

From: Melinda Hamilton <[REDACTED]>
Sent: Monday, November 8, 2021 7:51 AM
To: PlanningCommission AP
Subject: neighborhood concerns about 490 Mathilda project
Attachments: [item 1-480 Mathilda Office Project Description \(8-17-21\) MINKOFF EDITS FINAL.docx](#); [item 2-actual corner small.jp2](#); [item 4-Final PRC Letter 2021-7280 \(5-26-21\).pdf](#); [item 5-2021-7280_490 S Mathilda - Plan Check City Comment responses.pdf](#)

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Members of the planning commission,

We are a group of neighbors who live on the 400 and 500 blocks of South Taaffe. We have some serious concerns about the proposed project at 490 Mathilda to be discussed at Monday's study session. In the interest of not flooding your inbox, we have consolidated our biggest concerns into this one email.

Building mass and setbacks:

The property backs up to a single-story residence, a two-story fourplex, and a single family home used as an office. The plan proposes a 50' structure, stepping up to 68', with a paltry 17' setback from the residents. The developer has said in meetings with said residents that the setback is adequate, but we believe that even the 50' they propose is too high that close to a home. In many other projects with far larger setbacks than this, the city has been very sensitive to using step downs with large buildings to mitigate the impact on nearby homes. According to the attached project description (attached item 1), the developer in this case is asking to put 127,226 sq. ft. on a lot currently zoned for 47,660 sp. ft., an increase of 168%. There is plenty of room to scale it back to minimize the impact on the five families that live next door, which brings us to our next point...

Privacy/noise impacts:

Not only is the building massive, much of the wall facing the residents is made of glass. Some is fritted glass, but it includes clear glass in the shape and size of windows, positioned to allow anyone inside an unobstructed view of the backyards of all three adjacent properties. Since the building is so massive and the setbacks so limited, this will have a severe impact on the ability of the families to use their personal space without feeling spied on. We've attached examples submitted by the developer, but not included in your packets tonight, of what those office spaces would look like from the inside (item 2).

In addition, the space allowed for planting trees along the east driveway is not sufficient for those trees to grow to the height depicted in the plan attachment, according to Paul Reed, a landscape architect and signatory to this letter. Page 23 of the attachments depicts some tall trees along the east side of the building. The aforementioned 17' setback is not wide enough for both the trees and the driveway because the driveway uses include garbage collection, and commercial loading and unloading. This brings us to our last point...

The driveway on east side of the property:

The driveway is also problematic because having garbage collection and commercial loading and

unloading right over the back fence of residents imposes unavoidable noise impacts that could easily be mitigated by moving the garbage receptacles and loading docks to the north side of the building, facing the BofA parking lot.

We want to point out that page 23 of your packet takes very liberal artistic license with the actual streetscape to make the proposed development look better. For example, the front of the garage and the house are blocked by trees that don't actually exist but make the site look more lush, and the sidewalk on the opposite side of Olive has been widened significantly and lost its trees in what seems like an apparent bid to make the street look more like a boulevard than a two lane neighborhood street. Both these measures strike us as a rather misleading attempt to make the project look better, so we included a photo of the corner without the extra trees for your viewing pleasure (item 3).

This is not the only time the developer seems to downplay or disregard the concerns of both the residents and city staff. The city sent a letter to the Minkoff Group on May 25, 2021 (item 4), asking them to address the privacy concerns above. Minkoff's response, sent July 2, 2021 (entire letter: item 5; excerpt highlighting requests and responses: item 6), made unacceptably minimal changes to the setback and actually made the privacy problem worse by removing the solid screens the city deemed inadequate and replacing them with the fritted glass mentioned earlier.

We understand that property owners have a right to build a building. But they don't have the right to build one that is 168% larger than currently allowed or one that so negatively impacts the surrounding neighborhood. That building is too big for that site, period. Even the city's current general plan says so. But the reality is that you, as the planning commission, and the city council are essentially printing money for them through the entitlements you give them. We know that they are seeking a special development permit, the price of which is under negotiation but will likely be \$1.5 million or less. That seems a low price to permanently disrupt the lives of the neighbors. The city shouldn't be profiting off the backs of the residents who live around these types of projects. Please tell the Minkoff Group to scale back their project by incorporating significantly larger setbacks on the second and third floors, increasing the width of the driveway on the east side, and providing real privacy solutions to preserve the quality of our neighborhood.

Thank you.

██████████ residents:

Ray & Cynthia Johnson

Paul Reed

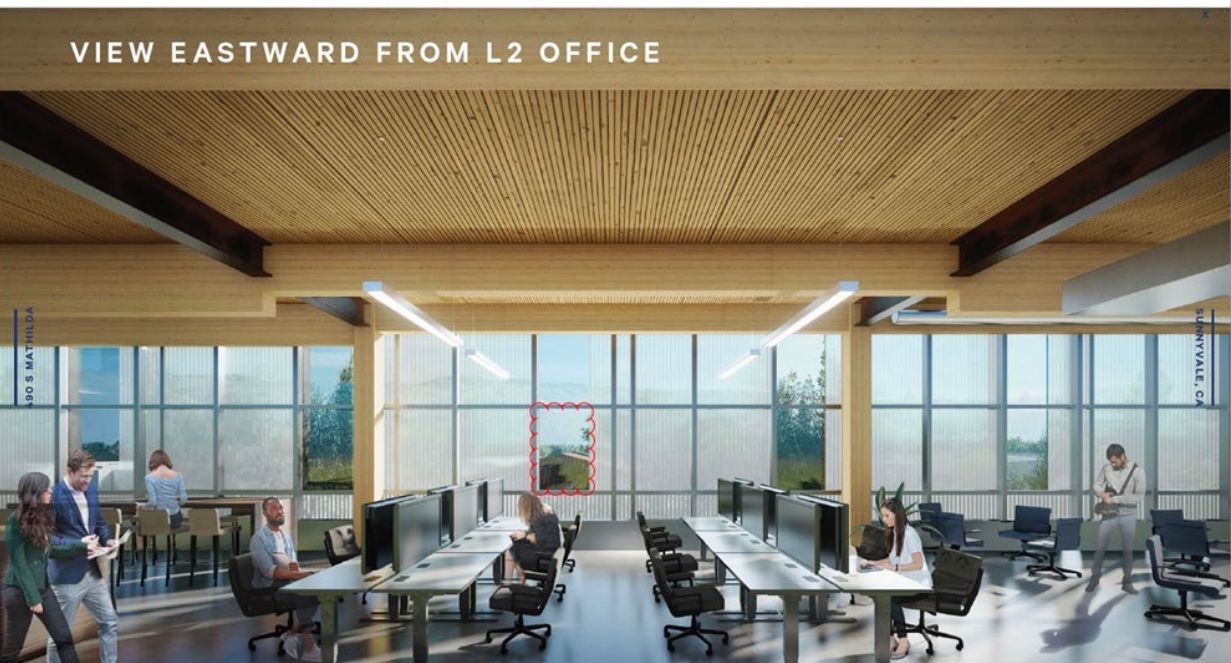
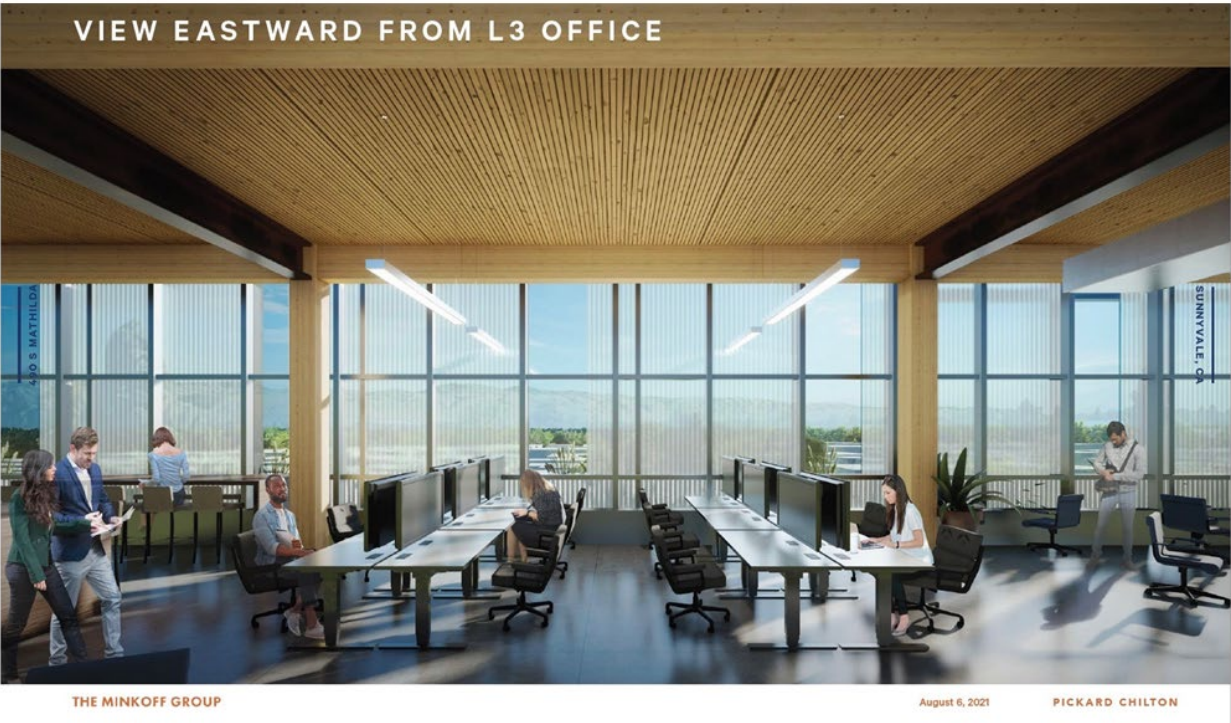
Anne Langer

Jerry Abel

Paul King & Laurel Ashcraft

Olaf Hirsch

Hon. Melinda Hamilton, former mayor, city of Sunnyvale



	<u>East Elevation</u>
19.a	Consider pulling back the upper floors of the east elevation to step the building back from the rear property line (GG-B.3 & GG-C.5). Consider the use of planter beds at each step.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: <i>The exterior walls at levels 1 and two have been set back an additional 2' for a 17' distance to the east property line. At level three the building steps back 4'-9" for 21'-9" distance to property line.</i></p>
19.b		<p>The proposed green screen elements on this elevation are insufficient to address privacy. An architectural screen for the full length should be used. The screen should limit visibility into the adjacent single-family yards.</p>
		<p>Response: <i>To better address privacy, the exterior screen has been removed in lieu of translucent fritted glazing that allows light, but screens views in and out. A rendering of the proposed condition is provided on G0.08.</i></p>
19.c		<p>Additionally, the extent of the garage could be reduced to allow for trees to be planted along this property line. ground floor on the south and north elevations needs further refinement in the glazing to provide a better relationship to the glazing and mullions on the upper floors. Additionally, the southern façade should carry the ground floor framing for continuity.</p>
		<p>Response: <i>The east edge of the garage was moved 1'-0" away from the property line to allow for additional planting.</i></p> <p><i>At level 3, where the building steps back an additional 4'-9", an unoccupied green roof with screening plantings is proposed. Additionally, to better address privacy, the exterior screen has been removed in lieu of translucent fritted glazing that allows light, but screens views in and out. A rendering of the proposed condition is provided on G0.08.</i></p>
		<p>Roof</p>
20.a		<p>Roof Canopy looks bulky and should not extend over the building edge. Additionally, an</p>



SECTION 1.0 BACKGROUND AND PROJECT DESCRIPTION

1.1 BACKGROUND

The project site is located within the City of Sunnyvale's Downtown Specific Plan (DSP). The DSP area consists of approximately 125 acres, generally bound by the railroad/Caltrain tracks to the north, Bayview Avenue to the east, El Camino Real to the south, and Charles Street to the west. The DSP area is divided into 22 Blocks. The DSP area has a General Plan land use designation of Transit Mixed-Use. The Transit Mixed-Use General Plan land use designation allows for a mix of residential uses at various densities, high-intensity commercial uses, regional commercial uses, and office uses located near rail stops or other mass transit. The DSP area is zoned Downtown Specific Plan and is subject to Chapter 19.28 of the Sunnyvale Municipal Code (SMC), which regulates land uses, overall amount of allowed development in square feet and number of units, and guidelines addressing building setbacks, open space requirements, and streetscape design within the Downtown Specific Plan zoning district.

The DSP is a long-term planning document to create a vibrant and traditional downtown that serves the local community with a desirable mix of retailers, restaurants, corporate tenants, residents, and is a regional destination providing a unique and highly active environment. The DSP contains goals, policies, design strategies and guidelines, land use and development intensities and standards to guide development in the DSP area.

The project site is located within the larger 4.46-acre Block 13 in the DSP. Under the DSP, Block 13 is allowed to be developed with a total of 25 residential units, 176,100 square feet of office space, and 21,000 square feet of commercial space.¹ The project site has a land use designation of office in the DSP and allocated 47,660 square feet of office space and 5,683 square feet of commercial space from the total Block 13 developed allowed.

1.2 PROJECT DESCRIPTION

The project proposes to demolish the existing 13,543-square foot commercial building and 6,212-square foot office building on-site and construct a four-story, approximately 127,886-squarefoot office building over two levels of below ground parking.

