 - **PPECR 4.1.1. a:** Orient building entries to El Camino Real rather than to side parking lots.
 - **PPECR 4.1.3.a:** Provide special textured and/or colored paving at pedestrian crossings of project entries. Extending this paving into the project site at least to the 15-foot landscape setback line is encouraged.
 - **PPECR 4.2.1.a:** New projects should be sensitive to neighboring projects in terms of scale, style, form and materials.
 - **PPECR 4.4.6. a and b:** Multiple customer entries are strongly encouraged and provide at least three of the following desirable entry features:
 1. Canopies or entry awnings
 2. Overhangs
 3. Recesses and projections
 4. Arcades
 5. Raised cornice parapets over entry doors
 6. Peaked roof forms
 7. Arches
 8. Display windows
 9. Architectural details (e.g., tile work and moldings that are integrated into the building structure and design)
 10. Integral planters that incorporate seating areas and/or landscaped areas

The project meets the goals of the Architectural Design Guidelines by enhancing the character of the site, surrounding neighborhood by adding a new hotel to a vacant commercial site. The proposed hotel building would include, stone tile, glass curtain wall, and aluminum accents. The structure is oriented towards El Camino Real with an architectural light feature projecting over the entrance.

The building utilizes variation of rectangular forms with the El Camino Real frontage stepping back from five stories to four stories. The building design is articulated with a variation of windows and stepping back of the fifth floor. The El Camino Real frontage

includes changes in the wall plane with recessed windows and two glass curtain walls flanking the entrance. Contrasting paint colors break up the façade. The building height is 59'-10" feet to the top of the parapet. The contemporary architectural style is compatible with the commercial uses on El Camino Real.

The project incorporates distinct base, middle and top elements in the design. The components are defined by the changes in wall plane, the use of materials and variations in color. The base is defined using several materials; glass, stone veneer, and metal. The middle component is defined by the window openings, varying wall plans and materials, and the top with the light brown stucco finish. The architectural overhang canopy defines the entrance to the hotel on the north side of the building.

LANDSCAPING

- **CDG 4.A4:** Properly landscape all areas not covered by structures, driveways and parking.
- **CDG 4.B1:** Provide a minimum of a 15-foot wide landscape strip along public street side of all developments, except for single family residences. Landscape strips of more than 15 feet are strongly encouraged to enhance the public streetscape.
- **CDG 4.A6:** Choose a variety of plant material with different textures and colors. Use water wise plant material, as specified in the Landscape regulations.
- **PPECR 4.1.2:** Provide landscape setbacks at all street edges.
- **PPECR 4.1.5:** Provide well organized and landscaped parking lots

A landscape strip is proposed around the perimeter of the property. A low decorative wall and patio area are proposed along El Camino Real. Street trees are proposed along El Camino Real. Raised planters in front of the entrance proposed drought tolerant landscaping. The project provides 15-foot landscaped setbacks along El Camino Real. The rear of the property provides screening trees for the neighboring residential property.