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2017\_097 AA

Re: **Cepheid Covered Recycling Area**  
904 / 918 Caribbean Dr.  
Sunnyvale, CA 94089

**Project Description**

**Cepheid Inc.** is an American molecular diagnostics company that develops, manufactures and markets fully integrated systems for testing in the clinical market, and for application in its original non-clinical market.

**Proposed Use:** The proposed project consists of the construction of a cover over Cepheid's existing recycling and solid waste areas and includes modifications to the total parking count on the site. The reduction in parking stalls will be mitigated through an agreement with Twin Creeks located at 969 Caribbean Dr. to lease (50) automobile parking spaces.

**Hours of Operation:** 7:00 am – 7:00 pm

**Tenant:** 904 and 918 Caribbean are leased solely by Cepheid

**Number of Employees:** recycling area is operated by Cepheid's janitorial company  
Both 901 and 918 have 24/7 operations with 150 employees / per shift / per bldg.

**Previous Use:** recycling and solid waste area; use will remain the same.

Michele Chadwick, LEED AP

A handwritten signature in black ink that reads 'Michele Chadwick'.

Principal  
CAS Architects



# 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.

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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 ...

This project is in the Moffett Park Specific Plan District. 904 Caribbean is the corporate headquarters for the company and serves as general industrial with R&D and limited manufacturing operations. 918 Caribbean is comprised of R&D, warehouse and limited manufacturing.

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 proposed project consists of the construction of a cover over Cepheid's existing recycling and solid waste areas and includes modifications to the total parking count on the site. The reduction in parking stalls will be mitigated through an agreement with Twin Creeks located at 969 Caribbean Dr. to lease (5) automobile parking spaces.

The location of this recycling operation upgrade is between the two existing buildings in an exterior service area that is not visible from the adjacent public ways.

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



# COMMERCIAL/INDUSTRIAL PROJECT DATA

Applicant should refer to the Sunnyvale Municipal Code (<http://qcode.us/codes/sunnyvale>) for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
<input type="checkbox"/> General Plan	Moffet Park Specific Plan	Moffet Park Specific Plan	Moffet Park Specific Plan
<input type="checkbox"/> Zoning District	MP-I	MP-I	MP-I
<input type="checkbox"/> Lot Size (sq. ft.)	320,906 sq. ft.	320,906 sq. ft.	(N/A) min.
<input type="checkbox"/> Gross Floor Area (sq. ft.)	146,093 sq. ft.	146,093 sq. ft.	(N/A) max.
<input type="checkbox"/> Lot Coverage (%)	45.3 %	45.3%	(N/A) max.
<input type="checkbox"/> Floor Area Ratio (FAR)	45.5 %	47%	(N/A) max.
<input type="checkbox"/> Gross Floor Area of Tenant (sq. ft.)	145,593 sq. ft.	145,593 sq. ft.	(N/A)
<input type="checkbox"/> Building Height (ft.)	26'-0"	26'-0"	(N/A) max.
<input type="checkbox"/> No. of Stories	SINGLE-STORY	SINGLE-STORY	(N/A) max.
<input type="checkbox"/> No. of Buildings On-Site	2	2	(N/A)
<input type="checkbox"/> Distance Between Buildings (ft.)	165'-0"	165'-0"	(N/A) max.
* <input type="checkbox"/> Front Setbacks	(N/A)	(N/A)	(N/A) min.
* <input type="checkbox"/> Left Side Setbacks (facing property)	(N/A)	(N/A)	(N/A) min.
* <input type="checkbox"/> Right Side Setbacks (facing property)	(N/A)	(N/A)	(N/A) min.
* <input type="checkbox"/> Rear Setback	(N/A)	(N/A)	(N/A) min.
* <input type="checkbox"/> Landscaping (total sq. ft.)	(N/A)	(N/A)	(N/A) min.
* <input type="checkbox"/> % Based on Lot Area	(N/A)	(N/A)	(N/A) min.
* <input type="checkbox"/> % Based on Parking Lot	(N/A)	(N/A)	(N/A) min.
* <input type="checkbox"/> Parking Lot Area Shading (%)	(N/A)	(N/A)	50% min. in 15 yrs.
* <input type="checkbox"/> Water Conserving Plants (%)	(N/A)	(N/A)	(N/A) 70% min.
<input type="checkbox"/> Total No. of Parking Spaces	259	259	278 min.
<input type="checkbox"/> Standards	251	251	271 min.
<input type="checkbox"/> Accessible Spaces	8	8	7 min.
<input type="checkbox"/> Covered Spaces	0	0	(N/A) min.
<input type="checkbox"/> Carpool Spaces	6	6	(N/A) 5 % min.
<input type="checkbox"/> Aisle Width (ft.)	26'-4"(min aisle)	26'-4"(min aisle)	26'-0" min.
<input type="checkbox"/> Bicycle Parking (Class 1 / Class 2)	0	0	(N/A) min.
* <input type="checkbox"/> Impervious Surface Area (sq. ft.)	(N/A)	(N/A)	(N/A)
* <input type="checkbox"/> Impervious Surface (%)	(N/A)	(N/A)	(N/A)
<input type="checkbox"/> Art in Private Development	(N/A)	(N/A)	(N/A)

\* NOTE: The two building on this site are existing and are not being modified, affecting any of the required setbacks, landscaping or impervious surfaces.