The proposed project would exceed the allocated square footage for the site by 80,226 square feet. The project includes a Development Agreement that would allow for the additional square footage proposed. No General Plan or Specific Plan amendment is required by the City for the project.

The project components, including the office building, landscaping, site access and parking, public right-of-way and utility improvements, and construction, are described below. A conceptual site plan and building elevations are shown in **Error! Reference source not found.** and **Error! Reference source not found.**, respectively.

¹ City of Sunnyvale. *Sunnyvale Downtown Specific Plan*. Page 5-5. September 2020.

1.2.1 Office Building

The proposed office building would be approximately 127,886 square feet and four-stories tall, with a maximum height of 68.5 feet including rooftop amenity space (note: the top of roof structure for a majority of building is three-stories and 50 feet tall). The office building would include approximately 12,000 square feet of indoor amenity space that could include breakout spaces, fitness facilities, conference rooms, kitchen, or game rooms. The building would also include an approximately 21,000-square foot outdoor, rooftop terrace with outdoor seating, lounge areas, and an artificial turf area.

The office building would be built over two levels of below ground parking, extending approximately 19 feet below grade. The office building would be set back at least 10 feet from the northern property line and from the southern the property line on Olive Ave. and approximately 17 feet from the eastern property line and at least 5 feet from the western property line along S. Mathilda Avenue.

1.2.2 Landscaping

The project site currently contains 23 trees, 15 of which are protected under the City's Tree Preservation Ordinance (Chapter 19.94 of the Municipal Code).² The proposed project would remove all 23 existing trees from the project site and plant 23 new trees as part of the project.

The project proposes approximately 5,670 square feet of landscaping on the ground floor, including new drought-tolerant shrubs, grasses, and trees along the perimeter of the office building and near the main entrance on the corner of South Mathilda Avenue and West Olive Avenue (see **Error! Reference source not found.**). The project would also provide approximately 4,030 square feet of drought-tolerant landscaping on the rooftop, in addition to an artificial turf area.

² A significant size tree (or protected tree) is defined as: any single trunk tree 38 inches or greater in circumference (the circumference of the tree is measured at 4.5 feet above the ground); or any multi-trunk tree which has at least one trunk 38 inches or greater in circumference or where the measurements of the multi-trunks added together equal at least 113 inches.

1.2.3 Site Access and Parking

The project site would be accessible via a driveway on West Olive Avenue (see **Error! Reference source not found.**). The driveway would provide access to the below ground parking garage. The below ground parking garage would have two levels of below ground parking, providing a total of 272 parking spaces (129 spaces on the first level and 143 spaces on the second level). The project proposes 34 bicycle spaces, including 30 secured bicycle parking spaces and four bicycle parking spaces along the project site's frontage on W Olive Ave.

Pedestrian access to the office building would be provided via sidewalks on South Mathilda Avenue and West Olive Avenue, and a main pedestrian entrance at the southwest corner of the building.

1.2.4 Green Building Measures

The project proposes to achieve LEED Gold certification by incorporating green building measures such as a rooftop terrace, water efficient fixtures, drought tolerant landscaping, mass timber construction, and a 100 percent electric building.³ The project also proposes to achieve Well Certification, which focuses on the overall health of office tenants.

The Well Certification is especially relevant for office tenants in a post-COVID environment. This program is focused on the overall health and well-being of building occupants, through an array of architectural, building systems, and site-specific features to ensure positive human health and well-being through air, water, nourishment, light, fitness, comfort, and mind. Strict indoor air ventilation and monitoring, promotion of health and nutrition, circadian lighting design, and available on-site physical and mental coaching all serve as a human-scale compliment to the larger, environmental-scale impacts of building-construction sustainability practices established through LEED.

Utilizing mass timber construction will allow the structure to take advantage of the sustainable features of wood. Compared to steel and concrete, the energy required to create a timber beam is significantly less and, as a natural material, wood has the unique ability to sequester and store carbon over its lifetime. Put another way, by using wood in place of steel and concrete, the building will store carbon in its structure and keep it from being released into the earth's atmosphere. Inherently lighter in weight, the speed of erection with timber is also faster than steel or concrete, allowing for a compressed construction schedule, which minimizes impacts and inconvenience for the surrounding neighborhood.

Through these programs, the Project aims to serve as an icon for environmental stewardship and future developments in the community.

³ Leadership in Energy and Environmental Design (LEED) Gold certification requires at least 60 points.

1.2.5 Public Right-Of-Way and Utility Improvements

The project includes public right-of-way (ROW) improvements including installation of new curbs, gutters, and sidewalks with street trees along the project's frontage on South Mathilda Avenue and West Olive Avenue. In addition, the project would add a new Class II bicycle lane on South Mathilda Avenue along the project frontage.⁴

The project would require new lateral connections from the project site to the existing utility systems (sanitary sewer, water, and storm drain) located in the public ROW of West Olive Avenue. The project would connect to an existing six-inch sanitary sewer line, an eight-inch water line, and a 15-inch storm drain line in West Olive Avenue. The project would also underground the existing power lines located near the southeast corner of the project site.

1.2.6 Construction

Construction of the project is estimated to take approximately 24 months to complete. Demolition of the existing improvements on-site would occur during the first month, followed by preparation of the site and construction of the office building and other site improvements. The project would excavate to a maximum depth of 19 feet below ground and off-haul approximately 26,500 cubic yards of soil for the below ground parking garage.

⁴ Class II bike lanes are defined as a striped lane with signage for one-way bike travel on a street or highway and are designed for the exclusive use of cyclists with certain exceptions.



The Minkoff Group
6272 Virgo Road
Oakland, CA 94611

Project: 2021-7280
Submittal: 1
PRC Date: 05/19/21
Address: 480 S MATHILDA AV
Description: New 3 story mass timber office building with 128,546 sf and 2 levels of underground parking with 256 parking spaces (includes tandem spaces). FAR is 2.3 and Lot Coverage is 78%. Project exceeds allocated Office Floor Area for the site and requires a Development Agreement (see file 2021-7281).

The Project Review Committee (PRC) meeting is the first step of the planning application review process. The purpose of the PRC meeting is to provide an opportunity for the project applicant to meet with all appropriate City departments/divisions and to receive comments regarding the proposed project. Some of these comments need to be addressed prior to proceeding with the planning permit application and other comments are to be addressed at the time of the building permit application submittal.

Review comments by the PRC are based on information provided with the initial application and other issues may arise during the remainder of the project review process.

Please refer any questions to Shaunn Mendrin at (408) 730-7431.

Building Safety

Incomplete item - The following item is needed to demonstrate that the proposed project complies with the building code.

1. The proposed building appears to be a 4-story building. Clarify why the uppermost level not considered a story. Note code exception if applicable.

Advisory Comments - The following comments are provided for your

information and generally will need to be addressed either on your building permit or prior to issuance of a building permit.

1. Building Permits are required prior to start of any construction. Submit five complete sets of plan signed and stamped along with two copies of structural calculations, two sets of shoring plans, four copies of the Storm Water Management Plan, three copies of the Storm Water Pollution Prevention Plan and three copies of the soils report to the One-Stop Permit Center. This project will be submitted for a 21-day plan review. An appointment is required for the initial plan submittal. (Contact One-Stop Permit Center for alternative submittal process during Covid 19 Shelter-in-Place Order.)
2. A demolition permit will be issued separately from the building permit. The demolition permit will require 3 sets of plans including a site plan, tree protection plan, utility release from PG&E, approval from the BAAQMD (J-number), and PCB Screening Assessment form. The applicant also needs to provide proof that the project has been registered with Green Halo prior to issuance of any demolition permit.
3. School impact fees will be due to the school districts prior to issuance of a building permit.
4. Building Permit plans shall comply with the Sunnyvale Municipal Code and the version of the California Building, Electrical, Plumbing, Mechanical, Green Building, and Energy Codes in effect at the time of building permit submittal.
5. Provide complete structural, electrical, plumbing, and mechanical, architectural, and civil plans for all on-site work. Off-site improvement plans shall be submitted to the Public Works/Engineering division.
6. The Sunnyvale Municipal Code requires all appliances to be electric in new buildings. Gas lines are prohibited. (Also see <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?t=52162.54&BlobID=27522>)
7. The Sunnyvale Municipal Code requires a minimum 5-kilowatt solar photovoltaic system be installed in new buildings less than 10,000 sq. ft in size and up to 3-story in height. (Exception: As an alternative to a solar PV system, the building type may provide a solar hot water system (solar thermal) with a minimum collector area of 40 sq. ft., additional to any other

solar thermal equipment otherwise required for compliance with the California Energy Code.) (Also see <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?t=52162.54&BlobID=27522>)

8. The Sunnyvale Municipal Code requires 35% of the parking spaces to be conduit ready for future electrical vehicle chargers and another 35% of the parking spaces to have a Level 2 electrical vehicle charger installed. (Also see <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?t=52162.54&BlobID=27522>)

9. Provide allowable area and height analysis to confirm size and height of the building comply with the California Building Code based on the construction type and use.

10. Show compliance with Sections 602.1 and 705.8 of the CBC for protection of exterior wall and wall openings.

11. Provide complete floor plans that show the size, use, and occupancy classification of each room/area.

12. Provide an egress plan for the entire building showing egress from all rooms/spaces to the public right-of-way.

13. Interior exit stairways shall lead directly to the exterior or be extended by an exit passageway. State all applicable code exceptions if applicable. (CBC 1023.3)

14. Occupant load for the outdoor terrace shall be calculated using 15 occupant load factor. Provide adequate number of exits based on the calculated occupant load.

15. Once occupants exit from an interior space to the outdoor terrace, occupants shall not be required to reenter the building for final exiting to the level of exit discharge.

16. Cumulative occupant loads shall be used to determine number of required exits and exit width when path of egress includes intervening room per CBC 1004.2.

17. Occupant load for lobbies shall be calculated using 15 occupant load factor.

18. Provide a complete accessibility plan for the site and building based on chapter 11B of the 2019 CBC. The site plan shall show all accessible paths of travel throughout the site and from the public way.
19. Provide bollards spaced at no more than 5'-0" on center to protect exits from being blocked. (Parking levels)
20. Provide accessible path to the trash enclosure/room if applicable.
21. Provide detectable warnings at locations where a pedestrian path adjoins a vehicular way. The detectable warnings shall not be placed in the vehicular way. Visually impaired individuals shall be warned before entering a vehicular way.
22. The disabled accessible parking spaces, including in the parking structure, shall have a minimum of 8'-2" headroom clearance at the spaces as well as the access to and from the spaces. This should be clear of all beams, plumbing, mechanical equipment, etc.
23. Provide a plumbing fixture count based on the California Plumbing Code chapter 4 and show the required number of plumbing fixtures.
24. Provide Design Review Kickoff Certificates of Compliance and Construction Document Design Review Certificates of Compliance (NRCC-CXR-01 to NRCC-CXR-05) per T24 Energy Standards section 10-103(a).
25. To satisfy CalGreen waste diversion requirement, construction and recycling waste weights and/or volumes shall be reported to the City using Sunnyvale.WasteTracking.com hosted by Green Halo. Provide justification that the project has been registered with Green Halo for construction waste tracking.
26. Please note that pile driving is not allowed in Sunnyvale due to noise impact on the surrounding neighborhood unless it is determined that alternatives to pile driving are infeasible. If pile driving is absolutely necessary, reduced construction hours will be placed on this activity. Please contact the Building Division as early as possible prior to permit application for further discussion if pile driving is being considered for this project.
27. The complete shoring system for the basement shall be located within the boundary of the project property without encroachment into any

adjacent properties, public sidewalks, and public streets. Encroachment into an adjacent property may be allowed with written consent from the owner of the adjacent property.

28. At the time of building permit submittal, provide four copies of the Storm Water Management Plan. Also, include two copies of an approval letter (wet stamped and signed) from the qualified third party agency stating that the Storm Water Management Plan complies with the requirements of the Sunnyvale Municipal Code section 12.60. The qualified third party agency shall also review plans that may affect the Storm Water Management Plan (e.g. grading, utility, and landscape plans) and stamp the plans as "no conflict" with the Storm Water Management Plan.

The list of third party agencies qualified by the City of Sunnyvale is available on-line at:

<http://sunnyvale.ca.gov/Departments/CommunityDevelopment/Permits,PlanChecksandFees/StormWaterRequirements>.

29. Include the completed CALGreen and LEED checklists on the plans submitted for building permits. Add a note to the plan sheet where each item is referenced. Sample checklists are available on-line at:
<https://sunnyvale.ca.gov/business/environmental/building.htm>

Ensure that the related plan sheets reflect the all requirements of the CALGreen and LEED as notes or are incorporated into the plans. Please be aware that a LEED AP will be required to verify the LEED items are incorporated into the plans and also verify installation is complete prior to occupancy of the building.

Contact Carol Lau in the Building Division at clau@sunnyvale.ca.gov or 408-730-7703 for any further questions regarding building code requirements or review process.

Fire Prevention

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.

1. Comply with all applicable requirements of the Sunnyvale Municipal Code (SMC), California Fire Code (CFC), Title 19 California Code of Regulations, and Sunnyvale Fire Prevention procedures/requirements.

2. An approved water supply capable of supplying the required fire flow (flow, pressure & duration) for fire protection and firefighting operations shall be provided to the premises via a separate fire service main per CFC Section 507. A fire pump, if required to meet demand of the water based fire protection system design, shall be installed per CFC Section 913 and NFPA 20.

