



City of Sunnyvale

Agenda Item

18-1087

Agenda Date: 12/12/2018

REPORT TO THE ZONING ADMINISTRATOR

File #: 2018-7479

Location: 904 Caribbean Drive (APN: 110-37-001)

Applicant / Owner: Cepheid (applicant) / Terreno Caribbean Llc (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to add a canopy to the recycling and trash facility, resulting in 46.6% lot coverage, where 45% is the maximum allowed. A deviation is also requested from the parking requirement with 259 spaces are provided, where a minimum 278 spaces are required.

Reason for Permit: A minor Special Development Permit (SDP) is required for a deviation from the minimum lot coverage requirement.

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Issues: Compatibility

Recommendation: Approve with conditions

PROJECT DESCRIPTION

Zoning District:	Moffett Park Industrial (MPI)	Existing	General Industrial Building
		Proposed	Same

Previous Planning Projects related to Subject Application: <i>2013-7365 Miscellaneous Planning Permit (MPP) for review of parking requirements.</i>	Yes
Neighborhood Preservation Complaint	No
Deviations from Standard Zoning Requirements <i>259 parking spaces are provided where 278 is minimum required. Proposed lot coverage is 46.6% where 45% is the maximum allowed.</i>	Yes, parking and lot coverage

The project includes the addition of a canopy over the existing recycling and solid waste facility on an industrial site, resulting in 46.6 percent lot coverage, where 45 percent is the maximum permitted. No change to parking is proposed as part of this application. A minor SDP is required to allow deviation from the maximum lot coverage.

18-1087**Agenda Date:** 12/12/2018

See Attachment 1 for Vicinity and Noticing Map and Attachment 2 for Project Data Table.

Background

The project site is located in the Moffett Park Specific Plan (MPSP) Industrial area north of highway 237, between East Caribbean Drive and Crossman Avenue. The site is surrounded by general industrial and warehouse use buildings. The Twin Creek Sports complex is located across East Caribbean Drive to the north. The site consists of two one-story industrial buildings (904 and 918 Caribbean Drive) that are currently leased by Cepheid Inc. A total of 300 employees currently work at the project site per shift, that operates 24 hours a day and seven days a week.

Trash and Recycling Facility

The recycling and solid waste area is positioned between the two buildings along a central drive aisle. The area is located away from the main street and neighboring properties, and adjacent to active loading decks, a service yard and surface parking spaces.

The applicant proposes to cover the 4,104square foot recycling area with a corrugated metal roof that reaches a maximum overall height of 29'-0" adjacent to the drive aisle that gradually slopes down to 25'-6" towards the building. The overall height is guided by the minimum required clearance for the loading area. Staff recommends adding a Condition of Approval (Condition PS-1, Attachment 3) requiring the proposed structure to be painted to match with existing buildings for reducing its visual prominence.

Lot Coverage

Per Sunnyvale Municipal Code (SMC) Table 19.29.140, a maximum of 45 percent lot coverage is allowed for properties located within the MPI zoning district. The existing site is legally non-conforming with an existing lot coverage of 45.5 percent. The addition results in 1.1 percent increase to the lot coverage for a total of 46.6 percent.

The canopy is not included in the floor area calculation and, therefore, does not result in an increase in Floor Area Ratio or parking requirements. Staff is supportive of the deviation because, as conditioned; the project will have no adverse visual impact, and will help in improving the existing trash and recycling facility.

Parking

The existing use on the site includes general industrial and warehouse. The site is legally non-conforming with regards to parking with 259 spaces, while a minimum 278 spaces are required.

The proposed project will not increase the legal non-conformity, as no changes are proposed to parking, and the canopy addition will not generate a demand for additional parking spaces. Nevertheless, Cepheid has entered an agreement with Twin Creeks Sports Complex across the street for 25 additional off-site parking spaces (see Attachment 4).

18-1087

Agenda Date: 12/12/2018

Therefore, based on parking analysis and proposed agreement, the proposed project will help in alleviating the parking deficiency for the site uses.

USE	AREA	PARKING RATIO	PARKING REQUIRED
904 Caribbean			
General Industrial	75,193	2 per 1,000 square feet	151
908 Caribbean			
General Industrial	55,862	2 per 1,000 square feet	112
Warehouse	14,538	1 per 1,000 square feet	15
Total Required parking			278
Existing Parking			259
Parking Agreement with Twin Creek Sports Complex			25
Total Proposed			284

Public Contact

As of the date of staff report preparation, staff has received no comments from the neighbors.

Notice of Public Hearing :

- Posted on the site
- 17 notices mailed to property owners and residents within 300 feet of the project site
- Posted on the City's official notice bulletin board.

Staff Report/Agenda:

- Posted on the City of Sunnyvale's Web site
- Provided at the Reference Section of the City of Sunnyvale's Public Library

Environmental Determination

The project being considered is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 as it involves negligible expansion of use beyond that existing at the time of the application.

FINDINGS

In order to approve the Special Development Permit, the following findings must be made:

1. Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the city of Sunnyvale; ***Finding met.***

POLICY LT-13.9: Maintain areas of Class B and C buildings to support all types of businesses and provide a complete community.

18-1087**Agenda Date: 12/12/2018**

Moffett Park Specific Plan (MPSP) Design Plan

5. *Loading areas and service yards should be located to the rear of the site and completely screened from view.*
6. *Service areas for trash bins, utility cabinets, transformers, etc. should be planned and designed as an integral part of the site.*

The proposed canopy helps in improving and maintaining the trash and recycling facility on the site, per the City's Design Guidelines for Solid Waste and Recycling Facilities.

2. Ensure 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. ***Finding met.***

The proposed project is desirable and will not impair orderly development or existing uses. The proposed canopy over the trash and recycling area will not have an adverse visual impact as it is located away from the main street and neighboring properties. The project will not generate additional parking. As conditioned, the project will help alleviate parking issues on the site.

ALTERNATIVES

1. Approve the Special Development Permit with recommended Conditions in Attachment 2.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 2.

Prepared by: Aastha Vashist, Associate Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Standard Requirements and Recommended Conditions of Approval
4. Site and Architectural Plans
5. Letter from the Applicant