Based on provided construction square footage & types, Fire Flow required is 4,230 gpm out of 4 hydrants after 25% adjustments. The adjustment of 50% used on C3.1 does not apply to non-residential occupancies. I am verifying if hydraulic modeling will be required from ESD.

3. Construction plans shall include a Fire Apparatus Access Road and Hydrant Plan exhibit page following requirements of (CFC Appendix D/SMC 16.52.503/Sunnyvale DPS Requirements for Fire Department Vehicle Access)

a) Illustrates that every portion of the facility and every portion of the exterior walls of the first floor of every building is within 150-feet of an approved fire apparatus access road. Please submit formal AMMR with distances shown from apparatus road/proposed exterior standpipe on north side for review & approval. Should changes occur that changes the site plan or impacts this design, a new submittal would be required.

b) Backflow connection and a fire Hydrant are required to be located within 50 feet of the Fire Department Connection (FDC). (DPS Fire Hydrant Requirements). Current distance between FDC and closest Hydrant is over 70 ft.

Advisory comments. The following comments are based on a preliminary review of the plans provided and will need to be fully addressed prior to plan approval.

1. The entire building shall be protected throughout with an approved automatic sprinkler system designed and installed in accordance with NFPA 13. (CFC 903/SMC 16.52.903)

2. An approved fire alarm system installed in accordance to NFPA 72 is required. (CFC/SMC 16.52.907)

3. All buildings shall have approved radio coverage for emergency responders in accordance with Section 510 of the California Fire Code and local standards. Radio retransmission equipment may be required in areas lacking sufficient coverage. Refer to SMC 16.52.230, Emergency Responder radio coverage and CFC Appendix J for additional details. (SMC 510.1)

4. Wherever a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other locations, the developer of the structure is required to provide and install radio

retransmission equipment necessary to restore communication capabilities. Such equipment shall be located in an approved space or area within the new structure. (SMC 510.1.1)

5. Provide two-way communication system per CBC 1007.8.
6. Knox boxes (key boxes) will be required in accordance with Sunnyvale Fire Prevention guidelines.
7. Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems.
8. Required means of egress during construction. Each level above the first story in new multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls and windows are in place. Exception: In new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purpose of stairway construction (i.e. installation of gypsum board, painting, flooring, etc.). (SMC 3311.1)
9. Provide a written Fire Protection Construction Plan.
10. Provide an approved electronic "Pre-Fire Survey" map prior to Public Safety Department final recommendation for Certificate of Occupancy.
11. Provide the required number of approved fire extinguishers, smoke detectors, and carbon monoxide detectors. (CFC Section 906 & CFC Section 907)
12. Contact Stephanie Huang at shuang@sunnyvale.ca.gov or (408) 730-7213 for additional questions.

Planning

Please provide a detailed written response for each item listed below. If you have any questions about the following comments, please contact Shaunn Mendrin at smendrin@sunnyvale.ca.gov or 408-730-7431.

Development Agreement (2021-7281)

The proposed project is requesting additional floor area above that allocated to the subject site through a Development Agreement with the City.

Special Development Permit (2021-7280)

Based on the review of the plans, the proposed project would need the following deviations from the Zoning Code:

1. Building Height - The maximum building height for the office component is 50 feet. The proposed plans indicate a building height of 67 feet.
2. Garage Ramp slopes - The proposed garage ramps exceed the

recommended 12% maximum. Support of a slope greater than 12%. Provide building sections through the garage ramps to illustrate the proposed slopes as they relate to the sidewalk and pedestrian realm.

3. Rooftop Mechanical Equipment - Please provide calculations.

4. Parking - Tandem Parking Spaces. Is Valet proposed with this site?

5. Parking - Number of Parking Spaces below the minimum allowed.

Plan Set Comments: The following comments and questions have been provided below. Additional comments and redlines are available on the pdf saved to the following dropbox link:

<https://www.dropbox.com/sh/m1n0pf5tvnkhddf/AADA6qaSvgpFXJTCVLiM0sBRa?dl=0>

1) Sheet A1.10:

a) Show all setbacks on the site plan.

b) Identify property lines and easement areas and any dedication that is required.

c) Sheet A2.01, .02 & .11

d) Provide clear dimensions for the standard parking spaces.

e) Garage ramp slopes should not exceed 12%

2) Sheets A2.01 & .02:

a) Please number the parking spaces on each level.

3) Sheet A2.11:

a) What do the red dashed lines represent?

b) Provide a dimension for the depth of the garage ramp from the back of sidewalk.

c) Provide a scale on the plan.

d) Show the location of the Domestic, Irrigation and Fire BFP on the site plan.

e) Note the depth of the picture frame elements.

f) The front steps appear to encroach into an easement. Please clarify with Public Works that this is acceptable.

g) How is the Class 1 Bike storage accessed?

4) Sheets A2.12-A2.15

a) Provide a scale on the plan sheets.

b) Clearly label the depth and width of all bay window elements and screening trellis at each level.

c) The top floor trellis should not extend beyond the building edges. The picture frame elements are fine as they are.

d) Note the depth of the picture frame elements.

e) Provide the percentage calculation of the mechanical space on the roof to the total roof area. This should not exceed 25%.

5) Sheet A3.01:

- a) Building height is measured from top of curb to the upper floor on the roof. Please show the location of the top of curb on the elevations.
- b) The north elevation should show the elevation from the top of curb to fully illustrate the ADA ramp and look from the sidewalk.

6) Sheet A3.02:

- a) Are the stairs open at the ground floor? They look a little exposed.
- b) On the west elevation, why doesn't the northern edge carry the mass timber framing to the edge? It looks a little odd to stop it a few feet away.
- c) The screening on the east elevation will not be effective due to the small raised planters for the vines. The screening should span the east side and be more of an architectural element.

7) Sheet A3.10 & 11:

- a) Please show the sidewalk, curb and gutter in the sections to verify the measurement of building height.

8) Sheet A3.13

- a) Tree wells are required on Mathilda. Please update section.
- b) Screening the east façade needs to be an architectural element and not depending on raised planting.

9) Civil Sheets

- a) All sheets need to have the scale noted in addition to the graphic scale.

10) Sheet C3

- a) Please clearly indicate the setbacks on the site plan.

11) Sheet C4

- a) Tree wells required on Mathilda.

12) Sheet C6

- a) The BFPs for fire and water need to be screened either with an architectural element or moved to an alternative location.

13) Sheet C7

- a) Please provide a Special Project Narrative.

14) Sheet L0.00

- a) Tree wells on Mathilda.
- b) Can a 3'-4' planter bed be used on edge of the roof terrace on the Mathilda and Olive frontage? Or larger specimen trees closer to the building edge on these sides.

15) Sheet L0.01

- a) Can the ADA ramp be softened with additional landscaping?
- b) The BFPS need to be screened or located in a different spot. Also, make sure Fire, Domestic and Irrigation ones are shown.

16) Sheet L0.05

- a) The building sections don't appear to align with the civil and architectural. Property lines, easements and dedications need to be shown.

17) Sheet LT.2

- a) Lighting overspill at the property side and rear lines needs to be at 0. Please adjust the lighting in the building and plan to indicate compliance.

Design

18) Ground Floor:

- a) The DSP Guidelines speak to establishing a build to line and the upper floors would be setback. The proposed design uses a recessed ground floor with the upper floor extending out and additional picture frames extending beyond that. (GG-B.2). Consider adjustments to the floor plates to provide a more pedestrian scale. Additional renderings can be provided to illustrate the proposed condition for discussion.
- b) The building base should be strongly defined (GG-C.2, C.3). The current horizontal timber frame does not appear to be a strong defining feature. (see comment 18.a, above).
- c) The ground floor on the south and north elevations needs further refinement in the glazing to provide a better relationship to the glazing and mullions on the upper floors. Additionally, the southern façade should carry the ground floor framing for continuity.
- d) The "M" elements look out of place. Can these be replaced with the ground floor glazing?
- e) Consider adding an atrium in the lobby on the Olive frontage. This is encouraged in the DSP Guidelines for Office Buildings. (BT-C.6).
- f) The finished floor for the ground level should be level with the sidewalk or can it be slightly lowered to reduce the extent of the ADA ramp?
- g) The building edge on Olive should be softer. Increase landscaping along the building edge.

- h) Please provide a close up rendering of the ground floor on the street frontages. The recessed storefront glazing makes the upper floors appear bulky. Is it possible to use the picture frame elements at the ground floor?
- i) Please clarify how the ground floor will maintain visibility and an active frontage (BT-C.2).
- j) Are there any public amenity areas proposed with the project? (BT-C.6)
- k) Do you have a public art component proposed and if so, please provide conceptual information. (BT-C.7)

19) East Elevation:

- a) Consider pulling back the upper floors of the east elevation to step the building back from the rear property line (GG-B.3 & GG-C.5). Consider the use of planter beds at each step.
- b) The proposed green screen elements on this elevation are insufficient to address privacy. An architectural screen for the full length should be used. The screen should limit visibility into the adjacent single-family yards.
- c) Additionally, the extent of the garage could be reduced to allow for trees to be planted along this property line. ground floor on the south and north elevations needs further refinement in the glazing to provide a better relationship to the glazing and mullions on the upper floors. Additionally, the southern façade should carry the ground floor framing for continuity.

20) Roof:

- a) Roof Canopy looks bulky and should not extend over the building edges. Additionally, an effort should be made to make the trellis lighter in appearance through thinner structural elements.
- b) The height of the trellis should be reduced.
- c) The trellis element that extends over the exterior stairwell and entry area adds to the bulk and mass at the corner.

21) Signs:

- a) Building signage should be incorporated into the design of the building (GG-E). The sign noted on the elevation appears to be an afterthought.

Public Safety

(No Comments)

Public Works

480 South Mathilda Avenue
PLN PRC 2021-7280.1

Preliminary plan set dated 3/25/2021, 4/8/2021, 4/13/2021, etc. for PRC date

5/19/2021 was reviewed and the following comments were generated.

Please provide a detailed written response for each item listed below. If you have any questions about the following comments, please contact Vu Tran at vtran@sunnyvale.ca.gov or 408-730-7609.

A. Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.

1. 2nd request: Revise the site plan design to comply with the requirements per Sunnyvale Municipal Code Section 19.34.060 at the street intersection of Mathilda Avenue and Olive Avenue for intersection corner vision triangle, and at the driveway on Olive Avenue for extended vision triangle due to having more than 100 parking spaces. Corner vision triangle and extended vision triangle must be met and indicated on civil drawings-no obstructions shall be placed within the corner or driveway extended vision triangles.
2. Developer shall remove the existing traffic signal poles and equipment and install new traffic signal poles and equipment to accommodate the new directional curb ramps. Also install new Accessible Pedestrian Signal (APS) push buttons for both the north and east leg crosswalks including the required control unit in the traffic signal cabinet.
3. Per the Sunnyvale Municipal Code Section 19.46.100, revise the site plan to show on-site loading for truck loading for deliveries and trash collection.
4. The proposed second driveway approach on the east side of the property is not accepted. Remove this proposed eastern driveway service approach.
5. Provide circulation plan for service access and for trash collection on-site.
6. In addition to the provided Mathilda Avenue half-street section, developer shall provide two (2) full street cross sections with lane width dimensions, from curb to curb (both north and south bound directions), on Mathilda Avenue at the following locations:
 - a) 5 feet north of the north crosswalk at the intersection of Mathilda Avenue/Olive.
 - b) At the northern property line.
7. It is required to submit a waste management plan narrative that describes where and how waste collection activities will be conducted at the finished project. Developers are encouraged to review the Design Guidelines that would likely apply to the project depending on the type of project, i.e., Commercial/Mixed-use/Industrial, Townhomes, or Multi-family homes. See links below for Design Guidelines:
<https://sunnyvale.ca.gov/business/planning/permit/nonresidential.htm>

<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23590>

Following the respective Guidelines for garbage and recycling appropriate to the project's use, provide an estimate of how much waste will be generated by the occupants of the property, how often they will need service and in what size of waste/recycling receptacles will be used to collect waste.

A path should be shown of how trucks will "easily access" trash area from public right of way, indicate appropriate vertical and horizontal clearances for truck operations, the type and number of waste collection receptacles to scale within a scaled waste collection enclosure, and include all waste element details required in Guidelines. Applicant should learn about the City's collection program services (site hosted by the City's hauler, Specialty Solid Waste & Recycling) to ensure understanding of the programs available to the project, that the type and size waste receptacles complements the volume of waste generated, and that waste receptacles can be easily serviced by collection vehicle.

Providing thorough details will ensure fewer comments and plan revisions and reduce any unnecessary delays due to insufficient waste management information.

It should be noted that AB 1826 and SB 1383 will require organics separation from other discarded materials. Sunnyvale accepts "food scraps only" without compostable/biodegradable materials mixed with the food. Plans should indicate how/where food will be separated and prepared for collection. City commercial outreach and support staff will provide training for onsite generators/waste management staff.

If you have questions about designing a waste management plan, please contact:

Alyssa Hagerbrant, alyssahagerbrant@sunnyvale.ca.gov, 408-730-7796.

8. Please address all items listed in section B-Design below.

B. Design - The following items should be addressed to ensure that the proposed design is in general compliance with the City's adopted design guidelines or other similar documents. Questions regarding design elements should be directed to the project planner.

9. To implement the Downtown streetscape requirements, it is required street dedication in form of easement. This requirement will affect setback and developable area (F.A.R). Please contact Project Planner for further assistance and details. The proposed sidewalk easement dedication shown on plan is not accepted.

10. Sheet C2.1 - Demolition Plan: Please label / callout 2 existing

rectangular shapes (one is above Demolition Note #18 and other is next to Demolition Note #8, on W. Olive Avenue side). Please note that no existing or new utility meters or vaults shall be located within the new driveway approach areas.

11. Sheet C3.0 - Preliminary Site Plan:

a) The cut section shall provide sheet number. "-"symbol means see the section on the same sheet.

b) Please clearly describe the proposed "Temporary Power Transformer, S.J.T.P" on plan (not in response letter) - to be removed after construction end?, to be served public or construction purposes? If to be served construction purposes / private, it is required to locate within private property.

c) The proposed second driveway approach on the east side of the property is not accepted. Please remove this proposed driveway approach.

12. Sheet C4.0 - Sections:

a) Add a note "TIE-BACKS ENCROACHING INTO PUBLIC RIGHT-OF-WAYS AND / OR ADJACENT PROPERTY(IES) IS NOT ALLOWED".

b) The proposed underground parking structure encroaching into new public right-of-way is not accepted (section 1B).

c) The proposed above-ground planter in public right-of-way is not accepted (section 1B). 40 MIL thick HDPE sheet is required to install between the street tree and existing underground dry utilities (section 1B). See attached sample.

d) The existing median (section 1B) width shown here is 6.4 feet. The Mathilda Exhibit A prepared by BKF dated 5/28/2015 shows the existing median width is 8 feet. Please check, verify and confirm.

13. Sheet C4.0 - Preliminary Utility Plan:

a) For domestic water: it is required to install dual meters per City's detail 12B-1 and cut-in-tee connection. See link for City's detail 12B-1: <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?blobid=23987>

b) All proposed water lateral lines: it is required straight line between the proposed water meters and the proposed Reduced Pressure Backflow Prevention devices (RPBPs) and Reduced Pressure Detector Assembly (RPDA). Revise accordingly.

14. This project is in the Downtown Specific Plan area, therefore, the developer shall comply with any applicable design requirements as identified in the DOWNTOWN SPECIFIC PLAN or as amended and approved by the City. See link for DOWNTOWN SPECIFIC PLAN:

<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?blobid=22785>

15. Install type III slurry seal from lip of gutter to median lip of gutter on South Mathilda Avenue along the project frontage. Install type II slurry seal from lip of gutter to lip of gutter on West Olive Avenue along the project

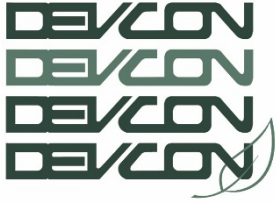
frontage, or as directed by the Department of Public Works.

16. There is an existing VTA bus stop pole fronting the project site on Mathilda Avenue, but currently there is no bus stop. Developer shall coordinate with City staff prior to removal of the existing bus stop pole.

17. Developer shall install two (2) new streetlight fixture along Mathilda Avenue approximately 70-80 feet apart, measuring from the existing streetlight at the corner of Olive Avenue and Mathilda Avenue in accordance with Downtown Specific Plan requirements.

18. Developer shall relocate the existing streetlight fixture on Olive Avenue, currently located approximately 140 feet east of Mathilda Avenue, midway along the proposed project frontage.

July 2, 2021



**DEVCON
CONSTRUCTION
INCORPORATED**
General Building
Contractors

690 Gibraltar Drive
Milpitas, CA 95035
Phone (408) 942-8200
Fax (408) 262-2342
Lic. #399163

CITY OF SUNNYVALE
456 W. Olive Ave
Sunnyvale, CA 94086

Attention: **Shaunn Mendrin**
Principal Planner

Regarding: 490 S. Mathilda Ave, Review Plan Check Response Letter
Address: 490 S. Mathilda Ave, Sunnyvale, CA

Plan Check No: 2021-7280
Plan Check For: 490 S. Mathilda Ave

Dear Mr. Mendrin,

This letter is in response to the plan check comments for the aforementioned project above. Please see our responses in ***bold italicized font*** below your original comments. Please contact our office if you have any questions or concerns.

Sincerely,

Andrew Giba
Sr. Project Architect

AG/mm/ac

cc:



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

<u>Item</u>	<u>Sheet#</u>	<u>Comments</u>
1.	A1.10	<p>a) Show all setbacks on the site plan.</p> <p>b) Identify property lines and easement areas and any dedication that is required.</p>
		<p><i>Response: All proposed setbacks and easements have been added to the site plan corresponding to those on the civil plans as well. Please refer to civil sheets for detailed information on setbacks and easements.</i></p>
1.5	A2.01, .02 & .11	<p>d) Provide clear dimensions for the standard parking spaces.</p> <p>e) Garage ramp slopes should not exceed 12%</p>
		<p><i>Response:</i></p> <p><i>d. Standard parking stall diagram is shown on A2.01 and A2.02.</i></p> <p><i>e. Given the frequency of below grade construction, the limitation of site geometries and other constraints; the ramp slopes (for non-parking ramps) are sloped greater than 12%. Other jurisdictions near Sunnyvale (i.e., San Jose and Palo Alto) allow up to 20% to 22% slope for non-parking ramps. The Sunnyvale project at Altair has been approved with non-parking ramps of 20% slope.</i></p> <p><i>It is our opinion that shallower ramp slopes at the entrance to and exit of the garage are desirable for reducing speeds on ramps and improving visibility for drivers of potential on-coming traffic and/or pedestrian crossings.</i></p> <p><i>For the 490 Mathilda project, our recommended slope exceeds the 12%, for the bulk ramp within the footprint of the building but given the setback to the property line and back of walk we are proposing to provide ample 'level' surface areas for the exiting vehicles to acclimate to the outdoor environment and give plenty of space for deceleration and improved visibility of any potential pedestrian crossings or conflicts ahead.</i></p> <p><i>Please see the section attached (SK-02) per request, which illustrate this ramp design and allows for enough distance of 'level' approach/exit for motorists so that they can avoid any potential conflicts.</i></p> <p><i>In addition, reducing the slope will increase the ramp length and push the bottom floor of the garage further into the water table. A longer ramp length from Level 1 to B1 would reduce the head height clearance and would not meet code requirements. See notes on section on SK-02.</i></p> <p><i>See attached SK-01, SK-02, and SK-03 to illustrate the above comments.</i></p>
2.	A2.01 & .02	<p>a) Please number the parking spaces on each level.</p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: <i>Numbers and calculations have been added to the plans to confirm parking count. See A2.01 and A2.02.</i></p>
3.	A2.11	<p>a) What do the red dashed lines represent? b) Provide a dimension for the depth of the garage ramp from the back of sidewalk. c) Provide a scale on the plan. d) Show the location of the Domestic, Irrigation and Fire BFP on the site plan. e) Note the depth of the picture frame elements. f) The front steps appear to encroach into an easement. Please clarify with Public Works that this acceptable. g) How is the Class 1 Bike storage accessed?</p>
		<p>Response: <i>a) the redlines indicated the setbacks for each parcel. The are no longer red, and instead labeled for clarity. b) 8' dimension from back of sidewalk to garage ramp has been added c) Scale has been added to the titleblock on all sheets d) Please refer to civil utility plan for these locations e) Dimension has been added to all picture frame elements. They are typically 4'-9" deep. f) The steps are placed outside of the easement. A hatched outline has been added to the plan for reference and verification. g) Class 1 bike storage is accessed via a man door in the perimeter fence and would have a separate secure entry for building tenants. This has been labeled as such on the plans.</i></p>
4.	A2.12- A2.15	<p>a) Provide a scale on the plan sheets. b) Clearly label the depth and width of all bay window elements and screening trellis at each level. c) The top floor trellis should not extend beyond the building edges. The picture frame elements are fine as they are. d) Note the depth of the picture frame elements. e) Provide the percentage calculation of the mechanical space on the roof to the total roof area. This should not exceed 25%.</p>
		<p>Response: <i>a) Scale has been added to the titleblock on all sheets b) Dimension has been added to all picture frame elements. They are typically 4'-9" deep. c) The trellis no longer extends beyond the building façade. d) Dimension has been added to all picture frame elements. They are typically 4'-9" deep e) The mechanical space percentage is 14.4% of the full roof area and has been noted on the plans.</i></p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

5.	A3.01	<p>a) Building height is measured from top of curb to the upper floor on the roof. Please show the location of the top of curb on the elevations.</p> <p>b) The north elevation should show the elevation from the top of curb to fully illustrate the ADA ramp and look from the sidewalk.</p>
		<p>Response:</p> <p>a) The top of curb along Mathilda and Olive is approximately 116'. This has been added as level on the elevations for reference, and a dimension on each elevation shows the height from the curb "level" to the top of primary structure.</p> <p>b) The ADA ramp is shown on the south elevation, and the curb is shown per the comment above. An additional rendering of the entry has been added to G0.07 depicting the condition as viewed from the corner of Mathilda and Olive.</p>
6.	A3.02	<p>a) Are the stairs open at the ground floor? They look a little exposed.</p> <p>b) On the west elevation, why doesn't the northern edge carry the mass timber framing to the edge? It looks a little odd to stop it a few feet away.</p> <p>c) The screening on the east elevation will not be effective due to the small, raised planters for the vines. The screening should span the east side and be more of an architectural element.</p>
		<p>Response:</p> <p>a) The stairs are for building tenant use only. They are raised from the sidewalk and screened by plantings along Mathilda and secured by a gate within the lobby entry frame.</p> <p>b) The mass timber framing is aligned to the primary building structure below and is slightly stepped back from the façade to allow space for the curtain wall to be anchored from the floor edge. The canopy no longer extends past the building, allowing both elements to terminate together.</p> <p>c) The east elevation screening has been replaced by a step-back at level 3, an unoccupied green roof with screening plantings, and the addition of translucent glass to screen views.</p>
7.	A3.10 & 11	<p>a) Please show the sidewalk, curb and gutter in the sections to verify the measurement of building height.</p>
		<p>Response:</p> <p>a) The sections have been adjusted to show the sidewalk, curb, and gutter in the sections to verify the measurement of building height.</p>
8.	A3.13	<p>a) Tree wells are required on Mathilda. Please update section.</p> <p>b) Screening the east façade needs to be an architectural element and not depending on raised planting.</p>
		<p>Response:</p> <p>a) Please refer to civil and landscape sections and details for Mathilda Street trees.</p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<i>b) The east elevation screening has been replaced by a step-back at level 3, an unoccupied green roof with screening plantings, and the addition of translucent glass to screen views.</i>
		<u>Civil Sheets</u>
9.		a) All sheets need to have the scale noted in addition to the graphic scale.
		<i>Response: Scale has been noted in addition to the graphic scale on all sheets.</i>
10.	C3	a) Please clearly indicate the setbacks on the site plan.
		<i>Response: The setbacks have been added to the site plan, see sheet C3.0.</i>
11.	C4	a) Tree wells required on Mathilda.
		<i>Response: Tree wells are added on Mathilda, see Landscape plans. Backgrounds on C4.0 show the tree wells.</i>
12.	C6	a) The BFPs for fire and water need to be screened either with an architectural element or moved to an alternative location.
		<i>Response: Hedge provided around BFP to provide screening from street, See Landscape drawings.</i>
13.	C7	a) Please provide a Special Project Narrative.
		<i>Response: Stormwater Compliance Data (including a description of how the project qualifies as a Special Project) has been added to sheet C7.0.</i>
		<u>Landscaping Sheets</u>
14.	L0.00	a) Tree wells on Mathilda. b) Can a 3'-4" planter bed be used on edge of the roof terrace on the Mathilda and Olive frontage? Or larger specimen trees closer to the building edge on these sides.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: a) Tree wells added on Mathilda in coordination with adjusted curbline.</p> <p>b) Planters are 3-4' from edge of structure to allow for access walk around perimeter. Specimen Tree is required to be above column line which has been reinforced to accommodate weight.</p>
15.	L0.01	<p>a) Can the ADA ramp be softened with additional landscaping? b) The BFPS need to be screened or located in a different spot. Also, make sure Fire, Domestic and Irrigation ones are shown.</p>
		<p>Response: A) ramp and accessible pathway do not have enough width to get meaningful landscape strip added B) the planting around the BFP is designed to screen it from the street.</p>
16.	L0.05	<p>a) The building sections do not appear to align with the civil and architectural. Property lines, easements and dedications need to be shown.</p>
		<p>Response: The sections on L0.05 are redundant with Civil/Architectural sections and have been removed to avoid confusion.</p>
17.	LT.2	<p>a) Lighting overspill at the property side and rear lines needs to be at 0. Please adjust the lighting in the building and plan to indicate compliance.</p>
		<p>Response: Refer to photometric calculation on Sheet LT.2 indicating no light trespass from the site based on the current design.</p>
		<p style="text-align: center;"><u>Design</u></p> <p><u>Ground Floor</u></p>
18.a		<p>The DSP Guidelines speak to establishing a build to line and the upper floors would be setback. The proposed design uses a recessed ground floor with the upper floor extending out and additional picture frames extending beyond that. (GG-B.2). Consider adjustments to the floor plates to provide a more pedestrian scale. Additional renderings can be provided to illustrate the proposed condition for discussion.</p>
		<p>Response: In order to adhere to applicable setbacks, and provide a generous sidewalk and landscape buffer, the ground level steps in along Olive and Mathilda. In doing so, the ground floor is visually separated, and this combined with visual separation at the roof and canopy</p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<i>provides a “base, middle, and top” derived from the Design Guidelines. A pedestrian scale is provided with crafted articulation of the ground floor enclosure, and attention to detail where the building meets the ground with board-form concrete planter walls provided a soft green buffer between the sidewalk and building. The main entry is accentuated with a warmly clad frame to identify the lobby and further enhance the pedestrian scale.</i>
18.b		The building base should be strongly defined (GG-C.2, C.3). The current horizontal timber frame does not appear to be a strong defining feature. (See comment 18.a, above).
		Response: <i>As noted in the response above, the ground floor step in and entry frame combined with a more transparent glazing at the lobby will strongly define the building’s base.</i>
18.c		The ground floor on the south and north elevations needs further refinement in the glazing to provide a better relationship to the glazing and mullions on the upper floors. Additionally, the southern façade should carry the ground floor framing for continuity.
		Response: <i>The ground floor enclosure has been modified to include vertical fins aligned to the enclosure on the floors above provided a better relationship between the two. For the majority of the north façade, where the exterior walls are aligned, the curtainwall system from level 2 and 3 now carries all the way to the ground.</i>
18.d		The "M" elements look out of place. Can these be replaced with the ground floor glazing?
		Response: <i>The M elements provide lateral bracing and are required but have been modified to single diagonal braces to increase the transparency at the ground level where they are exposed.</i>
18.e		Consider adding an atrium in the lobby on the Olive frontage. This is encouraged in the DSP Guidelines for Office Buildings. (BT-C.6).
		Response: <i>While an atrium is not provided, a 16’ floor to floor, more transparent enclosure, interior glazed walls, and exposed timber structure will provide a warm, inviting, and open experience.</i>
18.f		The finished floor for the ground level should be level with the sidewalk or can it be slightly lowered to reduce the extent of the ADA ramp?
		Response: <i>With a more transparent glazing at the lobby will strongly define the building’s base.</i>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

18.g		The building edge on Olive should be softer. Increase landscaping along the building edge.
		Response: <i>Additional perennial plantings have been added to the palette along Olive to soften the planting character of the frontage.</i>
18.h		Please provide a close up rendering of the ground floor on the street frontages. The recessed storefront glazing makes the upper floors appear bulky. Is it possible to use the picture frame elements at the ground floor?
		Response: <i>Additional renderings focused on the ground floor are provided on G0.06 and G0.07 depicted the entry frame that relates to the bay frames above, and the wood fascia associated with the ground floor step in that adds a better sense of human scale.</i>
18.i		Please clarify how the ground floor will maintain visibility and an active frontage (BT-C.2).
		Response: <i>The ground floor enclosures are glazed with low-iron higher transparency glass with multiple entry points and an exterior stair for tenants that promote an active frontage.</i>
18.j		Are there any public amenity areas proposed with the project? (BT-C.6)
		Response: <i>There are no public amenities proposed.</i>
18.k		Do you have a public art component proposed and if so, please provide conceptual information. (BT-C.7)
		Response: <i>Applicant has not yet identified the specific art that will be proposed for the site. However, the applicant does intend to meet the public art requirement on site.</i>
		<u>East Elevation</u>
19.a		Consider pulling back the upper floors of the east elevation to step the building back from the rear property line (GG-B.3 & GG-C.5). Consider the use of planter beds at each step.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: <i>The exterior walls at levels 1 and two have been set back an additional 2' for a 17' distance to the east property line. At level three the building steps back 4'-9" for 21'-9" distance to property line.</i></p>
19.b		<p>The proposed green screen elements on this elevation are insufficient to address privacy. An architectural screen for the full length should be used. The screen should limit visibility into the adjacent single-family yards.</p>
		<p>Response: <i>To better address privacy, the exterior screen has been removed in lieu of translucent fritted glazing that allows light, but screens views in and out. A rendering of the proposed condition is provided on G0.08.</i></p>
19.c		<p>Additionally, the extent of the garage could be reduced to allow for trees to be planted along this property line. ground floor on the south and north elevations needs further refinement in the glazing to provide a better relationship to the glazing and mullions on the upper floors. Additionally, the southern façade should carry the ground floor framing for continuity.</p>
		<p>Response: <i>The east edge of the garage was moved 1'-0" away from the property line to allow for additional planting.</i></p> <p><i>At level 3, where the building steps back an additional 4'-9", an unoccupied green roof with screening plantings is proposed. Additionally, to better address privacy, the exterior screen has been removed in lieu of translucent fritted glazing that allows light, but screens views in and out. A rendering of the proposed condition is provided on G0.08.</i></p>
		<p><u>Roof</u></p>
20.a		<p>Roof Canopy looks bulky and should not extend over the building edges. Additionally, an effort should be made to make the trellis lighter in appearance through thinner structural elements.</p>
		<p>Response: <i>The canopy has been modified to reduce the extension by 7', no longer extending past the building's edge. The reduced span allows the depth of the structure to be reduced by 4". In addition, the overall height of the canopy has been lowered by 2'. These modifications have resulted in a lighter, more delicate appearance.</i></p>
20.b		<p>The height of the trellis should be reduced.</p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: <i>The overall height of the canopy has been lowered by 2'.</i></p>
20.c		<p>The trellis element that extends over the exterior stairwell and entry area adds to the bulk and mass at the corner.</p>
		<p>Response: <i>The canopy has been modified to reduce the extension by 7', no longer extending past the building's edge.</i></p>
		<p><u>Signs</u></p>
21.		<p>Building signage should be incorporated into the design of the building (GG-E). The sign noted on the elevation appears to be an afterthought.</p>
		<p>Response: <i>See SK-04 for a conceptual design. Final signage design will be included in subsequent submittals prior to building permit.</i></p> <p><i>A location for monumental signage is proposed at ground level near the lobby entry and is integrated into the architecture utilizing the buildings material palette. Signage locations are identified on sheets A2.11 & A3.02. A rendering of the condition is provided on sheet G0.06.</i></p>
		<p><u>Public Works</u></p> <p>Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.</p>
1.		<p>2nd request: Revise the site plan design to comply with the requirements per Sunnyvale Municipal Code Section 19.34.060 at the street intersection of Mathilda Avenue and Olive Avenue for intersection corner vision triangle, and at the driveway on Olive Avenue for extended vision triangle due to having more than 100 parking spaces. Corner vision triangle and extended vision triangle must be met and indicated on civil drawings-no obstructions shall be placed within the corner or driveway extended vision triangles.</p>
		<p>Response: <i>The driveway vision triangles have been updated to extended vision triangles. The driveway and corner vision triangles are shown on the site plan, see sheet C3.0.</i></p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

2.		Developer shall remove the existing traffic signal poles and equipment and install new traffic signal poles and equipment to accommodate the new directional curb ramps. Also install new Accessible Pedestrian Signal (APS) push buttons for both the north and east leg crosswalks including the required control unit in the traffic signal cabinet.
		Response: <i>Removal and replacement of existing traffic signal poles and equipment has been added to the plans, see sheets C2.1, C5.0, and C6.0.</i>
3.		Per the Sunnyvale Municipal Code Section 19.46.100, revise the site plan to show on-site loading for truck loading for deliveries and trash collection.
		Response: <i>The site plan has been revised to show on-site loading for deliveries and trash collection, see sheet C3.0.</i>
4.		The proposed second driveway approach on the east side of the property is not accepted. Remove this proposed eastern driveway service approach.
		Response: <i>The second driveway cut cannot be removed because it is necessary for trash collection purposes. The site plan has been revised to provide greater separation between the driveways. See sheet C3.0.</i>
5.		Provide circulation plan for service access and for trash collection on-site.
		Response: <i>See revision on the TR series sheets.</i>
6.		In addition to the provided Mathilda Avenue half-street section, developer shall provide two (2) full street cross sections with lane width dimensions, from curb to curb (both north and south bound directions), on Mathilda Avenue at the following locations: a) 5 feet north of the north crosswalk at the intersection of Mathilda Avenue/Olive. b) At the northern property line.
		Response: <i>These sections have been added to the plans, see sections 1 and 3 on sheet C4.0.</i>
7.		It is required to submit a waste management plan narrative that describes where and how waste collection activities will be conducted at the finished project. Developers are encouraged to review the Design Guidelines that would likely apply to the project depending



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>on the type of project, i.e., Commercial/Mixed-use/Industrial, Townhomes, or Multi-family homes.</p> <p>See links below for Design Guidelines: https://sunnyvale.ca.gov/business/planning/permit/nonresidential.htm https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23590</p>
		<p>Response: <i>The waste management plan has been included in the resubmittal, separate from the drawing set as additional information.</i></p>
		<p><u>Design - The following items should be addressed to ensure that the proposed design is in general compliance with the City's adopted design guidelines or other similar documents. Questions regarding design elements should be directed to the project planner.</u></p>
9.		<p>To implement the Downtown streetscape requirements, it is required street dedication in form of easement. This requirement will affect setback and developable area (F.A.R). Please contact Project Planner for further assistance and details. The proposed sidewalk easement dedication shown on plan is not accepted.</p>
		<p>Response: <i>The easements have been revised to be street improvement easements, see sheet C3.0.</i></p>
10.	C2.1	<p>Demolition Plan: Please label / callout 2 existing rectangular shapes (one is above Demolition Note #18 and other is next to Demolition Note #8, on W. Olive Avenue side). Please note that no existing or new utility meters or vaults shall be located within the new driveway approach areas.</p>
		<p>Response: <i>The existing rectangular shapes are tree wells. These have been identified on the demolition plan, see sheet C2.1. A note stating "no existing or proposed utility meters or vaults shall be located within the proposed driveway approach" has been added to the plans, see sheet C6.0.</i></p>
11.	C3.0	<p>Preliminary Site Plan:</p> <ul style="list-style-type: none"> a) The cut section shall provide sheet number. "-"symbol means see the section on the same sheet. b) Please clearly describe the proposed "Temporary Power Transformer, S.J.T.P" on plan (not in response letter) - to be removed after construction end?, to be served public or construction purposes? If to be served construction purposes / private, it is required to locate within private property. c) The proposed second driveway approach on the east side of the property is not accepted. Please remove this proposed driveway approach.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response:</p> <ul style="list-style-type: none"> a) The cut sections have been updated to provide the section sheet number. b) Yes, the temporary power transformer will be removed after construction. Temporary power transformer is to serve construction purposes. Most of the pad will be within private property and sidewalk will have to be closed due to construction activities per general contractor feedback. c) The second driveway cut cannot be removed because it is necessary for trash collection purposes. The site plan has been revised to provide greater separation between the driveways. See sheet C3.0.
12.	C4.0	<p>Sections:</p> <ul style="list-style-type: none"> a) Add a note "TIE-BACKS ENCROACHING INTO PUBLIC RIGHT-OF-WAYS AND / OR ADJACENT PROPERTY(IES) IS NOT ALLOWED". b) The proposed underground parking structure encroaching into new public right-of-way is not accepted (section 1B). c) The proposed above-ground planter in public right-of-way is not accepted (section 1B). 40 MIL thick HDPE sheet is required to install between the street tree and existing underground dry utilities (section 1B). See attached sample. d) The existing median (section 1B) width shown here is 6.4 feet. The Mathilda Exhibit A prepared by BKF dated 5/28/2015 shows the existing median width is 8 feet. Please check, verify and confirm.
		<p>Response:</p> <ul style="list-style-type: none"> a) <i>Note has been added to plan, see sheets C4.0 and C4.1.</i> b) <i>The proposed underground parking structure and limits of new public right-of-way have been revised so the underground parking structure does not encroach into the proposed street improvement easement, see sheets C4.0 and C4.1.</i> c) <i>A 40 mil thick HDPE sheet has been added to the sections between the trees and the dry utilities, see sections 2 and 3 on sheet C4.0. This detail will need to be reviewed and approved by PG&E and Comcast as well.</i> d) <i>The existing median varies in width along the project frontage. The width of the median is shown in the additional Mathilda Avenue sections, see sheet C4.0.</i>
13.		<p>Sheet C4.0 - Preliminary Utility Plan:</p> <ul style="list-style-type: none"> a) For domestic water: it is required to install dual meters per City's detail 12B-1 and cut-in-tee connection. See link for City's detail 12B-1: https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?blobid=23987 b) All proposed water lateral lines: it is required straight line between the proposed water meters and the proposed Reduced Pressure Backflow Prevention devices (RPBPs) and Reduced Pressure Detector Assembly (RPDA). Revise accordingly.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: a) The domestic water meters have been revised to dual meters. See sheet C4.0. b) The water laterals have been revised to straight lines between the proposed meters and the RPBFPs and RPDAs.</p>
14.		<p>This project is in the Downtown Specific Plan area, therefore, the developer shall comply with any applicable design requirements as identified in the DOWNTOWN SPECIFIC PLAN or as amended and approved by the City. See link for DOWNTOWN SPECIFIC PLAN: https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?blobid=22785</p>
		<p>Response: This has been added to the Project information on sheet G0.01.</p>
15.		<p>Install type III slurry seal from lip of gutter to median lip of gutter on South Mathilda Avenue along the project frontage. Install type II slurry seal from lip of gutter to lip of gutter on West Olive Avenue along the project frontage, or as directed by the Department of Public Works.</p>
		<p>Response: Slurry seal as described is shown on the plans, see sheets C3.0, C4.0, and C4.1.</p>
16.		<p>There is an existing VTA bus stop pole fronting the project site on Mathilda Avenue, but currently there is no bus stop. Developer shall coordinate with City staff prior to removal of the existing bus stop pole.</p>
		<p>Response: The project will coordinate with City staff prior to removal of the bus stop pole. See note 28 on sheet C2.1</p>
17.		<p>Developer shall install two (2) new streetlight fixture along Mathilda Avenue approximately 70-80 feet apart, measuring from the existing streetlight at the corner of Olive Avenue and Mathilda Avenue in accordance with Downtown Specific Plan requirements.</p>
		<p>Response: Refer to sheet LT.3 indicating the proposed locations of new city standard streetlights along the project's Mathilda Avenue frontage.</p>
18.		<p>Developer shall relocate the existing streetlight fixture on Olive Avenue, currently located approximately 140 feet east of Mathilda Avenue, midway along the proposed project frontage.</p>
		<p>Response: Refer to sheet LT.3 indicating the proposed location of the relocated streetlight on Olive Avenue.</p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p><u>Building Safety</u> Incomplete item - The following item is needed to demonstrate that the proposed project complies with the building code.</p>
1.		<p>The proposed building appears to be a 4-story building. Clarify why the uppermost level not considered a story. Note code exception if applicable.</p>
		<p>Response: <i>The project information sheet describes the building as 4-story. The fourth level is exclusively an amenity level and terrace. The enclosed area is approximately 11k GSF.</i></p>
		<p><u>Advisory Comments</u> - The following comments are provided for your information and generally will need to be addressed either on your building permit or prior to issuance of a building permit.</p>
1.		<p>Building Permits are required prior to start of any construction. Submit five complete sets of plan signed and stamped along with two copies of structural calculations, two sets of shoring plans, four copies of the Storm Water Management Plan, three copies of the Storm Water Pollution Prevention Plan and three copies of the soils report to the One-Stop Permit Center. This project will be submitted for a 21-day plan review. An appointment is required for the initial plan submittal. (Contact One-Stop Permit Center for alternative submittal process during Covid 19 Shelter-in-Place Order.)</p>
		<p>Response: <i>Noted. The required complete sets and other information will be submitted at the time of building permit submittal.</i></p>
2.		<p>A demolition permit will be issued separately from the building permit. The demolition permit will require 3 sets of plans including a site plan, tree protection plan, utility release from PG&E, approval from the BAAQMD (J-number), and PCB Screening Assessment form. The applicant also needs to provide proof that the project has been registered with Green Halo prior to issuance of any demolition permit.</p>
		<p>Response: <i>Noted, the required plans and other information for demolition permit will be included separate from building permit.</i></p>
3.		<p>School impact fees will be due to the school districts prior to issuance of a building permit.</p>
		<p>Response: <i>School impact fees have been noted to be provided prior to receiving building permit.</i></p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

4.		Building Permit plans shall comply with the Sunnyvale Municipal Code and the version of the California Building, Electrical, Plumbing, Mechanical, Green Building, and Energy Codes in effect at the time of building permit submittal.
		Response: <i>A note indicating permit plan compliance has been added to the project info sheet G0.01.</i>
5.		Provide complete structural, electrical, plumbing, and mechanical, architectural, and civil plans for all on-site work. Off-site improvement plans shall be submitted to the Public Works/Engineering division.
		Response: <i>Noted, complete drawings for on-site work for building permit submittal, and required plans for off-site improvement shall be sent to the Public Works/Engineering division during building permit submittal.</i>
6.		The Sunnyvale Municipal Code requires all appliances to be electric in new buildings. Gas lines are prohibited. (Also see https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?t=52162.54&BlobID=27522)
		Response: <i>See General note 22 on sheet G0.01.</i>
7.		The Sunnyvale Municipal Code requires a minimum 5-kilowatt solar photovoltaic system be installed in new buildings less than 10,000 sq. ft in size and up to 3-story in height. (Exception: As an alternative to a solar PV system, the building type may provide a solar hot water system (solar thermal) with a minimum collector area of 40 sq. ft., additional to any other solar thermal equipment otherwise required for compliance with the California Energy Code.) (Also see https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?t=52162.54&BlobID=27522)
		Response: <i>See General note 23 on sheet G0.01.</i>
8.		The Sunnyvale Municipal Code requires 35% of the parking spaces to be conduit ready for future electrical vehicle chargers and another 35% of the parking spaces to have a Level 2 electrical vehicle charger installed. (Also see https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?t=52162.54&BlobID=27522)
		Response: <i>A note has been added to A2.01, and A2.02.</i>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

9.		Provide allowable area and height analysis to confirm size and height of the building comply with the California Building Code based on the construction type and use.
		Response: See Allowable height and area code analysis on sheet G0.01.
10.		Show compliance with Sections 602.1 and 705.8 of the CBC for protection of exterior wall and wall openings.
		Response: See Sheet A3.31 for Fire Separation diagrams including diagrams and information.
11.		Provide complete floor plans that show the size, use, and occupancy classification of each room/area.
		Response: Size, use and occupancy information for all spaces, noted to be included for building permit submittal.
12.		Provide an egress plan for the entire building showing egress from all rooms/spaces to the public right-of-way.
		Response: Noted, exiting plans will be calculated and developed for approval and included as a part of the building permit submittal.
13.		Interior exit stairways shall lead directly to the exterior or be extended by an exit passageway. State all applicable code exceptions if applicable. (CBC 1023.3)
		Response: Stair 2: exits directly to a protected exit passageway that leads to the exterior. Stair 1: Up to one half the required number and capacity of exits is allowed to discharge through the ground floor per exception 1 to CBC 1028.1. The exterior exit door is required to be readily visible and unobstructed from the stair exit door.
14.		Occupant load for the outdoor terrace shall be calculated using 15 occupant load factor. Provide adequate number of exits based on the calculated occupant load.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		Response: <i>Noted, the outdoor terrace shall be calculated as listed using 15 olf for building permit submittal.</i>
15.		Once occupants exit from an interior space to the outdoor terrace, occupants shall not be required to reenter the building for final exiting to the level of exit discharge.
		Response: <i>Exiting sequence of spaces has been noted for building permit submittal.</i>
16.		Cumulative occupant loads shall be used to determine number of required exits and exit width when path of egress includes intervening room per CBC 1004.2.
		Response: <i>CBC 1004.2 reference for cumulative occupant loads has been noted for building permit submittal.</i>
17.		Occupant load for lobbies shall be calculated using 15 occupant load factor.
		Response: <i>Noted, the occupant load for the lobby shall be calculated using 15 olf. For building permit submittal.</i>
18.		Provide a complete accessibility plan for the site and building based on chapter 11B of the 2019 CBC. The site plan shall show all accessible paths of travel throughout the site and from the public way.
		Response: <i>Noted for the site plan at building permit submittal.</i>
19.		Provide bollards spaced at no more than 5'-0" on center to protect exits from being blocked. (Parking levels)
		Response: <i>See updated plan on sheets A2.01 and A2.02.</i>
20.		Provide accessible path to the trash enclosure/room if applicable.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		Response: See exit path and clearance called out on sheet A2.11.
21.		Provide detectable warnings at locations where a pedestrian path adjoins a vehicular way. The detectable warnings shall not be placed in the vehicular way. Visually impaired individuals shall be warned before entering a vehicular way.
		Response: Notes and graphics added for additional detectable warnings. See sheets A2.01 and A2.02.
22.		The disabled accessible parking spaces, including in the parking structure, shall have a minimum of 8'-2" headroom clearance at the spaces as well as the access to and from the spaces. This should be clear of all beams, plumbing, mechanical equipment, etc.
		Response: Heights of the garage level B1 where the accessible spaces are located are shown on the reflected ceiling plan on sheet A6.01.
23.		Provide a plumbing fixture count based on the California Plumbing Code chapter 4 and show the required number of plumbing fixtures.
		Response: Please see sheet G0.01 for preliminary calculations. Note: at this time this is a spec office project, so this information is subject to change at building permit submittal.
24.		Provide Design Review Kickoff Certificates of Compliance and Construction Document Design Review Certificates of Compliance (NRCC-CXR-01 to NRCC-CXR-05) per T24 Energy Standards section 10-103(a).
		Response: Design Review kickoff certificates of compliance and Construction Document design review Certificates of compliance have been noted to be provided for building permit.
25.		To satisfy CalGreen waste diversion requirement, construction and recycling waste weights and/or volumes shall be reported to the City using Sunnyvale.WasteTracking.com hosted by Green Halo. Provide justification that the project has been registered with Green Halo for construction waste tracking.
		Response: A project registration with Green Halo has been noted for building permit.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

26.		Please note that pile driving is not allowed in Sunnyvale due to noise impact on the surrounding neighborhood unless it is determined that alternatives to pile driving are infeasible. If pile driving is absolutely necessary, reduced construction hours will be placed on this activity. Please contact the Building Division as early as possible prior to permit application for further discussion if pile driving is being considered for this project.
		Response: <i>Pile driving will not be required for this project.</i>
27.		The complete shoring system for the basement shall be located within the boundary of the project property without encroachment into any adjacent properties, public sidewalks, and public streets. Encroachment into an adjacent property may be allowed with written consent from the owner of the adjacent property.
		Response: <i>Inside face of walls have been set 3ft or more from the property line to allow for shoring.</i>
28.		At the time of building permit submittal, provide four copies of the Storm Water Management Plan. Also, include two copies of an approval letter (wet stamped and signed) from the qualified third party agency stating that the Storm Water Management Plan complies with the requirements of the Sunnyvale Municipal Code section 12.60. The qualified third party agency shall also review plans that may affect the Storm Water Management Plan (e.g. grading, utility, and landscape plans) and stamp the plans as "no conflict" with the Storm Water Management Plan. The list of third party agencies qualified by the City of Sunnyvale is available on-line at: http://sunnyvale.ca.gov/Departments/CommunityDevelopment/Permits,PlanChecksandFees/StormWaterRequirements .
		Response: <i>The requested copies of Storm Water Management Plan and a compliance approval letter for the Stormwater Management plan have been noted for building permit.</i>
29.		Include the completed CALGreen and LEED checklists on the plans submitted for building permits. Add a note to the plan sheet where each item is referenced. Sample checklists are available on-line at: https://sunnyvale.ca.gov/business/environmental/building.htm Ensure that the related plan sheets reflect all the requirements of the CALGreen and LEED as notes or are incorporated into the plans. Please be aware that a LEED AP will be required to verify the LEED items are incorporated into the plans and also verify installation is complete prior to occupancy of the building.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: <i>Preliminary CALGreen and LEED checklists are included on sheets G1.20 and G1.30. Adjustments and refinements will be made as needed, and it has been noted that they will be incorporated into the plans at the time of Building Permit submittal.</i></p>
		<p><u>Fire Prevention</u> Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.</p>
1.		<p>Comply with all applicable requirements of the Sunnyvale Municipal Code (SMC), California Fire Code (CFC), Title 19 California Code of Regulations, and Sunnyvale Fire Prevention procedures/requirements.</p>
		<p>Response: <i>See Code Analysis, Code Compliance on sheet G0.01.</i></p>
2.		<p>An approved water supply capable of supplying the required fire flow (flow, pressure & duration) for fire protection and firefighting operations shall be provided to the premises via a separate fire service main per CFC Section 507. A fire pump, if required to meet demand of the water based fire protection system design, shall be installed per CFC Section 913 and NFPA 20.</p> <p>Based on provided construction square footage & types, Fire Flow required is 4,230 gpm out of 4 hydrants after 25% adjustments. The adjustment of 50% used on C3.1 does not apply to non-residential occupancies. I am verifying if hydraulic modeling will be required from ESD.</p>
		<p>Response: <i>Fire flow calcs have been updated to show at 25% reduction in the required flow. Based on updated flow and pressure information provided for the site, sufficient flow and pressure is available.</i></p>
3.		<p>Construction plans shall include a Fire Apparatus Access Road and Hydrant Plan exhibit page following requirements of (CFC Appendix D/SMC 16.52.503/Sunnyvale DPS Requirements for Fire Department Vehicle Access)</p> <ul style="list-style-type: none"> a) Illustrates that every portion of the facility and every portion of the exterior walls of the first floor of every building is within 150-feet of an approved fire apparatus access road. Please submit formal AMMR with distances shown from apparatus road/proposed exterior standpipe on north side for review & approval. Should changes occur that changes the site plan or impacts this design, a new submittal would be required. b) Backflow connection and a fire Hydrant are required to be located within 50 feet of the Fire Department Connection (FDC). (DPS Fire Hydrant Requirements). Current distance between FDC and closest Hydrant is over 70 ft.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: <i>A Fire Access Plan is provided on sheet C3.1 which shows the fire apparatus access roads and hydrant locations.</i></p> <p><i>a) The exterior walls of the building near the northeast corner are 230 to 250 feet from the fire apparatus access lanes on South Mathilda Avenue and West Olive Avenue, beyond the 150 ft requirement of CFC Section 503.1.1. Therefore an AMMR will be submitted later in the design schedule. The AMMR will propose an exterior standpipe connection near the northeast corner of the building, along a minimum 10 ft wide pedestrian way. The pressure of this standpipe connection can be boosted by a Fire Department Connection located along a compliant fire line, near a fire hydrant. This way the desired water flow for firefighting can be accomplished for the back side of the building without the need to park a pumper truck nearby.</i></p> <p><i>b) The FDC has been relocated so that it is within 50' of a hydrant and the backflow preventer.</i></p>
		<p><u>Advisory comments.</u> The following comments are based on a preliminary review of the plans provided and will need to be fully addressed prior to plan approval.</p>
1.		<p>The entire building shall be protected throughout with an approved automatic sprinkler system designed and installed in accordance with NFPA 13. (CFC 903/SMC 16.52.903)</p>
		<p>Response: <i>See Project Notes on sheet G0.01, and Project Summary on G0.02.</i></p>
2.		<p>An approved fire alarm system installed in accordance to NFPA 72 is required. (CFC/SMC 16.52.907)</p>
		<p>Response: <i>See Project Notes on sheet G0.01, and an approved fire alarm system installed in accordance with NFPA 72 has been noted for building permit submittal.</i></p>
3.		<p>All buildings shall have approved radio coverage for emergency responders in accordance with Section 510 of the California Fire Code and local standards. Radio retransmission equipment may be required in areas lacking sufficient coverage. Refer to SMC 16.52.230, Emergency Responder radio coverage and CFC Appendix J for additional details. (SMC 510.1)</p>
		<p>Response: <i>Providing adequate radio coverage for emergency responders has been noted.</i></p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

4.		<p>Wherever a new structure obstructs the line-of-sight emergency radio communications to existing buildings or to any other locations, the developer of the structure is required to provide and install radio retransmission equipment necessary to restore communication capabilities.</p> <p>Such equipment shall be located in an approved space or area within the new structure. (SMC 510.1.1)</p>
		<p>Response: <i>Providing adequate radio coverage for emergency responders has been noted.</i></p>
5.		<p>Provide two-way communication system per CBC 1007.8.</p>
		<p>Response: <i>See G0.01 for added project note, and it has been noted to provide two-way communication on drawings for building permit.</i></p>
6.		<p>Knox boxes (key boxes) will be required in accordance with Sunnyvale Fire Prevention guidelines.</p>
		<p>Response: <i>Knox boxes shown on the gates will be selected and placed in accordance with Sunnyvale Fire Prevention guidelines.</i></p>
7.		<p>Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems.</p>
		<p>Response: <i>Fire access drives and operational on-site fire protection systems provided prior to any combustible construction or material on site has been noted for building permit.</i></p>
8.		<p>Required means of egress during construction. Each level above the first story in new multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls and windows are in place. Exception: In new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purpose of stairway construction (i.e. installation of gypsum board, painting, flooring, etc.). (SMC 3311.1)</p>
		<p>Response: <i>The required means of egress during construction has been noted for building permit.</i></p>



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

9.		Provide a written Fire Protection Construction Plan.
		Response: <i>A written Fire Protection Construction Plan has been noted for building permit.</i>
10.		Provide an approved electronic "Pre-Fire Survey" map prior to Public Safety Department final recommendation for Certificate of Occupancy.
		Response: <i>An approved "Pre-Fire Survey" map submitted to the Public Safety Department prior to Certificate of Occupancy has been noted.</i>
11.		Provide the required number of approved fire extinguishers, smoke detectors, and carbon monoxide detectors. (CFC Section 906 & CFC Section 907)
		Response: <i>Providing the required number of fire extinguishers, smoke detectors and carbon monoxide detectors has been noted for building permit.</i>
		<p><u>Planning</u></p> <p>Please provide a detailed written response for each item listed below. If you have any questions about the following comments, please contact Shaunn Mendrin at smendrin@sunnyvale.ca.gov or 408-730-7431.</p> <p>Development Agreement (2021-7281) The proposed project is requesting additional floor area above that allocated to the subject site through a Development Agreement with the City.</p> <p>Special Development Permit (2021-7280) Based on the review of the plans, the proposed project would need the following deviations from the Zoning Code:</p>
1.		Building Height - The maximum building height for the office component is 50 feet. The proposed plans indicate a building height of 67 feet.
		Response: The height from existing curb to top of 3rd story structure is 50'. Additional height proposed to be approved through Development Agreement (Minkoff Group respond as needed)
2.		Garage Ramp slopes - The proposed garage ramps exceed the recommended 12% maximum. Support of a slope greater than 12%. Provide building sections through the garage ramps to illustrate the proposed slopes as they relate to the sidewalk and pedestrian realm.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

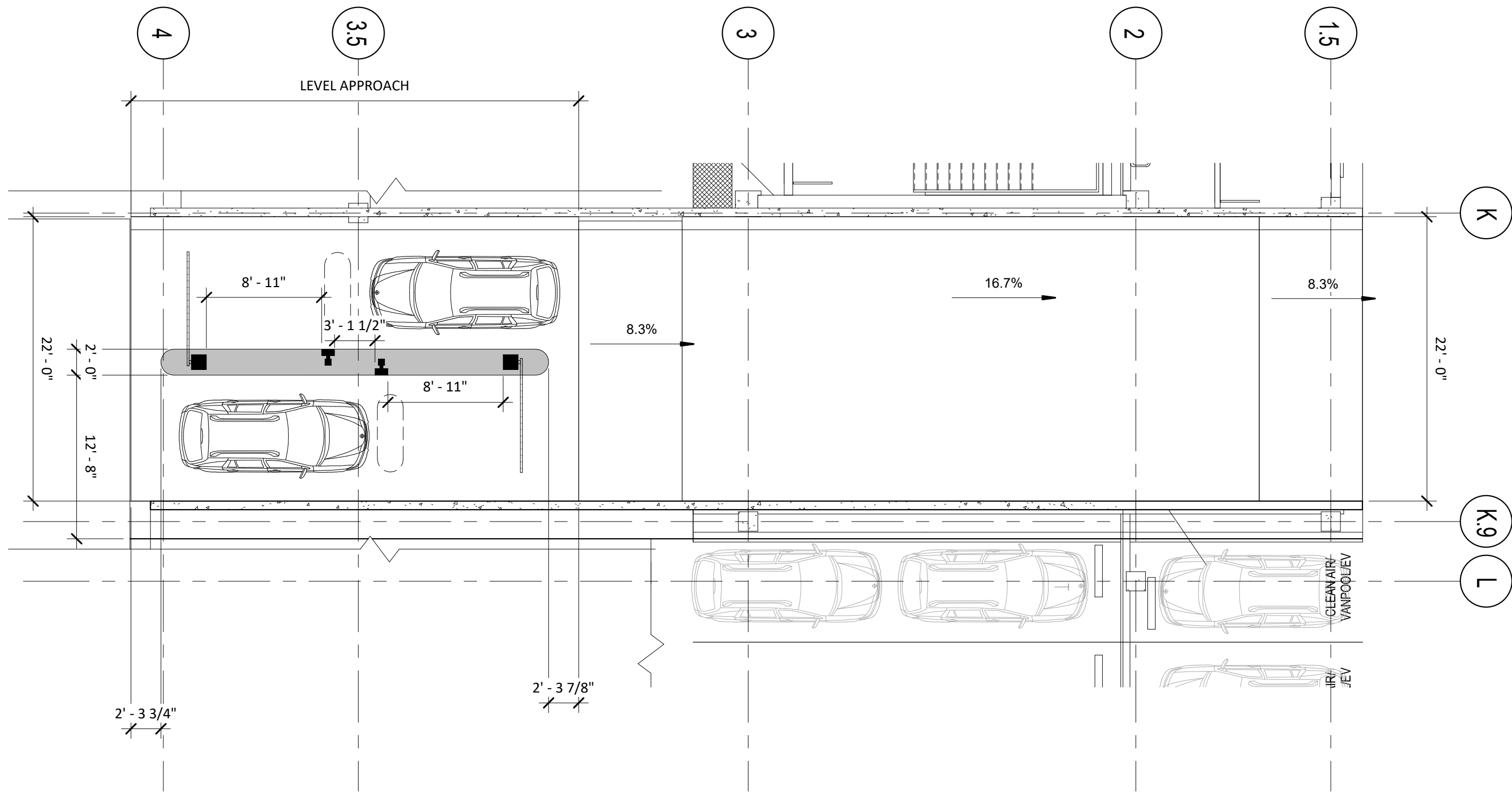
		<p>Response:</p> <p><i>Given the frequency of below grade construction and the limitation of site geometries and other constraints; the ramp slopes (for non-parking ramps) are sloped greater than 12%. Other jurisdictions near Sunnyvale (I.e., San Jose and Palo Alto) allow up to 20% to 22% slope for non-parking ramps. The Sunnyvale project at Altair has been approved with non-parking ramps of 20% slope.</i></p> <p><i>It is our opinion that shallower ramp slopes at the entrance to the garage are desirable for reducing speeds on ramps and improving visibility for drivers of potential on-coming traffic and/or pedestrian crossings.</i></p> <p><i>For the 490 Mathilda project, our recommended slope exceeds the 12%, for the bulk ramp within the footprint of the building but given the setback to the property line and back of walk we are proposing to provide ample 'level' surface areas for the exiting vehicles to acclimate to the outdoor environment and give plenty of space for deceleration and improved visibility to see if there is any potential pedestrian crossings or conflicts ahead.</i></p> <p><i>Please see the section attached (SK-02) per request which illustrate this ramp design and allows for enough distance of 'level' approach/exit for motorists so that they can completely avoid any potential conflicts.</i></p> <p><i>In addition, reducing the slope will increase the ramp length and push the bottom floor of the garage further into the water table. A longer ramp length from Level 1 to B1 would reduce the head height clearance and would not meet code requirements. See notes on section on SK-02</i></p> <p><i>See attached SK-01, SK-02, and SK-03 to illustrate the above comments.</i></p>
3.		Rooftop Mechanical Equipment - Please provide calculations.
		<p>Response:</p> <p>Level 4 and roof plans on A2.14-A2.15 provide the mechanical coverage calculation of 14%.</p>
4.		Parking - Tandem Parking Spaces. Is Valet proposed with this site?
		<p>Response:</p> <p><i>Valet operations are not being proposed for this project. The tandem spaces are planned to allow future tenants the ability to utilize these spaces through "self-management" (I.e., coordination plans that do not require the use of valet attendant).</i></p>
5.		Parking - Number of Parking Spaces below the minimum allowed.



RE: 490 S. Mathilda Ave
 Address: 490 S. Mathilda Ave, Sunnyvale, CA

		<p>Response: <i>The project is proposing 272 striped spaces (235 excluding tandem). The code required spaces are 256. Applicant believes the proposed parking stalls are sufficient to meet tenant and market demand.</i></p>
		<p><u>Solid Waste/Recycling Comments</u></p>
1.	A2.11	<p>Collection operations must occur on the property. Provide path to staging area for collections.</p>
		<p>Response: <i>See updates as shown on the TR series drawings.</i></p>
2.	G0.02	<ul style="list-style-type: none"> • Provide the formula for the waste generation estimates listed under cafeteria section. • Define and provide square footage of cafeteria. • Provide internal dimensions of waste enclosure with containers and/or compactors to scale. • Provide stress pad to city specifications. • Identify wheel stops and dimensions. • Provide motion activated lighting, sprinkler system, and odor control.
		<p>Response:</p> <ul style="list-style-type: none"> • <i>There is not a cafeteria in this project, previous cafeteria information provided for potential only.</i> • <i>There is no cafeteria in this project, previous cafeteria information provided for potential only.</i> • <i>Dimensions are shown on the TR series drawings.</i> • <i>The stress pad is shown in the TR drawings.</i> • <i>Wheel stops and dimensions are shown in the TR series drawings.</i> • <i>A note has been added to sheet G0.01.</i>

1
1/8" = 1'-0"
ENL PLAN - GARAGE RAMP



THE
Minkoff
GROUP

490 S MATHILDA

SUNNYVALE, CA



DEVCON CONSTRUCTION
INCORPORATED
690 Gibraltar Drive
Milpitas, CA 95035
Phone: (408) 942-8200
Fax: (408) 262-2342
LIC. #399163

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND
DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE
REPORTED TO THE ARCHITECT.
DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND
TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO
BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS
AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON
CONSTRUCTION, INC. AND WHICH WERE DESIGNED, CREATED,
EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH
THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THEREOF IS
INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON
THE WRITTEN SUBMISSION OF DEVCON CONSTRUCTION, INC. THE
DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR
COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR
CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY
PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.
© DEVCON CONSTRUCTION, INC.

SK-01 - PARKING GARAGE ENTRANCE RAMP

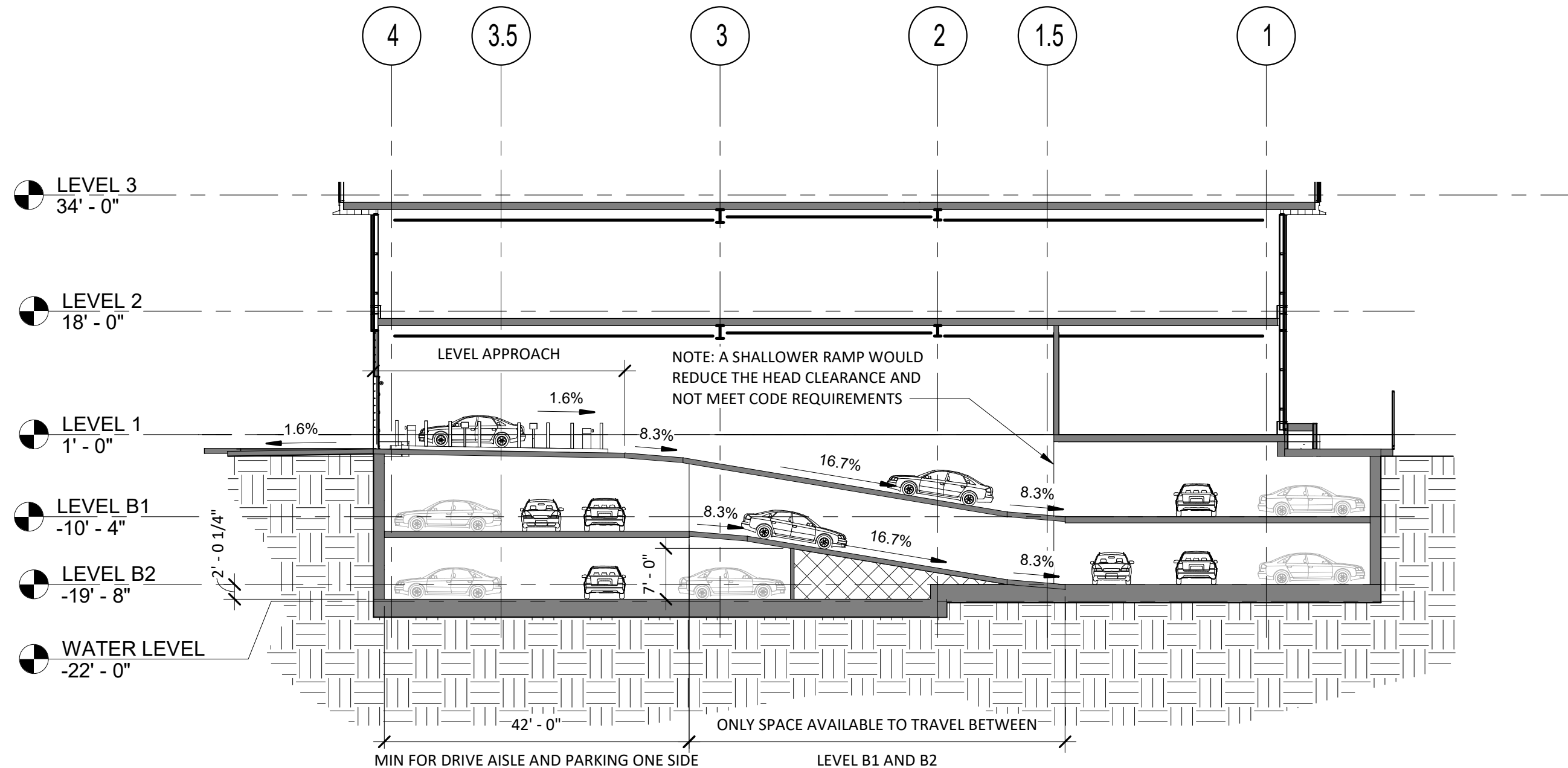
Job No: 21-018

Date: 07/02/2021

Drawn: Author

Checked: Checker

Sheet #:



1 CROSS SECTION AT GARAGE RAMP - SLOPES

1/16" = 1'-0"

THE
Minkoff
GROUP

490 S MATHILDA

SUNNYVALE, CA



DEVCON CONSTRUCTION
INCORPORATED
690 Gibraltar Drive
Milpitas, CA 95035
Phone: (408) 942-8200
Fax: (408) 262-2342
LIC. #399163

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.
DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THEREIN IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.
© DEVCON CONSTRUCTION, INC.

SK-02 - PARKING GARAGE SECTION

Job No: 21-018

Date: 07/02/2021

Drawn: Author

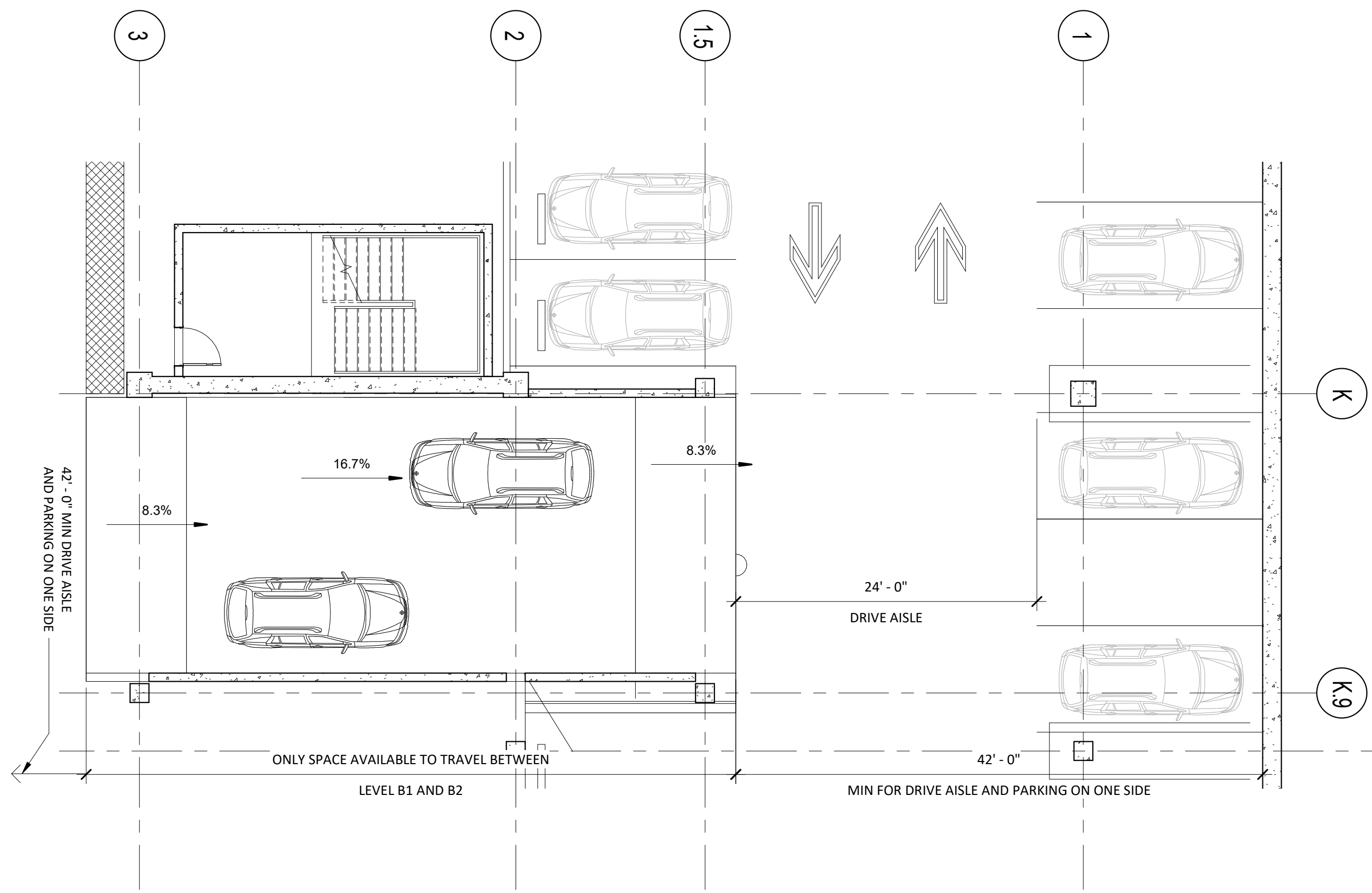
Checked: Checker

Sheet #:

1

1/8" = 1'-0"

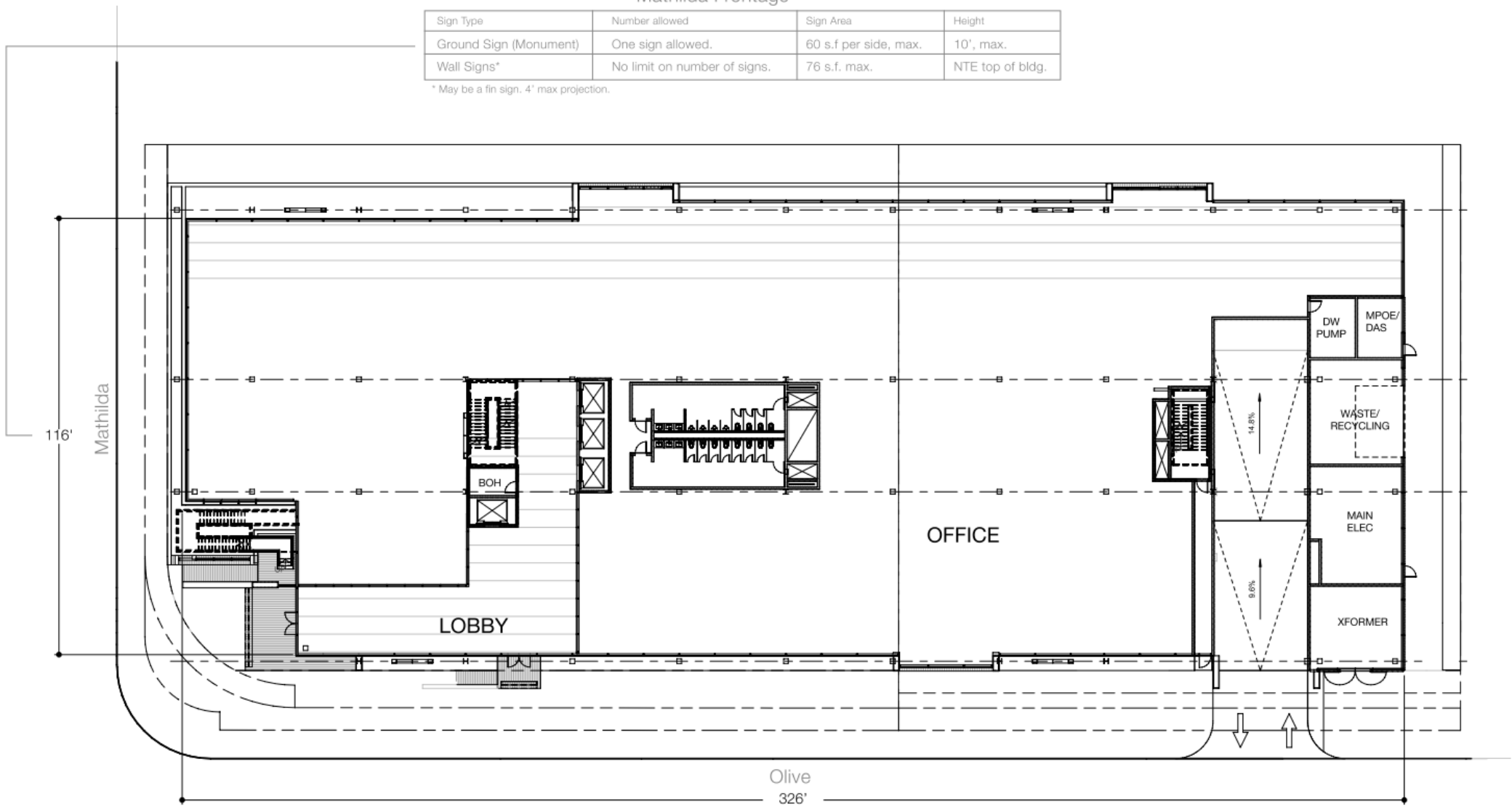
ENL PLAN - RAMP B1-B2



Mathilda Frontage

Sign Type	Number allowed	Sign Area	Height
Ground Sign (Monument)	One sign allowed.	60 s.f per side, max.	10', max.
Wall Signs*	No limit on number of signs.	76 s.f. max.	NTE top of bldg.

* May be a fin sign. 4' max projection.



Sign Type	Number allowed	Sign Area	Height
Ground Sign (Monument)	Two sign allowed.	60 s.f per side, max.	10', max.
Wall Signs*	No limit on number of signs.	200 s.f. max.	NTE top of bldg.

* May be a fin sign. 4' max projection.

City Code Excerpt

Sign Requirements for Commercial, Office and Public-Facility Zoning Districts

Type	Number	Maximum Area	Copy Height	Sign Height	Special Requirements
Wall	No limit	0.66 sq. ft. of sign for every one lineal foot of building frontage. 200 sq. ft. maximum sign area.	6 in. minimum 48 in. maximum	Cannot extend above the top of the building.	Multiple wall signs cannot exceed maximum wall sign area. Fin signs are calculated towards overall wall sign area. Buildings over 100 feet tall may have a maximum copy height of 60 in.
Ground	One per street frontage, two if lot is wider than 300 ft.	60 sq. ft. per side 120 sq. ft. on both sides.	6 in. minimum 48 in. maximum	10 ft. high maximum as measured from top of nearest curb.	None
Under-canopy	One per entrance	5 sq. ft. per side, 10 sq. ft. on both sides.	No limit	Lower edge must be at least 8 ft. above walkway	None

480S
mathilda

ROSS+LUTHINCREATIVE

1"=20'

City Entitlement Study
03.17.21

THE
Minkoff
GROUP

490 S MATHILDA

SUNNYVALE, CA



DEVCON CONSTRUCTION
INCORPORATED
690 Gibraltar Drive
Milpitas, CA 95035
Phone: (408) 942-8200
Fax: (408) 262-2342
LIC. #399163

GENERAL NOTES:

CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.
DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THEREOF IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN SUBMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.
© DEVCON CONSTRUCTION, INC.

SK-04 SIGNAGE STUDY

Job No: 21-018

Date: 07/02/2021

Drawn: Author

Checked: Checker

Sheet #: