

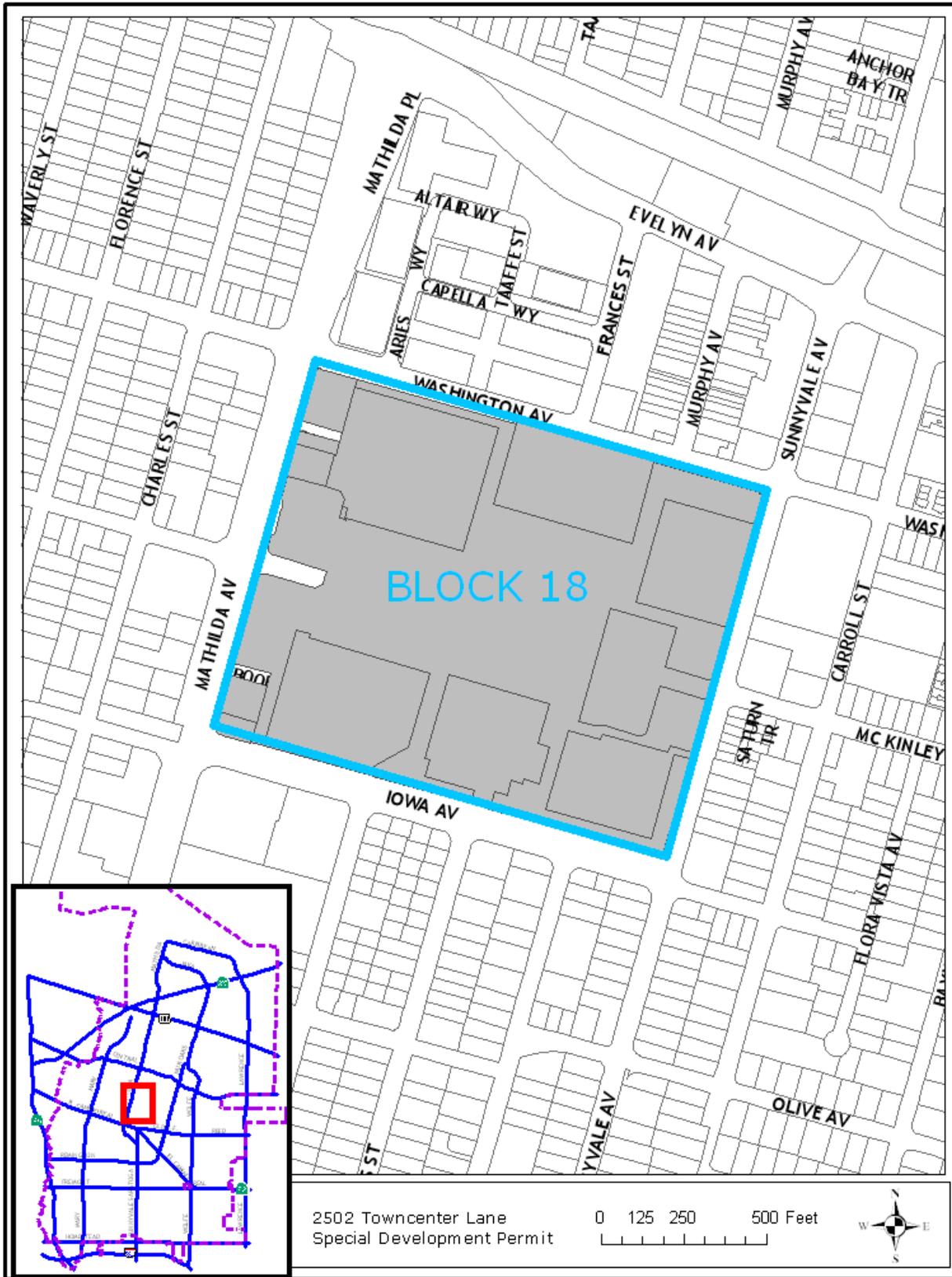


October 21, 2008

- SUBJECT:** **2008-0637 - Downtown Sunnyvale Mixed Use, LLC.**
[Applicant/Owner]: Application located at **2502 Town Center Lane** in the DSP-18 (Downtown Specific Plan Block 18) Zoning District. (APN: 209-34-009, 010, 015, 016, 017, 018 and 209-35-001, 005, 007, 010, 011, 012)
- Resolution:** **Consider** a General Plan Amendment to Block 18 of the Downtown Specific Plan to allow an increase in the number of stories from five to six (no height increase).
- Resolution:** **Consider** a General Plan Amendment to Block 18 of the Downtown Specific Plan to allow an increase in the allowed sign area and type.
- Ordinance:** **Amend** Title 19.28.090, 19.28.100(c), and 19.28.130 of the Sunnyvale Municipal Code in accordance with the Specific Plan Amendments.
- Motion:** **Special Development Permit** for review of architecture for Block 6 (between Sunnyvale Ave, Washington Ave, Murphy Ave, and McKinley Ave).
Special Development Permit to modify condition of approval G11.d.3 to exclude designated outdoor dining from the 90,000 square foot restaurant limitation.
Special Development Permit to modify condition of approval G11.d.2 to remove the 425 seat limitation for any one auditorium in the cinema.

REPORT IN BRIEF

- Existing Site Conditions** Partially developed site including: Target and Macy's stores and parking garage.
- Surrounding Land Uses**
- North (across Washington) Town and Country Center, 100 Block South Murphy Avenue (retail/entertainment)
 - South (across Iowa) Primarily residential with some office and other commercial uses
 - East (across Sunnyvale) Mixture of small businesses and residential
 - West (across Mathilda) Office, retail, residential
- Issues** Appropriate intensities for the Downtown area and architecture for Block 6 of the Town Center redevelopment project.
- Environmental Status** The project location is within the boundaries of a previously certified Program Environmental Impact Report and previously adopted Mitigated Negative Declaration for the Downtown Improvement Program.
- Planning Commission's Action** Recommended approval of General Plan Amendments, Zoning Code Amendments and Special Development Permits, with modified conditions.
- Staff Recommendation** Approve the General Plan Amendments, Zoning Code Amendments and Special Development Permits in accordance with the Planning Commission recommendations (including modified conditions).



PROJECT DATA TABLE

	APPROVED	PROPOSED	REQUIRED/ PERMITTED
General Plan	DSP	Same	N/A
Zoning District	DSP - Block18	Same	N/A
Lot Size (acres)	36.5	Same	No min.
Lot Coverage	Approx. 75%	Same	Per SDP
Parking			
Total No. of Spaces	5,217	5,234 (Plus additional parking deck in Block 6 can accommodate up to 250 spaces.)	Per SDP min. *
No. of Stories	2 - 5	6	5 max.
Setbacks No setbacks are required for Block 18.			

* Typical Sunnyvale Municipal Code requirements do not apply to a large-scale, mixed-use project. Final parking requirements will be determined by a traffic consultant (Fehr & Peers) with approval by the Transportation and Traffic Division.

ANALYSIS**Description of Proposed Project**

The developer for the Town Center redevelopment project has submitted an application for a General Plan Amendment and new Special Development Permit (SDP). The General Plan Amendment requests an amendment to the Downtown Specific Plan (DSP) and associated sections of Title 19 (Zoning Code) of the Sunnyvale Municipal Code for an increase in the number of stories from five up to six, and an increase in signage area and types allowed.

The SDP application has been filed for architectural approval of Block 6 and two modifications to the conditions of approval. The Planning Commission previously approved architecture for Blocks 1-5, as required by the conditions of approval. The proposed modifications to the conditions of approval include eliminating outdoor dining areas from the 90,000 square foot cap on restaurant square footage, and well as eliminating the maximum number of seats per cinema auditorium.

For the purposes of this report all actions associated with the General Plan Amendment (Downtown Specific Plan Amendment and associated text changes to Title 19 of the Sunnyvale Municipal Code (SMC)) are collectively referred to as a Specific Plan Amendment (SPA). The proposed SPA is a legislative (policy) action that addresses intensity of development but does not include review of design details such as architecture.

Background

On February 6, 2007, the City Council approved an SDP for the redevelopment of the Sunnyvale Town Center site. As part of that approval, a condition was added that requires the developer to return to the Planning Commission for final approval of architecture and approval of any major changes to the conditions of approval.

Since that time the applicant has been working closely with staff to develop the final plan details and modify the plans to satisfy the conditions of approval. As a result, the applicant has introduced a number of changes (major and minor) to the approved plans. The Planning Commission reviewed and approved the architecture for Blocks 1-5 on August 13, 2007 and August 27, 2007. The Commission also reviewed major changes to the site plan on three occasions: July 2007 (additional office space and new hotel); March 2008 (revisions to Redwood Square); and September 2008 (revised parking structure in Block 6).

This application was heard before the Planning Commission at their October 13, 2008 meeting. The Commission voted 7-0 to recommend approval to the City Council with modified conditions. By practice, when applications require City Council review, all related applications are also sent to the Council for their review and decision. In this case, the Council will review all SDP and SPA requests relating to Block 6 that were reviewed by Planning Commission.

Environmental Review

The subject project is located within the boundaries of the previously certified 2003 Downtown Improvement Program Update Final Environmental Impact Report (EIR). The Final EIR considered the impacts of development for buildout of the Downtown, including the types and maximum intensity of uses for Block 18. The effects of buildout are discussed in terms of cumulative impacts of development and include such issues as traffic volume, cultural resources, and air quality. The Final EIR includes mitigation measures that address the potentially significant impacts identified in the EIR analysis and are applicable to all future development in Downtown. These modifications to the DSP and conditions of approval do not require additional environmental review.

Specific Plan Amendment (Hotel Stories)

In July 2007, a new hotel with up to 200 rooms was approved as part of several modifications to the approved site plan. The hotel is located on the northeast side of the intersection of McKinley and Murphy Avenues. The hotel is approved to be five stories high (four hotel levels over one level of retail) with the lobby level, or lowest level, fronting towards Murphy Avenue. The lobby area is approximately 2,700 square feet and is located between ground floor retail spaces. Hotel parking will be accessed from the parking structure behind the building.

The 2007 revised site plan approval entitled the project in two ways. First, it allowed a hotel to be incorporated into the redevelopment project. Second, it located the hotel at the intersection of McKinley and Murphy Avenues in Block 6. The 2007 approval did not, however, approve the architecture, number of stories, or height of the hotel. At the time it was anticipated the hotel would require only four stories to accommodate 150-200 rooms. These plans were conceptual only for the purposes of understanding the context of the site plan approval.

Since that time, the design of the hotel has undergone incremental changes in response to a number of factors. These types of changes naturally occur as the conceptual design becomes detailed and finalized. While most changes are minor in nature, the proposed change in the number of stories from five up to six (five hotel levels over ground floor retail), is considered a major change. The following is a summary of the changes that occurred since the City Council last reviewed the proposal.

- An architectural firm (Perkowitz & Ruth) has been retained specifically to design the hotel.
- The market demand for the hotels in Sunnyvale is strong and the developer is striving to include the maximum allotment of 200 rooms in the design.
- A hotel restaurant/bar has been incorporated.
- Mid-sized conference rooms (approx 5,000 sf.) have been incorporated.
- Hotel pool and deck area has been incorporated.
- The architecture has been revised to set back the upper stories (levels 2-6) from the intersection of McKinley and Murphy.

The addition of one level in the hotel, from five to six stories, requires a SPA to the 2003 DSP. The DSP allowed up to five stories and 75 feet high. The increase in stories from five to six will not cause an increase in the maximum height of the hotel. Staff is recommending approval of the request.

Specific Plan Amendment (Increase in Signage)

The developer has requested an increase in the allowed signage square footage and type of signs allowed for the project.

Increase in Area: Current SMC regulations allow up to .66 square feet for every one linear foot of building frontage. For example, a 50 foot wide tenant space would allow 33 square feet of signage. The 33 square feet is inclusive of all signs: wall sign, awning sign, projecting sign, etc. The developer is requesting up to 1.5 square feet for every one linear foot of frontage. This would allow the 50 foot wide tenant space to have up to 75 square feet of signage. Examples of the sign square footage request can be found in Attachment E.

The applicant's request is based on two similar sign guidelines. These are from San Jose's Santana Row and the Murphy Avenue Design Guidelines. Both

guidelines allow up to 1.5 square feet for signage per linear foot of frontage. In addition, the 2003 DSP allows the “Signage for Murphy Avenue” portion of the Murphy Avenue Design Guidelines to be applied to the 200 Block of South Murphy Avenue. The intent of the provisions was to help integrate the historic downtown character of Murphy Avenue into the new Murphy extension.

Increase in Sign Type: The applicant has also requested to be allowed to have several types of signs that are not allowed under current SMC sign regulations, including: blade signs (tall and thin signs projecting from the walls), neon signs, electronic changeable copy signs, and portable signs. With the exception of the electronic changeable copy signs, these types of signs are allowed under the current Murphy Avenue Design Guidelines.

Staff believes the applicant’s proposal is consistent with signage typically found in most downtown areas and many shopping districts. Staff is recommending that the signage portions of the Murphy Avenue Design Guidelines be allowed to apply to the entire Block 18 sub-district of the DSP. Staff finds that a uniform signage program for Murphy and the Town Center project will continue the goal of blending the two areas into a more unified downtown district.

There are two modifications, in addition to the Guidelines, that staff is recommending for Block 18 signage. The first is the area allowed for blade or projecting signs. The Murphy Guidelines allow only ten square feet per sign face since buildings on Murphy are one to two stories (20-40 feet high). Under the Guidelines, projecting signs are allowed in addition to the 1.5 square feet of signage allowed per building. The Town Center buildings are two to six stories (40-75 feet high) with greater opportunity for taller blade signs. Staff recommends that blade signs be allowed to exceed the maximum 10 square feet but the square footage of the sign would not be in addition to the basic allotment of 1.5 square feet. The blade sign area and all other signs would be taken from the 1.5 square foot allotment.

The second modification staff is recommending is to allow electronic changeable copy signs. These signs typically are electronic flat screens with static pictures that change on an intermittent basis. These signs are not reader boards, video screens, moving graphics, or other types of animated signs. The electronic changeable copy signs are not intended or suitable as the primary identification sign of retailers or restaurants, or for use as off-site advertising of a product or store. They may be found in common areas or at the cinema. They are intended to be general downtown or project information signs, directional signs, seasonal events, Redwood Square, events, etc. The signs are also intended to be used on a limited basis. Staff is recommending the DSP be modified to allow these types of signs but, the general location, number, design, and operational details must be approved as part of the Master Sign Program for Block 18. The Program will return to the Planning Commission for their review at a later date.

Special Development Permit (Block 6 Architecture)

The applicant has submitted architectural plans showing the proposed architecture for Block 6. Detailed information on the proposed architecture (streetscape views, elevations, enlarged details, and floor plans) can be found in Attachment G. Staff has reviewed the applicant's submittals in detail and generally supports the proposed architecture. Staff believes a majority of the applicant's proposed architecture meets the goals and vision of the DSP, but not the entire proposal. Staff is recommending approval of the architectural plans with conditions.

Block 6 – Washington Elevation: The applicant is proposing single-story retail buildings for the Washington Avenue elevations. Most of the buildings will have apparent two-story massing up to 34 feet high. The second stories will be false stories and will not be occupied space. The intent of the developer is to create an elevation similar in mass and scale to the Murphy Avenue elevations and also to partially conceal the garage.

The architect's plans show the exterior facades for the retail spaces but do not show the final tenant improvements or store fronts for the individual retailers. The individual retail improvements will be reviewed and approved by staff. Within this area, the individual tenants will have the option to improve approximately the first 12 feet with their individual store fronts with their specific identity or architectural theme. Under the subject permit, the first levels of the retail spaces are being reviewed with the understanding that the first floor facades can be modified by the individual tenant. The tenant improvement will be regulated now and in the future by the Tenant Design Criteria Manual which must be approved by the Planning Commission at a future date. The criteria will regulate the quality and compatibility of the tenant improvements.

Staff generally supports the applicant's proposal and finds the following elements to be positive aspects of the design:

- Proposed architecture is complementary to the architecture on Murphy Avenue.
- The applicant is proposing a variety of rooflines, materials, and facades that will help to create an eclectic, built-over-time feel to the development.

Staff is recommending several changes to the applicant's proposal that would help the design become more consistent with the commercial architecture reflected on Murphy Avenue. The following list has been included in the recommended conditions of approval for these elevations, as well as for the tenant improvements when they are reviewed:

The revised elevations shall be consistent with the Murphy Avenue Design Guidelines. The revisions should include the following potential features:

- The building should incorporate glazed tiles on building façade bases.

- All buildings should have bulkheads on storefronts.
- Transom windows on storefronts should be incorporated
- The building should incorporate recessed storefront doors.

Block 6 – Murphy Retail Buildings: There are three buildings located on the east side of the Murphy Avenue extension (200 Block of South Murphy). Only the buildings on the east side are under review at this time since the architecture for the west side was previously approved. Similar to the Washington Avenue elevation, the two buildings attached to the parking structure will have apparent two-story massing up 34 feet high. The retail buildings below (first floor) the hotel are approximately 26 feet high.

Staff has reviewed the applicant's plans and generally supports the architecture proposed. Staff believes the retail architecture meets the DPS's goals and finds the following are positive features of the retail architecture:

- There is an attractive and eclectic mix of architectural styles, materials, windows, and facades, which will help create the look of a downtown built over time.
- There is a variety of roof overhangs, canopies, and sign areas that will help create a sense of different buildings.

Staff is concerned that the retail buildings fronting on Murphy Avenue do not reflect enough of the historic character of the 100 Block of S. Murphy Avenue. Staff believes the proposed buildings should be similar to buildings on Murphy Avenue and should incorporate architectural elements consistent with the existing storefronts along Murphy Avenue. There is a natural progression for the architecture that should occur as the new Murphy extension leads away from Historic Murphy Avenue to the more modern architecture of the hotel in the new downtown area. Staff believes a previously approved condition (A18.5) for the Murphy Avenue extension should apply only to the two northern buildings (Q and Q-1) on Murphy Avenue that are attached to the parking structure. This condition states:

A18.5 Murphy Avenue extension storefronts elevations shall be revised to incorporate elements that reflect the historic character of the 100 Block of S. Murphy Avenue. The revised elevations shall be consistent with the Murphy Avenue Design Guidelines. The revisions should include the following potential features:

- a. Historic roofline treatments.*
- b. Glazed tiles on building façade bases.*
- c. Bulkheads and transom windows on storefronts.*
- d. Recessed storefront doors.*

Block 6 – Hotel Building: The applicant is proposing a hotel with 194 rooms, located at the intersection of Murphy and McKinley Avenues. The lobby will front on Murphy Avenue and hotel parking will be accessed from the parking structure behind the building. The architects have chosen a modern design that

includes sharp, clean horizontal lines, and strong angular forms. The proposal includes large glass windows for the restaurant/bar area on the second level. The first floor will incorporate retail on the ground floor facing towards Murphy and McKinley Avenues.

The developer is proposing 194 rooms rather than 200 in order to set back the sixth level on the Sunnyvale Avenue side. The intent is to minimize the mass and scale, to the extent practicable, as seen from the adjacent neighborhood. This is in response to comments from Planning Commissioners and Councilmembers during study sessions. There is also a condition of approval limiting any architectural features over 75 feet high on Sunnyvale Avenue:

- A5. *Up to 25 feet of additional height may be allowed for architectural features such as spires, towers, cupolas, etc., except the areas along Iowa and Sunnyvale Avenues.*

The developer has stated their preference to construct the full 200 rooms and to not set back the sixth level. While staff concurs that the additional six rooms would be a positive change for the project, the stepped back portion of the elevation is equally important. Staff is not recommending a modification.

Staff generally agrees with the proposed design and believes the following are positive features:

- Modern architecture blends with much of Sunnyvale's existing architecture and a more modern, sleek look is planned for McKinley retail frontages.
- The tall glass windows will have a striking appearance as seen from the street level.
- There is a strong mix of exterior materials, including metal siding, metal accents, wood, brick and smooth cement plaster, will help to create a modern building that will fit into an eclectic context of the Downtown area.
- The modern architecture will also complement the new Target building across the intersection.
- The mechanical equipment on the hotel has been incorporated (fully screened) into the architecture (sloped roofline feature).

Staff acknowledges the difficulty of designing a hotel in an urban environment; particularly where all four sides of the building are exposed to public view and there is one level of retail on the ground floor. Staff recommends the following minor design enhancements:

- The "exterior cement plaster" shall be reviewed and approved by the Director of Community Development, with the intent of making the material/finish a controlled surface texture and shall be of a high quality.
- The windows should be recessed, not flush mounted, which emphasizes a flat appearance.

- The colors, materials, and other architectural accents shall be reviewed with staff with the intent of increasing the diversity and amount of the proposed elements.
- The finish of the “aluminum composite panel system” should not be reflective.
- The signs and graphic displays are not approved under this application and will be reviewed under a separate master sign permit application.
- The exterior cement scoring shall be at least one inch in width and depth, unless otherwise approved by the Director of Community Development.

Staff has included the above design revisions as recommended conditions of approval in Attachment C.

Block 6 – Parking Structure: The parking structure in Block 6 will contain approximately 1,151 parking spaces (including up to 250 on a potential future fifth level of garage). The architect has designed the Block 6 structure with an Art Deco theme that integrates into the ground floor retail buildings. Staff supports the following elements of the proposed architecture:

- The vertical columns help to break the horizontal mass of the structures.
- The vehicle entrances are visually interesting features and will function to highlight the driveways.
- The pedestrian entrance has been moved as close as possible the Washington and Murphy Avenues intersection.
- The stone base material shown on the ground level of the structures will contribute to a positive pedestrian experience.
- The first floor green screens will contribute to a seamless retail/downtown pedestrian experience.

Staff recommends one addition to the proposed parking structures elevations:

- The open spaces and concrete spandrels between columns, shown in the second through fifth levels, should be studied for use as public art/murals, spandrel glass, or other visually attractive element, with the intent of creating visual interest and minimizing the appearance as a parking structure.

Staff has included the above design revisions as recommended conditions of approval in Attachment B.

Special Development Permit (Outdoor Dining)

The developer has requested a modification to condition of approval G11.d.3. This condition requires outdoor seating to be included in the 90,000 square foot restaurant cap on Block 18. The outdoor seating referenced in the condition is seating outside of restaurants which also have indoor seating. The condition is not referring to the second level food court restaurants at Redwood Square. The maximum total square footage of outdoor seating is estimated at 13,000 square feet, but this number will vary depending on the season, number of restaurants,

availability of seating area near the restaurant, and the desire of the restaurateur. The amount of outdoor dining is not limited by the current SDP but will effectively be limited by the amount of restaurant square footage.

In 2004, Block 18 was originally approved for 70,000 square feet of restaurant based on concerns from the Murphy Avenue restaurateurs and the City's Department of Public Safety. The Murphy restaurateurs were concerned that an over concentration of restaurants in Block 18 would place them in a competitive disadvantage. The City Council at that time stated they were concerned that Murphy Avenue may lose some of the established businesses and placed the limitation on restaurant square footage. Public Safety was concerned that a large number of restaurants, particularly those with bars, could create an unsafe or unmanageable situation.

In 2007, the 70,000 square feet was raised to 90,000 square feet to allow the new developer additional flexibility in retaining tenants. At that time, there were more potential restaurant tenants than retail tenants who expressed an interest in locating in the project. Also in 2007, the new developer incorporated a police sub-station into the plans (located near the cinema), alleviating Public Safety's concerns to a greater extent.

The applicant has stated that outdoor dining is typically not utilized at the same time as indoor seating and is a function of the weather, not a function of additional seating. The applicant has also stated that outdoor seating is not included in a shared parking calculation for mixed use projects, so should not have a detrimental effect on the project's parking requirements. In other shopping center developments, outside of downtown, with outdoor dining, staff has included the area devoted to outdoor seating in the required parking calculations. Staff confirmed that outdoor dining uses are not typically included in mixed use project shared parking calculations using adopted Urban Land Institute (ULI) 2005 data.

Staff is recommending a modification to the condition of approval as the applicant has suggested, based partially on the applicant's justification but also on the following two findings. First, if outdoor dining is included in the restaurant cap, it could restrict the amount of outdoor seating available in the project, as there is no minimum requirement for outdoor seating. The applicant has indicated that the 90,000 square feet will be primarily indoor restaurant seating, with limited outdoor seating areas. The unintended result of this will be to remove much of the vitality and presence in the common areas and sidewalks that outdoor seating creates.

Second, allowing more outdoor dining will, to a lesser extent, allow more restaurant seating in the development. Staff believes this is a positive change for the project as it will produce a more optimal mix of uses and restaurant tenants. Currently the percentage of restaurant in the project is 9% of the total minimum

required retail/restaurant square footage. If the approximate 13,000 square feet of outdoor dining is added, the new percentage will be 10% of the minimum required retail/restaurant square footage. As a matter of context, Santana Row currently has a restaurant mix of 17%, Westfield's Valley Fair Mall has 8% restaurants, and Stanford Mall has only 2% restaurant.

While staff is recommending a modification to the conditions to exempt 100% of outdoor dining, the Planning Commission or City Council may wish to approve an alternative condition (e.g. 30% or 50%) for an outdoor dining exemption from the restaurant cap.

Special Development Permit (Number of Cinema Seats)

The developer has requested a modification to condition of approval G11.d.2 to remove the 425 seat limitation for any one auditorium (movie theater) in the cinema. The cinema was approved for a maximum of 14 screens (2,950 seats) and the developer is now proposing to construct 13 screens (2,236 seats), one of which will be a large screen theater (700+ seats) showing first-run, "block buster" films. This modification will not affect the maximum number of seats allowed for the cinema. The seat limit condition originated from a concern that too many patrons arriving or leaving from the cinema at one time may cause significant traffic congestion. Newer traffic modeling and new shared parking analysis suggests this would not be the case. The rationale behind the change is that cinemas, located in larger mixed use project rather than stand-alone cinemas, will have movie customers who will patronize the other uses (e.g. retail stores, restaurants, cafes) in the development. This is particularly true of a project like the Town Center that is located in a downtown that includes other off-site uses.

Staff has reviewed the request and is recommending approval of the modification.

Parking Analysis: The developer has submitted a shared parking analysis from a transportation and traffic consultant (Fehr & Peers) dated August 5, 2008 (see Attachment F). The report is the latest in a series of reports staff has requested on shared parking. Whenever project changes are suggested or approved, a new report reflecting these changes is submitted. The analysis outlines the parking impacts resulting from the requested changes (i.e. 194 room hotel, underground parking, outdoor seating) and the total parking proposed. The report shows the minimum parking required is 5,217 spaces and the developer is proposing 5,234 spaces. This does not include the recently approved additional parking deck in Block 6, which can accommodate up to 250 spaces. If additional project changes occur, another shared parking analysis will be requested per conditions of approval G9.e.

Underground Parking: The new Block 6 plans show a partial level of underground parking for 38 spaces. The previous site plans approved in July

2007 showed a full level underground that contained 141 spaces. At the time this underground level was designed the issues of underground contamination were not fully known. In particular, the extent and concentration of the contamination had not yet been studied. Since that time, it has become clear that Block 6 cannot be fully excavated for one level of underground parking due primarily to the cost of cleanup. The applicant was, however, able to include the partial level in an area that did not have a high concentration of contaminants.

This underground level is not necessary to meet the minimum shared parking requirements for the project, but it is necessary to achieve the required number of underground parking spaces (1,112), per the Developer Agreement (ARDDOPA) between the Redevelopment Agency (RDA) and the developer. This agreement states there shall be approximately 1,112 underground spaces. Counting 50% of the parking spaces on the Block 6 ramp, the project will include 1,101 underground spaces, which staff believes substantially meets the intent of the agreement (11 spaces short). As a matter of policy, staff only counts 50% of any ramp parking spaces towards the underground requirement. This measure is also common practice for transportation and traffic consultants.

Sustainable/Green Building: Under the February 2007 SDP approvals there were a number of sustainable development conditions of approval that required the developer to explore green building techniques. The applicant has included these features in the design and has stated the following features for the Block 6:

- Hotel will exceed Title 24 (Energy) standards.
- Hotel will conduct Thermal Comfort Survey 1 year after occupancy.
- Drought tolerant landscaping and water efficient irrigation is being employed.
- The structural frame is concrete that incorporates recycled content (fly ash)
- The parking structure will be naturally ventilated.

Compliance with Development Standards: The applicant is not requesting deviations from the Sunnyvale Municipal Code (SMC) through this SDP.

Expected Impact on the Surroundings

The proposed DSP amendment will have a minimal impact on the adjacent uses across Sunnyvale Avenue. The amendment will not result in an increase in height or mass, but the additional story could result in a subtle perception of increased height in the hotel building. Considering the existing height limits under the DSP and the adjacent land use intensities, the proposed scale of development would be consistent with the intended character of Block 18 and the DSP. The following table compares land use, height, FAR, and density (General Plan level community character elements), for seven similar downtown blocks.

Comparison to Adjacent DSP Sub-Districts Zoning Standards

Location	Primary Uses Allowed	Max. Height	Max. Number of Stories
Block 1 (Mozart)	Office/retail	100 ft.	6
Block 1a (Town & Country)	Residential/Retail	85 ft.	6
Block 2 (Murphy)	Retail/Office	36 ft.	2
Block 7	Retail/Residential	50 ft.	4
Block 8a	Residential	30 ft.	2
Block 8	Residential	30 ft.	2
Block 9	Residential	30 ft.	2
Block 18 (Existing)	Mixed Use	75 ft. (80 ft. cinema)	5

Fiscal Impact

The project is located within the Sunnyvale Central Core Redevelopment Project area. Property Tax Increment associated with redevelopment of the site goes to the Sunnyvale Redevelopment Agency (RDA) to be used for appropriate public investment in revitalizing the Downtown area. The 2007 project was expected to result in an estimated \$4.05 million of annual Property Tax Increment to the RDA.

If the proposed SPA is not approved, the hotel would be redesigned to have fewer rooms, smaller rooms, and/or reduced conference room space. The result would be a potential decrease in future hotel Transit Occupancy Tax (TOT).

No fiscal impacts are expected as a result of the SDP for architectural approval.

Public Contact

Planning Commission Hearing: The application was heard before the Planning Commission at their October 13, 2008 meeting. At the hearing, the Commission

discussed numerous issues related to the project including; parking requirements, height of the hotel and parking structure, architecture, and materials. The Commission on a 7-0 vote recommended approval of the application with two added conditions of approval. The conditions are:

1. Condition A30.9)—New: Work with staff to redesign the brick canopies with a more traditional downtown appearance.
2. Condition A.32.4)—Delete: (repeats condition A.32.2)
3. Condition A.32.6)—New: Redesign the upper level northeast corner of the parking garage to match, or be of a similarly significant design as, the northwest corner of the garage.

(See the DRAFT Planning Commission Minutes in Attachment H for details):

Public Hearing notices were sent to property owners and tenants in an approximate 500 foot expanded radius of the project area, as well as the following: all neighborhood associations, all Downtown business property and business owners, stakeholder list from 2008, and other interested parties.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 1,902 notices mailed to the property owners, residents, tenants, as well as other interested parties within expanded 500 ft. of the DSP boundary. 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Findings

Findings and General Plan Goals: Staff was able to make the required Findings based on the project description, justifications, supplemental studies and the above analysis for the Special Development Permit as conditioned below. Findings and General Plan Goals are located in Attachment A.

Recommended Conditions of Approval: Conditions of Approval are located in Attachment B and C and reflect the modifications made by the Planning Commission.

Alternatives

Specific Plan Amendment (Increase in Height):

1. Approve a Resolution to amend the Downtown Specific Plan for Block 18 and introduce an Ordinance to allow an increase in the number of stories from five to six (no height increase).
2. Deny the request for an additional story within Block 18.

Specific Plan Amendment (Increase in Signage):

3. Approve a Resolution to amend the Downtown Specific Plan for Block 18 and introduce an Ordinance to allow an increase in the allowed sign area and type.
4. Approve a Resolution to amend the Downtown Specific Plan for Block 18 and introduce an Ordinance with modified intensity for additional sign area and type, as determined to be appropriate for Block 18.
5. Deny the request for an increase in the allowed sign area and type within Block 18.

Special Development Permit (Block 6 Architecture):

6. Approve the Special Development Permit for Block 6 architecture with the attached findings and conditions of approval (as modified by the Planning Commission).
7. Approve the Special Development Permit for Block 6 architecture with modified findings and conditions of approval.
8. Deny the Special Development Permit.

Special Development Permit (Outdoor Seating):

9. Approve the Special Development Permit to modify condition of approval G11.d.3 to exclude all designated outdoor dining from the 90,000 square foot restaurant limitation with the attached findings.
10. Approve the Special Development Permit to modify condition of approval G11.d.3 to exclude a portion (percentage) of designated outdoor dining from the 90,000 square foot restaurant limitation with modified findings and condition of approval.
11. Deny the Special Development Permit.

Special Development Permit (Number of Cinema Seats):

12. Approve the Special Development Permit to modify condition of approval G11.d.2 to remove the 425 seat limitation for any one auditorium in the cinema with the attached findings.
13. Approve the Special Development Permit to modify condition of approval G11.d.2 to remove the 425 seat limitation for any one auditorium in the cinema with modified findings and total number of seats.
14. Deny the Special Development Permit.

Recommendation

Alternatives 1, 3, 6, 9, and 12: Approve the following:

1. Specific Plan Amendment and Ordinance to allow an increase in the number of stories from five to six; and
3. Specific Plan Amendment and Ordinance to allow an increase in the allowed sign area and type; and
6. Special Development Permit for Block 6 architecture with the attached findings and conditions of approval (as modified by the Planning Commission); and
9. Special Development Permit to modify condition of approval G11.d.3 to exclude all designated outdoor dining from the 90,000 square foot restaurant limitation with the attached findings; and
12. Special Development Permit to modify condition of approval G11.d.2 to remove the 425 seat limitation for any one auditorium in the cinema with the attached findings.

Staff believes the proposed SPAs and SDPs supports the vision of the Downtown Specific Plan: to create “an enhanced, traditional downtown serving the community with a variety of destinations in a pedestrian-friendly environment.” The proposals meet or exceed the requirements of the Downtown Specific Plan, with the recommended conditions of approval addressing architectural details.

The benefits of the project to the City of Sunnyvale are significant in terms of revitalization of Downtown and enhancing its identity, provision of additional needed housing units, support of smart growth and mixed use near the multi-modal transit station, provision of convenient community-serving retail/entertainment uses, and financial gains (tax revenue). The project also benefits the community in providing a centralized location for community activities.

Reviewed by:

Hanson Hom
Director of Community Development
Reviewed by: Trudi Ryan, Planning Officer
Prepared by: Steve Lynch, Project Planner

Approved by:

Amy Chan
City Manager

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Draft Resolution to Amend the 2003 Downtown Specific Plan
- D. Draft Ordinance to Amend Sunnyvale Municipal Code
- E. Sign Examples
- F. Fehr & Peers Parking Analysis, August 5, 2008
- G. Architectural Plans
- H. Draft Planning Commission Minutes, October 13, 2008

General Plan Goals and Policies

Downtown Specific Plan

DSP B3: *Improve the Town Center area by reinforcing connections into and through the mall and improve the quality of the tenant mix and mall's physical environment.*

The reconnected street grid and demolition of the core of the mall will provide extensive connections and provide opportunity to attract new quality tenants in support of the remaining department stores and small businesses in downtown.

DSP B.4: *Continue to encourage landscaping, streetscape, and façade improvements for all streets throughout the Downtown.*

The proposed project will complete the architectural improvements for the final block within the Block 18 redevelopment area of the DSP.

DSP E.1: *Create a sense of arrival and address through the improvement of major arterials to the Downtown in accordance with the proposed streetscape designs.*

The proposal includes enhanced architecture reflective of a Downtown constructed over time that creates a downtown shopping district within the existing Downtown area. With the conditions of approval, the proposal complies with and exceeds the DSP goals.

Recommended Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. The project meets the goals and policies of the General Plan, as discussed above.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties through its mix of permitted uses, enhanced landscaping, architectural design, supply of parking, and investments in street frontage improvements and traffic signals. The proposal, as conditioned, minimizes development impact on the surrounding properties and allows development complementary to Sunnyvale Downtown goals and image. The redevelopment of the property

will in fact be a positive benefit to surrounding uses and improve the general appearance and form of Block 18.

Downtown Specific Plan Design Guidelines

The Downtown Specific Plan contains very specific Design Guidelines in both textual and diagrammatic form. The level of detail is precise for many guidelines (e.g. colors, exterior glazing, landscape, materials and art features) and is most appropriately utilized for review of final building details. However, the pertinent project level and general building guidelines are discussed below in relation to the nature of the proposed Special Development Permit.

Architecture and Design Details

<p>GOAL B.1: Use variable heights and roof forms to break up the building mass. Do not present a uniform block of building built to the maximum height limit.</p>	<p><i>The proposed architecture shows multiple rooflines, forms, materials. Except the hotel, the Block 6 buildings are not built to the maximum allowed.</i></p>
<p>GOAL B.2: Interrupt ground floor facades about every 30 ft. with various architectural elements such as trellises, balconies, steps, openings etc.</p>	<p><i>The ground floor facades are broken into multiple buildings or facades that appear to be different buildings.</i></p>
<p>GOAL B.3: New commercial development should have a variety of styles and appear to be constructed over a long period of time. “Cookie cutter” development is discouraged.</p>	<p><i>The new architecture for Block 6, with conditions of approval, includes a variety of architecture, materials, fenestration, and rooflines, which reflect the appearance of a downtown constructed over a long period of time. will also meet the appearance of a downtown constructed over a period of time.</i></p>
<p>GOAL B.4: Establish an architectural character that respects Sunnyvale’s historic downtown assets. Commercial buildings in the Murphy Avenue Heritage Landmark District, homes in the Taaffe-Frances Heritage Housing District and individual structures on the Sunnyvale Cultural Resources Inventory offer a vocabulary of design details.</p>	<p><i>The commercial buildings on the east side of the new Murphy Avenue extension will reflect the historic character of Murphy Avenue. The residential buildings on Iowa were previously approved.</i></p>
<p>GOAL B.5: Buildings within Sunnyvale’s downtown may be contemporary in their form if architectural detailing is compatible with the surrounding architectural styles.</p>	<p><i>Several of the new buildings are contemporary forms of architecture but will contribute to the eclectic character of Downtown architecture.</i></p>

<p>GOAL B.6: “Corporate architecture” and generic designs are prohibited. Design each project specifically with respect to its own surrounding environment.</p>	<p><i>The proposed architecture does not contain corporate architecture. Individual tenant improvements with corporate identities will be limited to their individual store front area only.</i></p>
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Building Facades

<p>GOAL B.9: Define buildings with three distinct components: base, middle and top. Each component shall have horizontal and vertical articulation.</p>	<p><i>The proposed architecture of the retail buildings will be able to meet this goal with the conditions of approval.</i></p>
<p>GOAL B.10: Use strongly defined bases for buildings. Delineate the building base with architectural features such as a string course or cornice element or quality exterior materials such as stone, precast concrete, decorative terra cotta, brick masonry, and limited applications of metals such as painted ornamental steel, stainless steel, chrome, or bronze.</p>	<p><i>All buildings will have strongly defined bases.</i></p>
<p>GOAL B.11: Provide awnings, canopies, and shade structures along the street level to create intimate enclosures at the sidewalk and accommodate signs, graphics, and lighting.</p>	<p><i>Various awnings and canopies (primarily the ground floor retail architecture) will be utilized with the proposed architecture and the individual tenant improvements.</i></p>
<p>GOAL B.12: Emphasize the street level with the highest quality materials and detailing.</p>	<p><i>The proposed architecture includes the use of stone and other natural materials on the pedestrian level.</i></p>
<p>GOAL B.13: For upper floors, articulation is the most important quality. Continuous flat facades should be avoided through recessed windows, awnings, French balconies, bay windows and vertical elements.</p>	<p><i>The upper floors of the proposed parking structure and hotel show nice articulation and setbacks, although additional features intended to create architectural interest will be required through the conditions of approval.</i></p>
<p>GOAL B.14: Articulate entrances as special design elements. Give corner entries special design treatments using recesses or chamfers.</p>	<p><i>Vehicle entrances have been designed with visually interesting features.</i></p>

GOAL B.15: Use variable heights and roof forms to break up the building mass. Do not present a uniform block of building built to the maximum height limit.	<i>The plans show variable heights of the roof forms and correctly break up the building's mass.</i>
GOAL B.16: Create architectural relief, definition and shadow by recessing storefronts, windows, and entry doors at least 6 inches.	<i>Windows and doors are recessed throughout the development and conditions of approval call for the retail building on Murphy and Washington Avenues to incorporate additional historic retail inset features.</i>
GOAL B.17: Provide window displays and views into active retail, entertainment, and commercial uses.	<i>Window displays are proposed for ground floor retail throughout the development.</i>
GOAL B.19: Avoid blank facades.	<i>There are no significant blank facades proposed.</i>
GOAL B.20: Avoid oversized detailing, particularly at the pedestrian levels.	<i>There are no oversized details.</i>

Roofs

GOAL B.21: Roof treatments, such as cornices and overhangs, are encouraged to clearly delineate and terminate individual building tops. Unarticulated parapets are not allowed.	<i>The applicant has proposed a variety of roof forms that meet these standards.</i>
GOAL B.22: Roof overhangs are encouraged to feature rafter or outrigger treatments.	
GOAL B.23: Use mansard roofs that emulate gabled or hipped roofs only when fully gabled or hipped roofs are impractical due to building size limitations.	
GOAL B.24: Minimize the appearance of exterior roof drains.	<i>All roof drains will be screened from view.</i>

Windows

GOAL B.25: Windows and mullions are encouraged to form composed patterns of fenestration to complement a	<i>The retail buildings meet this goal.</i>
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<p>building’s massing and to provide scale and rhythm. Mullionless glazing systems are discouraged except at street level retail uses or as a limited, special building feature.</p>	
<p>GOAL B.26: Use quality window systems such as painted, front-loaded aluminum or steel systems, casement systems or double-hung systems. Limit curtainwall or horizontal strip windows. Avoid surface mounted fin systems.</p>	<p><i>The plans propose a limited amount of curtain wall on the hotel restaurant facing McKinley. The proposed windows are generally painted aluminum casements.</i></p>
<p>GOAL B.27: The use of clear glass is required for the ground floor. Green tinted glass; fritted glass; and decorative glass may be considered as decorative elements or for upper floors.</p>	<p><i>Clear glass is proposed and has been conditioned as part of the approval.</i></p>
<p>GOAL B.28: Glass tints such as solex light or solex medium green are preferred to darker tints such as bronze or dark gray. Additional protection from solar gain shall be enhanced by building design utilizing recesses and shading devices. Mullionless, monolithic glazing may be used in special applications (such as retail shop fronts or office lobbies) as an accent to the overall design, but shall not be used as an overall design theme. Acceptable frit patterns include dot patterns or custom patterns.</p>	<p><i>There are no dark glass tints proposed.</i></p>
<p>GOAL B.29: Reflective glass is not permitted except in minor, decorative applications.</p>	<p><i>With limited exceptions, the glass is required to be clear.</i></p>
<p>GOAL B.30: Continuous strip windows are discouraged.</p>	<p><i>There are no strip windows.</i></p>

Signage

<p>GOAL D.10: The extension of Murphy Avenue shall be subject to the same sign criteria as listed in the Murphy Avenue Design Guidelines.</p>	<p><i>The proposed SPA will generally apply the Murphy Avenue Design Guidelines to the entire Block 18.</i></p>
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Parking Structures

<p>GOAL E.1: Horizontal parking decks shall occur at perimeter bays, visually shielding sloping ramps at interior bays, giving structures a simple expression of vertical columns and horizontal beams and spandrels.</p>	<p><i>The sloping ramps have been designed to be on the Sunnyvale Avenue side of the parking structure. While visibility has been minimized from the exterior street, portions of the ramp will be seen.</i></p>
<p>GOAL E.2: Facades shall be given the same thoughtful design consideration as active use buildings.</p>	<p><i>The applicant has designed the facades to be compatible and consistent with the overall architecture for the Town Center project.</i></p>
<p>GOAL E.3: Facade organization shall recognize the base and the top as important design elements. The base shall be enriched with finer materials and decorative elements, and the top shall be terminated with cornices or moldings.</p>	<p><i>The proposed architecture meets this goal with enriched natural materials and stone as the base material.</i></p>
<p>GOAL E.4: The ground floor shall be designed to shield direct view of parked cars to the extent feasible, through use of decorative grilles, landscaping, or low walls.</p>	<p><i>The ground floor is shielded with low walls and green screen.</i></p>
<p>GOAL E.5: Solid spandrels, 2' - 8" minimum in height, shall be provided at perimeter bays to completely conceal the front of parked cars on elevated levels.</p>	<p><i>Spandrels have been incorporated into the design through the recommended conditions of approval.</i></p>
<p>GOAL E.6: Exterior cladding utilizing exposed cast-in-place concrete or precast concrete shall be of an architectural quality, utilizing high quality forming materials, and incorporating reveals, textures, sandblasting techniques, etc.</p>	<p><i>The exterior materials meet this goal with use of stone, brick, cast-in-place concrete, metal, and glass.</i></p>
<p>GOAL E.7: Stair and elevator cores shall be designed as important</p>	<p><i>The stairways have been integrated into the design of the building.</i></p>

<p>architectural components and shall be treated with finer materials and high quality lighting.</p>	
<p>GOAL E.8: Use of finer cladding materials and decorative elements is encouraged at upper floors.</p>	<p><i>The proposed materials meet this goal.</i></p>
<p>GOAL E.9: Light poles of the top level shall not be placed along the exterior walls, but located sufficiently inward from the exterior walls so they are not readily visible from the street.</p>	<p><i>Light poles will be located inward from the top edge of the structure.</i></p>

Service Facilities and Mechanical Equipment

<p>GOAL F.1: Locate service areas and drives away from public streets and nearby residential uses. Place service facilities in the least visible areas.</p>	<p><i>The service area for the hotel and retail tenants will be fully screened and located within the Block 6 garage. It will not be readily visible from the public streets.</i></p>
<p>GOAL F.2: Fully screen all service facilities from the public street and adjoining properties.</p>	
<p>GOAL F.3: Integrate screening for rooftop mechanical equipment into the building massing, using quality materials compatible with exterior building façade materials. Arrange screening into a compact cluster to the extent possible rather than several small individual screening structures. If multiple screening structures are required, integrate them into the building massing. Roof access ladders shall not be located on the exterior of a building.</p>	<p><i>The rooftop screening has been incorporated into the hotel roofline.</i></p>
<p>GOAL F.5: Wall or window mounted air conditioners shall not be visible from a public street unless architecturally treated or screened to blend with the existing building.</p>	<p><i>There will be no window or wall mounted air conditioners.</i></p>

Recommended Conditions of Approval for SDP

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Approval of this Special Development permit includes all previous Conditions of Approval from Special Development Permit #2007-0030, 2007-0516, 2007-0611, and 2008-0097. Unless otherwise noted, all conditions shall be subject to the review and approval by the Director of Community Development.

Block 6 Architecture and Modified COAs**A.18 Architecture – Commercial/Retail**

1) – 11) *Previously approved conditions of approval.*

- 12) The revised elevations for the retail buildings on Washington Avenue shall be consistent with the Murphy Avenue Design Guidelines. The revisions shall include the following, or other equivalent features:
- a. The building shall incorporate glazed tiles on building façade bases.
 - b. All buildings shall have bulkheads on storefronts.
 - c. Transom windows on storefronts shall be incorporated
 - d. The building shall incorporate recessed storefront doors.

A30. Architecture – Hotel

- 1) The interior building elevations of the hotel buildings shall be substantially similar to the exterior elevation of the same building. Minor deviations of the approved plans (e.g. colors, materials, window placement) may be approved administratively by the Director of Community Development.
- 2) The windows should be recessed, not flush mounted, which emphasizes a flat appearance.
- 3) The colors, materials, and other architectural accents shall be reviewed with staff with the intent of increasing the diversity and amount of the proposed elements.
- 4) The “exterior cement plaster” shall be reviewed and approved by the Director of Community Development, with the intent of making the material/finish a controlled surface texture and shall be of a high quality.
- 5) The finish of the “aluminum composite panel system” shall not be reflective.
- 6) All signs and graphic displays shown in the plans are not approved under this application and shall be reviewed under a separate master sign permit application.

- 7) The exterior cement scoring shall be at least one-half inch in width and depth, unless otherwise approved by the Director of Community Development.
- 8) The glass on the exterior walls facing Sunnyvale Avenue shall be low reflectivity.
- 9) Work with staff to redesign the brick canopies with a more traditional downtown appearance. (per PC)

A32. Architecture – Parking Structures (Block 6)

- 1) As shown on the approved plans, the parking structures elevations shall incorporate the following:
 - a. A strong architectural styling (Art Deco) as the prominent visual feature of the structure.
 - b. The base material of the structures at the pedestrian level shall be stone.
- 2) The open spaces between columns, shown in the second through fifth levels, should be studied for use as public art/murals, spandrel glass, or other visually attractive element, with the intent of creating visual interest and minimizing the appearance as parking structures.
- 3) Any proposed signage or advertising panels are not approved as part of this permit, but may be selectively considered with review and approval of the master sign program for the overall project.
- 4) ~~The open spaces between columns, shown in the second through fifth levels, should be studied for use as public art/murals, spandrel glass, or other visually attractive element, with the intent of creating visual interest and minimizing the appearances as a parking structure. (per PC)~~
- 5) Parking structure stairways and elevator waiting areas shall be designed to be visually open, with attention to security and visibility.
- 6) Redesign the northeast corner of the parking garage to match, or be of a similarly significant design as, the northwest corner of the garage. (per PC)

G11.d Permitted Uses

- 2) Cinema multi-plex of up to 60,000 square feet and 2,950 seats; ~~maximum of 425 seats for any one single auditorium.~~
- 3) Restaurants (including: fast food, ~~and designated outdoor seating,~~ excepting the enclosed food court uses and "snack bars" within major department stores) with a maximum of 90,000 square feet.

RSP Revised Site Plan

RSP 1-5. Previously approved conditions of approval.

RSP6. The general location, number, design, and operational details of all electronic changeable copy signs must be approved as part of the Master Sign Program for Block 18. The signs are intended

for use as general downtown or project information signs, directional signs, seasonal events, Redwood Square events, etc, that are used on a limited basis. The signs are not intended to be used by retailers as off-site signage or for advertising any products or stores.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE GENERAL PLAN AND THE 2003 DOWNTOWN SPECIFIC PLAN (DSP) TO ALLOW AN ADDITIONAL STORY TO HOTEL AND TO APPLY MURPHY AVENUE DESIGN GUIDELINES TO BLOCK 18

WHEREAS, the City of Sunnyvale has been engaged in a Downtown Improvement Program ("Program") with the goal of revitalizing the City's original central area. The Program has consisted of a number of City-adopted, interrelated planning and redevelopment components, including the Sunnyvale Downtown Specific Plan and associated zoning code provisions (adopted 1993), the Murphy Avenue Design Guidelines (adopted 1994), and the Sunnyvale Downtown Redevelopment Plan (adopted 1975, last amended 2003); and

WHEREAS, the City updated its Downtown Improvement Program and amended the General Plan, Downtown Specific Plan, related zoning code provisions, and the Downtown Redevelopment Plan. In June of 2003, the City Council certified an environmental impact report that evaluated the proposed changes to the Downtown Improvement Program, and amended the General Plan to create a new land use category described as "Downtown Specific Plan" which specified land uses, densities and maximum building heights for the plan area. (Resolution No. 123-03.) In October of 2003, the City Council adopted the revised Downtown Specific Plan and related zoning code amendments to further refine development regulations and standards for the area. (Resolution No. 149-03.); and

WHEREAS, a draft and final Program Environmental Impact Report (jointly the "Program EIR") was prepared to assess the potential environmental impacts of the Downtown Improvement Program Update ("the Project"), describe alternatives to the Project proposal and potential mitigation measures. The City Council certified the Program EIR as having been prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA"), made necessary findings and adopted the mitigation and monitoring program (Resolution No. 123-03). An Addendum to the Program EIR was prepared on the proposed increase of 40,000 square feet of office space and a new hotel with up to 200 rooms was adopted pursuant to CEQA guideline section 15164 (Resolution No. 271-07); and

WHEREAS, a proposal to amend the Downtown Specific Plan to allow for an additional story to the hotel from 5 stories to a total of 6 stories will not exceed the maximum height limit of 75 feet for any structure within Block 18 as required by the Downtown Specific Plan; and

WHEREAS, a proposal to provide that Block 18 shall be subject to the same sign criteria as listed in the Murphy Avenue Design Guidelines requires an amendment to the Downtown Specific Plan; and

WHEREAS, a proposal to amend the Downtown Specific Plan to allow projecting signs in Block 18 are allowed to exceed the maximum area regulations listed in the Murphy Avenue Design Guidelines but are to be counted towards the total square footage of sign area allowed requires an amendment to the Downtown Specific Plan; and

WHEREAS, a proposal to amend the Downtown Specific Plan to allow electronic changeable copy signs are allowed in Block 18 requires an amendment to the Downtown Specific Plan. The signs are intended for use as general downtown or project information signs, directional signs, seasonal events, Redwood Square events, etc, that are used on a limited basis. The signs are not intended to be used by retailers as off-site signage or for advertising any products or stores.

WHEREAS, the Planning Commission considered the proposed amendments at a duly noticed hearing held on October 13, 2008, and has recommended approval of the amendments to the Downtown Specific Plan to allow an additional story for the hotel in Block 18, to provide that Block 18 shall be subject to the same sign criteria as listed in the Murphy Avenue Design Guidelines, to provide that projecting signs may exceed the maximum allowed area, and to provide that electronic changeable copy signs are allowed; and

WHEREAS, the City Council held a public hearing on October 21, 2008, and considered the reports and documents on the proposed amendments presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Sunnyvale that it hereby adopts the following findings and actions:

I. THE GENERAL PLAN AND DOWNTOWN SPECIFIC PLAN AMENDMENTS. The City Council finds and determines that the General Plan amendment constitutes a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the General Plan amendment to allow for an additional story to the hotel, as it does not exceed height limitations specified, and to subject Block 18 to the same sign criteria as listed in the Murphy Avenue Design Guidelines will provide signage consistency in the Downtown area.

II. ENVIRONMENTAL REVIEW. The proposed changes to the Downtown Specific Plan and General Plan are consistent with the project analyzed in the Program EIR for the Downtown Improvement Program Update. The City Council reviewed the Program EIR and found that it reflects the independent judgment of the City Council and its staff, and is an adequate and extensive assessment of the environmental impacts of the Project. The City Council certified the Program EIR as having been prepared in compliance with the requirements of CEQA, made necessary findings, adopted a statement of overriding considerations related to certain impacts on traffic and air quality, and adopted a mitigation and monitoring program (Resolution No. 123-03). An addendum to the Program EIR was prepared for this particular proposal pursuant to CEQA guideline section 15164. Because the current proposal does not increase development intensities beyond the levels considered in the Program EIR, no additional significant impacts are present, nor is the severity of known significant impacts increased.

Although no changes to significant impacts were identified, the existing significant and unavoidable impacts to cumulative regional air quality and traffic and transportation still remain. Accordingly, the City Council incorporates by this reference the findings and statement of overriding considerations contained in the Program EIR as to the environmental effects of the Project, together with the additional findings contained in this Resolution. The City Council

finds that the proposed revisions to the General Plan and Downtown Specific Plan are consistent with the Project reviewed in the Program EIR, therefore no additional environmental review is required. The General Plan and the Downtown Specific Plan are subject to the Mitigation Monitoring Program adopted by the City Council for the Project. Future site-specific development proposals will be subject to further environmental review on a project-by-project basis.

III. DOWNTOWN SPECIFIC PLAN AMENDMENT. Based on the foregoing findings, the City Council finds and determines that the revisions to Table 6.2 of the Approved 2003 Downtown Specific Plan consistent with the City's General Plan, and supports the City's long term goals for the downtown as described below:

Table 6.2 GENERAL DEVELOPMENT STANDARDS

Lot Area, Building Height and Lot Coverage

Block	Min. Lot Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
1	0.60	100 ft.	6	Per SDP ¹
1a	0.30	85 ft. ²	6	Per SDP ¹
2	No min. ³	36 ft.	2	Per SDP ¹
3	No min.	50 ft.	4	Per SDP ¹
4	0.50	30-40 ft. ⁴	2-3 ⁴	45%
5	0.25	40 ft.	4	45%
6	0.25	30-40 ft. ⁴	2-3 ⁴	60%
7	N/A	50 ft.	4	60%
8	0.14	30 ft.	2	60%
8a	0.25 ⁵	30 ft.	2	60%
8b	0.30	30 ft.	2	40%
9	0.25 ⁵	30 ft.	2	60%
9a	0.14	30 ft.	2	40%
10	0.25 ⁵	30 ft.	2	60%
11	0.25 ⁵	30 ft.	2	60%
12	0.25 ⁵	30 ft.	2	60%
13	0.40	30-50 ft. ⁶	2-4 ⁶	Per SDP ¹
14	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
15	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
16	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
17	0.16 ⁵	30 ft.	2	40%
18	0.30	75 ft. ⁸	66	Per SDP
20	No min.	30-40 ft. ⁹	3	60%

B. The revisions to the Downtown Specific Plan, Section 5. General Design Guidelines, Section D. Signage, shall include the following additional provisions:

D.11. Block 18 shall be subject to the same sign criteria as listed in the Murphy Avenue Design Guidelines.

D.12 Projecting signs in Block 18 are allowed to exceed the maximum area regulations listed in the Murphy Avenue Design Guidelines but are to be counted towards the total square footage of sign area allowed.

D.13 Electronic changeable copy signs are allowed in Block 18. The general location, number, design, and operational details of all electronic changeable copy signs must be approved as part of the Master Sign Program for Block 18. The signs are intended for use as general downtown or project information signs, directional signs, seasonal events, Redwood Square events, etc, that are used on a limited basis. The signs are not intended to be uses by retailers as off-site signage or for advertising any products or stores.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a certified copy of the General Plan and Downtown Specific Plan amendments with the Board of Supervisors and the Planning Commission of the County of Santa Clara and the planning agency of each city within the County of Santa Clara. The City Clerk is directed further to file a certified copy of the plan with the legislative body of each city, the land of which may be included in the plan.]

Adopted by the City Council at a regular meeting held on _____, 2008, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING SECTION 19.28.090 OF CHAPTER 19.28 (DOWNTOWN SPECIFIC PLAN DISTRICT), TABLE 19.28.090 (LOT AREA, BUILDING HEIGHT AND LOT COVERAGE) AND SECTION 19.28.130 (SIGNS) OF CHAPTER 28 (DOWNTOWN SPECIFIC PLAN DISTRICT) OF TITLE 19 (ZONING) OF THE SUNNYVALE MUNICIPAL CODE RELATED TO HEIGHT AND SIGNS

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 19.28.090 AMENDED. Section 19.28.090 of Chapter 19.28 (Downtown Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

19.28.090. Lot area, building height and lot coverage.

(a) Each lot in each block shall conform to the provisions for minimum lot size as set forth in Table 19.28.090. All new development must meet the minimum lot size to proceed with development approval, with the exception of legal nonconforming single-family residential lots.

(b) Building heights and lot coverages for every property in every block of the DSP district shall be in accordance with the provisions set forth in Table 19.28.090.

SECTION 2. TABLE 19.28.090 AMENDED. Table 19.28.090 (Lot Area, Building Height and Lot Coverage) of Chapter 28 (Downtown Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended as follows:

**Table 19.28.090
Lot Area, Building Height and Lot Coverage**

Block	Min. Lot Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
1	0.60	100 ft.	6	Per SDP ¹
1a	0.30	85 ft. ²	6	Per SDP ¹
2	No min. ³	36 ft.	2	Per SDP ¹
3	No min.	50 ft.	4	Per SDP ¹
4	0.50	30-40 ft. ⁴	2-3 ⁴	45%
5	0.25	40 ft.	4	45%
6	0.25	30-40 ft. ⁴	2-3 ⁴	60%
7	N/A	50 ft.	4	60%
8	0.14	30 ft.	2	60%
8a	0.25 ⁵	30 ft.	2	60%
8b	0.30	30 ft.	2	40%
9	0.25 ⁵	30 ft.	2	60%
9a	0.14	30 ft.	2	40%

Block	Min. Lot Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
10	0.25 ⁵	30 ft.	2	60%
11	0.25 ⁵	30 ft.	2	60%
12	0.25 ⁵	30 ft.	2	60%
13	0.40	30-50 ft. ⁶	2-4 ⁶	Per SDP ¹
14	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
15	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
16	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
17	0.16 ⁵	30 ft.	2	40%
18	0.30	75 ft. ⁸	<u>5</u> ₆	Per SDP
20	No min.	30-40 ft. ⁹	3	60%

- ¹ Per SDP (Special Development Permit) means that lot coverage shall be evaluated on a project by project basis.
- ² Maximum height includes any rooftop equipment or elevator shafts.
- ³ Minimum lot size is 2,800 sq. ft. for individual developments.
- ⁴ Maximum height along Washington/McKinley Avenues is 30 ft. (2 stories).
- ⁵ Minimum lot size is 2,600 sq. ft. for individual developments.
- ⁶ Maximum height along Taaffe Street is 30 ft. (2 stories)
- ⁷ Maximum height along Charles Street is 30 ft. (2 stories); along Mathilda Avenue is 50 ft. (4 stories)
- ⁸ Exception of 80 ft. for mid-block movie theaters.
- ⁹ 40 ft. for the northern half of the block and 30 ft. for the southern half.

SECTION 3. SECTION 19.28.130 AMENDED. Section 19.28.130 (Signs) of Chapter 28 (Downtown Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

19.28.130. Signs.

(a) Each sign shall comply with the requirements of Chapter 19.44 and shall incorporate design elements and features recommended by the downtown specific plan, and, where applicable, the Murphy Avenue design guidelines.

(b) Any sign proposed for Block 2, the Murphy Station heritage landmark district, shall require a landmark alteration permit, in accordance with Chapter 19.96.

(c) Projecting signs are allowed for all nonresidential uses. Signs must meet the following specifications:

- (1) A maximum of one projecting sign per public entrance.
- (2) A maximum sign size of six square feet per side or two-thirds of the sidewalk width, whichever is larger.
- (3) The sign shall not project farther than six feet from the building facade.
- (4) The bottom of the sign shall not be lower than eight feet from the ground.
- (5) Signs shall be placed no higher than the lowest cornice line, or the lowest second floor opening.

(d) Block 18 shall be subject to the same sign criteria as listed in the Murphy Avenue Design Guidelines. In addition:

(1) Projecting signs in Block 18 are allowed to exceed the maximum area regulations listed in the Murphy Avenue Design Guidelines but are to be counted towards the total square footage of sign area allowed.

(2) Electronic changeable copy signs are allowed in Block 18. The general location, number, design, and operational details of all electronic changeable copy signs must be approved as part of the Master Sign Program for Block 18. The signs are intended for use as general downtown or project information signs, directional signs, seasonal events, Redwood Square events, etc, that are used on a limited basis. The signs are not intended to be uses by retailers as off-site signage or for advertising any products or stores.

SECTION 4. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 5. CEQA - EXEMPTION. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment. The Council therefore directs that the Planning Division may file a Notice of Exemption with the Santa Clara County Clerk in accordance with the Sunnyvale Guidelines for the implementation of CEQA adopted by Resolution No. 118-04.

SECTION 6. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 7. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2008,
and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council
held on _____, 2008, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

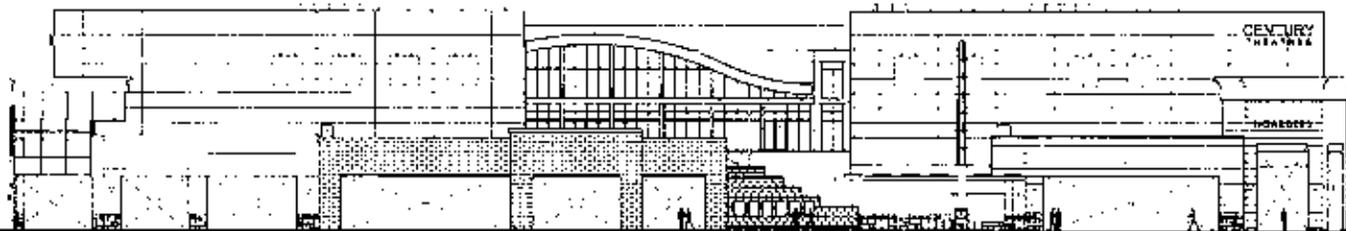
APPROVED:

City Clerk
SEAL

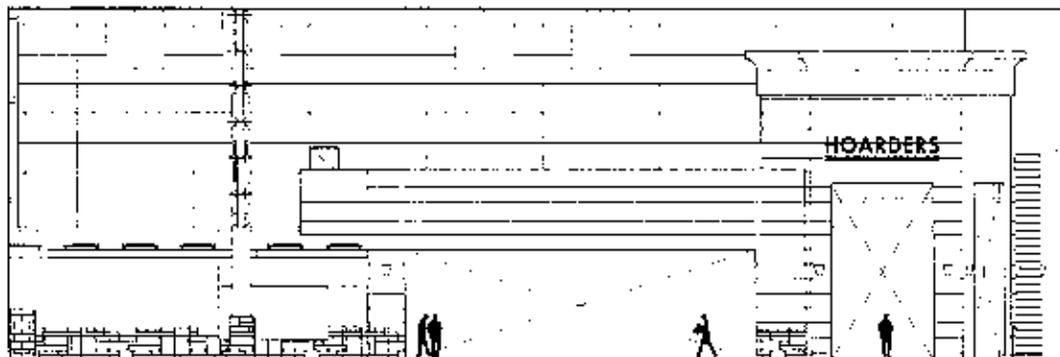
Mayor

APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney



Building T-McKinley Avenue

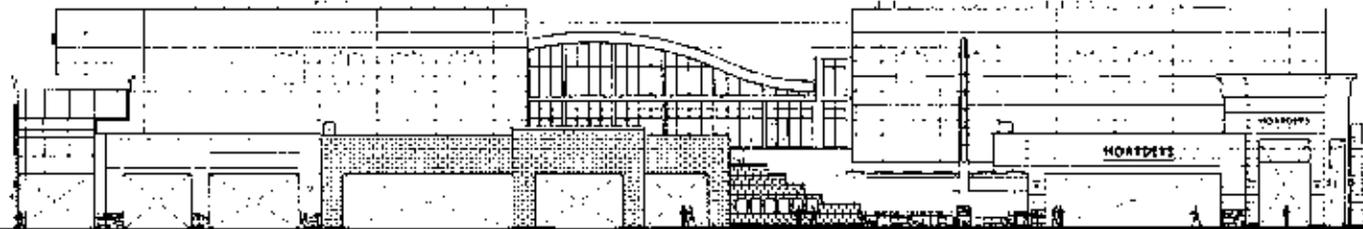


ALLOWANCE: 1 SIGN, 53.46 SQ. FT.

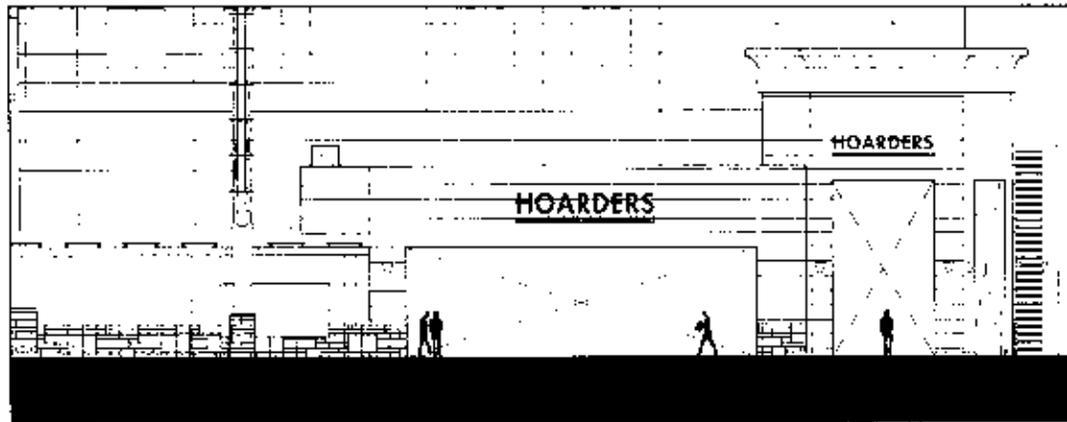
TENANT BAY FRONTAGE: 81'-0"
 PROPOSED RATIO: .66 SQ. FT PER LIN. BAY FOOT
 SIGN ALLOWANCE: 53.46 SQUARE FEET

EXISTING ALLOWANCE TENANT SIGN SQUARE FOOTAGE

ATTACHMENT E
 8



Building T-McKinley Avenue



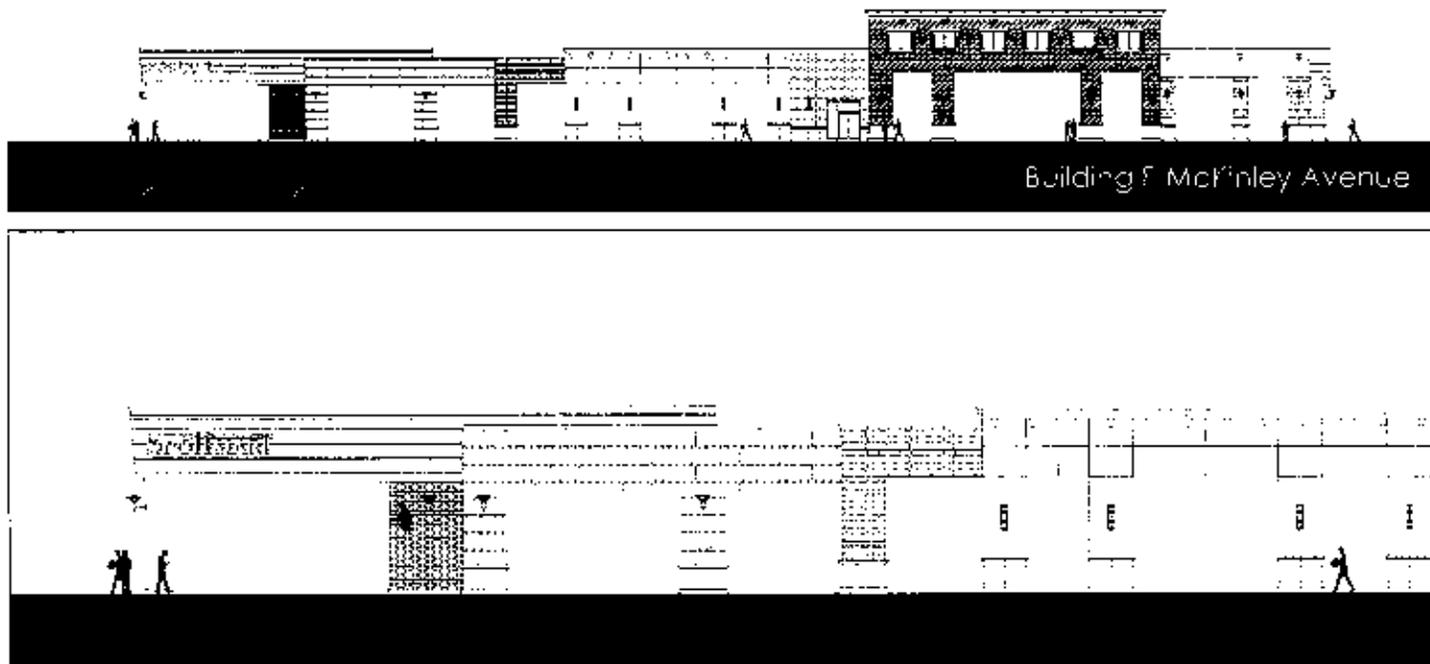
ALLOWANCE:

- 1. Primary Facade Sign
81 SQ. FT.
1.00 SQ. FT./LIN. FT.
- 2. Secondary Facade Sign
40.5 SQ. FT.
.5 SQ. FT./LIN. FT.

SIGNAGE
 2' 8" E

TENANT BAY FRONTAGE: 81'-0"
PROPOSED RATIO: 1.50 SQ. FT. PER LIN. FOOT
SIGN ALLOWANCE: 121.5 SQUARE FEET

PROPOSED TENANT SIGN SQUARE FOOTAGE



Building F, McPinley Avenue

- ALLOWANCE:**
- 1. Primary Fascia Sign
62 SQ. FT.
1.25 SQ. FT./LIN. FT.
 - 2. Plastic Sign
10.4 SQ. FT.
25 SQ. FT./LIN. FT.

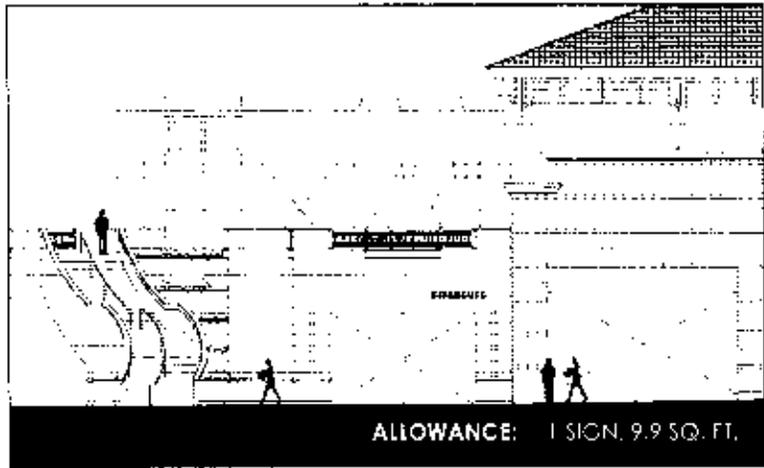
TENANT BAY FRONTAGE: 41'-6"
PROPOSED RATIO: 1.5 SQ. FT./LIN. BAY FOOT
SIGN ALLOWANCE: 62.4 SQUARE FEET

PROPOSED TENANT SIGN SQUARE FOOTAGE

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8
E



Building - Redwood Square



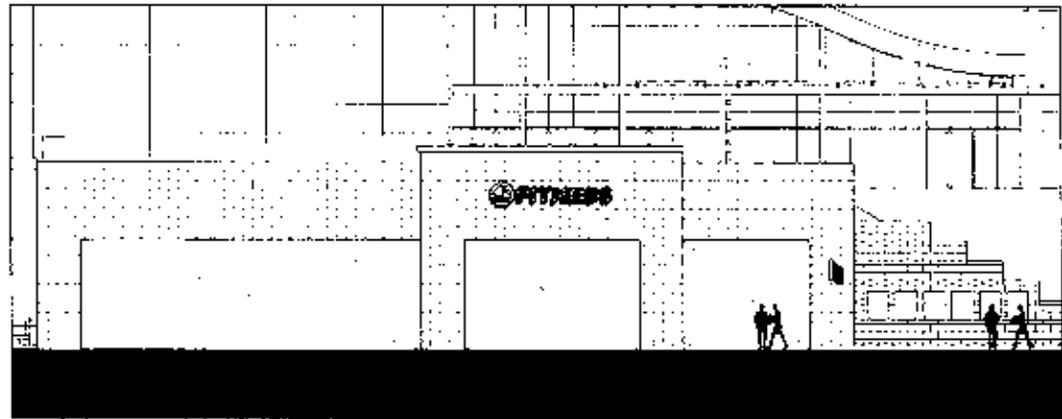
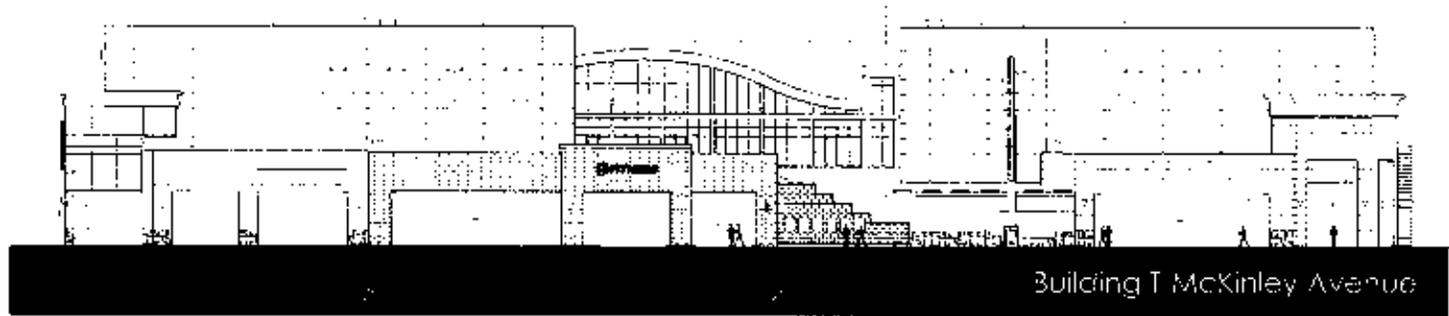
ALLOWANCE: 1 SIGN, 9.9 SQ. FT.

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TENANT BAY FRONTAGE: 15'-0"
 PROPOSED RATIO: .66 SQ. FT. PER LINEAR FOOT
 SIGN ALLOWANCE: 9.9 SQUARE FEET

EXISTING ALLOWANCE TENANT SIGN SQUARE FOOTAGE

15.00



- ALLOWANCE:
1. Primary Face of Sign
65.4 SQ. FT.
 2. Back of Sign
70 SQ. FT.
.09 SQ. FT./LIN. FT.

7
 8
 E

TENANT BAY FRONTAGE: 111'-3"
PROPOSED RATIO: .66 SQ. FT. PER LIN. FT.

SIGN ALLOWANCE: 73.458 SQUARE FEET

EXISTING ALLOWANCE TENANT SIGN SQUARE FOOTAGE

73.458



- ALLOWANCE:
- 1 Primary Fascia Sign
83.475 SQ. FT.
 - 173 SQ. FT. / L.N. FT
 - 2 (2) Blade Signs
10 SQ. FT.
 - 89 SQ. FT. / L.N. FT. (total)

8
E

TENANT BAY FRONTAGE: 111'-3"
 PROPOSED RATIO: 1.50 SQ FT PER LINEAR FOOT
 SIGN ALLOWANCE: 166.95 SQUARE FEET

PROPOSED TENANT SIGN SQUARE FOOTAGE



F
6

MEMORANDUM

Date: August 5, 2008

To: Steve Lynch, City of Sunnyvale
Jack Withhaus, City of Sunnyvale

From: Jason Nesdaahl, P.E./Sohrab Rashid, P.E.

Subject: **Sunnyvale Town Center – Parking Evaluation**

SJ07-866

Fehr & Peers has reviewed the Sunnyvale Town Center project proposed by Sand Hill Property Company. The proposed project includes redevelopment of the Sunnyvale Town Center site with a mix of retail, office, supermarket, cinema, residential, and hotel uses. The purpose of this memorandum is to address issues raised by City staff regarding parking for the proposed project.

Based on the March 14, 2007 meeting with City staff, data was requested to evaluate the potential effect that proposed project would have on the transportation system in the area. This memorandum presents the findings and conclusions of this evaluation.

Project Description

We reviewed the revised project description provided by Sand Hill Property. The proposed project consists of 843,034 square feet (s.f.) gross leasable area (GLA) of retail space (including a 50,556 s.f. cinema), 23,105 s.f. GLA of supermarket space, a 194-room hotel, 292 residential units, and 314,523 s.f. of office space. For the purposes of shared parking analysis, we typically use GLA as opposed to construction area as defined by the City of Sunnyvale's definition of construction area. The difference between these two area calculations is that GLA does not include loading docks, back of house uses (electrical / mechanical and other utility rooms) and required exit passageways.

Shared Parking Analysis

Fehr & Peers has prepared an estimate of the required parking supply for the proposed Town Center project. We estimated the parking demand for the proposed project using a parking model developed for the site. Estimates of parking demand were prepared for both a design weekday and a design weekend day.

Background

The Urban Land Institute (ULI) provides parking information for various land uses to help determine the appropriate number of parking spaces for a project. A shared parking analysis was performed for the retail, office, residential, and supermarket land uses to illustrate the overall temporal change in demand over the course of a day. The ULI and their described methodology in *Parking Requirements for Shopping Centers*, 2nd Edition and *Shared Parking*, 2nd Edition were primarily utilized in this analysis to determine the appropriate number of parking spaces for the Sunnyvale Town Center project. Parking ratios for the supermarket and hotel use were obtained from *Parking Generation* (3rd Edition) published by the Institute of Transportation Engineers (ITE). The temporal

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distribution of supermarket demand during a weekday and weekend day was obtained from survey data from several Bay Area grocery stores.

Assumptions

The parking generation rates for the various land uses in this analysis were taken from the above described reference manuals to estimate the parking supply. These values typically represent the 20th highest hour of the year per the ULI guidelines and include a factor to account for circulating vehicles as drivers search out available spaces in a mostly full lot or structure. The parking rates in spaces per 1,000 square feet are presented below:

<u>Land Use</u>	<u>Weekday (per 1,000 s.f./room)</u>	<u>Weekend (per 1,000 s.f./room)</u>
Office	3.07	0.32
Retail (Shopping Center)	4.24	4.74
Supermarket	5.45	6.72
Residential (guest)	0.50	0.50
Hotel (business)	1.00	1.00

The rate for the shopping center includes demand for the dining and entertainment uses planned within Town Center. According to ULI, the base recommended rates for retail or shopping center uses with 10 percent or less designated for dining/entertainment uses are 4 spaces/1,000 s.f. for a weekday and 4.5 spaces/1,000 s.f. for a weekend day. For centers with between 10 and 20 percent dining/entertainment uses, the recommended adjustment is 0.03 spaces/1,000 s.f. per one (1) percent above 10 percent. The Sunnyvale Town Center project is proposing to provide 149,327 s.f. of restaurant and cinema space. In addition to the cinema, this includes 86,193 s.f. of restaurant uses and 12,573 s.f. of food court. Since the project is proposing to provide 860,690 s.f. of total retail space, the proportion of dining/entertainment space is approximately 18 percent (149,327/843,034). The resulting adjusted parking rates for the shopping center are 4.24 and 4.74 spaces per 1,000 s.f. for the weekday and weekend day, respectively.

Secured/Reserved Spaces

Since dedicated parking for residents of the proposed housing units is all secured (438 secured residential spaces), only guest parking demand was estimated for the residential uses. Secured spaces will be accessed via gates within each parking structure serving residential units. The City of Sunnyvale's guest parking space requirement of 0.5 spaces per residential unit was used for the residential demand calculation.

The project proposes to provide 381 secured parking spaces for the office building. Because these spaces are accessible only for the office building tenants, the square footage of the building and corresponding parking demand was subtracted from the parking demand for the site. The total parking demand for the office building would be 988 spaces (314,523 sf x 3.07 = 966 spaces). Using the ratio of secured spaces to total demand results in approximately 39 percent of the demand allocated to the secured area. This ratio was applied to the total square footage of the office building (314,523 sf x 39% = 121,290 ksf) to determine the remaining square footage that would use the shared spaces.

ATTACHMENT F
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Peak Parking Demand Estimates

The summary of the parking evaluation is presented in the attached table and includes the projected demand. As shown on Attachment A-1, the projected weekday shared parking demand is 4,398 spaces, which is expected to occur at 1:00 pm. The peak weekend demand is lower at 4,311 spaces and is expected to occur at 2:00 pm (Attachment A-2).

Quadrant Analysis

The parking demand estimates presented above were used to estimate the locational parking demand within the site. The site was divided into four quadrants and the associated parking supply and demand were summed for each quadrant. As shown on Attachment A-5 the projected demand exceeds the supply in the northwest quadrant. For uses on the edges of each quadrant, some patrons would park in adjacent quadrants and walk a slightly longer distance.

ATTACHMENT A-1

Downtown Sunnyvale

Downtown Sunnyvale Parking Demand - Design Weekday

Based on ULI Shared Parking Rates and Temporal Distribution (Second Edition, 2005)

Land uses from plans prepared by RTKL and Kenneth Rodgers & Partners with input from Sand Hill Property Company.

Land Uses and Parking Generation Rates

Land Use	Sand Hill	Total	Parking Rate		Total Demand
Office	193,730	193,730	3.07 per 1,000 sq. ft.	0.00307	593
Retail	643,034	643,034	4.240 per 1,000 sq. ft.**	0.00424	2,574
Grocery	23,105	23,105	5.45 per 1,000 sq. ft.	0.00545	126
Residential	292	292	0.5 per unit***	0.5	146
Cinema	7,674	7,674	0 per seat	0	0
Hotel	194	194	1 per room	1	194
				Sum	4,534

Notes: * Secured office space demand subtracted out to reflect the demand needed in the shared spaces only.

** Rate factored up by 0.18 per ULI methodology for entertainment uses (cinema, restaurant, etc.) ULI states that projects comprising between 10-20% of entertainment uses can adjust base rate of 4 spaces/1,000 sq. ft. to 0.03 spaces/1,000 sq. ft. per 1% over 10%. Food court uses also included in this estimate as restaurant.

*** All parking for residents is secured and not included in shared analysis. Rate represents demand for guest spaces only.

Weekday Hourly Parking Variation (by Time of Day)

Land Use	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Office	30%	75%	85%	100%	100%	100%	100%	100%	100%	90%	50%	25%	10%	7%	3%
Retail	5%	15%	35%	65%	85%	95%	100%	95%	90%	80%	65%	50%	35%	20%	10%
Grocery	45%	55%	60%	70%	70%	80%	75%	80%	85%	100%	95%	100%	90%	60%	65%
Residential (Guest)	10%	70%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%
Cinema	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%
Hotel	30%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	60%	85%

Source: Shared Parking Rates and Temporal Distribution (except for grocery temporal distribution based on Survey data)

Weekday Parking Demand by Hour and Area

Block	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Sunnyvale Town Center (Sand Hill)	603	1,235	2,055	3,150	3,865	4,226	4,398	4,235	4,063	4,032	4,006	3,903	3,847	3,278	2,196
Total	603	1,235	2,055	3,150	3,865	4,226	4,398	4,235	4,063	4,032	4,006	3,903	3,847	3,278	2,196

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ATTACHMENT A-2

Downtown Sunnyvale

DT Sunnyvale Parking Demand - Design Weekend Day

Based on ULI Shared Parking Rates and Temporal Distribution (Second Edition, 2005)

Land uses from plans prepared by RTKL and Kenneth Rodrigues & Partners with input from Sand Hill Property Company.

Land Uses and Parking Generation Rates

Land Use	Sand Hill	Total	Parking Rate		Total Demand
Office	193,230	193,233	0.32 per 1,000 sq. ft.	0.00032	62
Retail	843,034	843,034	4.74 per 1,000 sq. ft.	0.00474	3,996
Grocery	23,105	23,105	6.72 per 1,000 sq. ft.	0.00672	155
Residential	292	292	0.5 per unit***	0.5	146
Cinema	2,624	2,624	0 per seat	0	-
Hotel	194	194	1 per room	1	194
				Sum	4,553

Notes: * Secured office space demand subtracted out to reflect the demand needed in the shared spaces only

** Rate factored up by 0.18 per ULI methodology for entertainment uses (cinema, restaurant, etc.); ULI states that projects providing between 10-20% of entertainment uses can adjust base rate of 4 spaces/1,000 sq. ft. to 1% over 10%. Food uses 1% over 10%. Food court uses also included in this estimate as restaurant.

*** All parking for residents is secured and not included in shared analysis. Rate represents demand for guest spaces only.

Weekend Hourly Parking Variation (by Time of Day)

Land Use	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Office	20%	60%	82%	90%	100%	90%	82%	63%	43%	20%	10%	5%	0%	0%	0%
Retail	5%	10%	30%	50%	65%	80%	96%	100%	100%	95%	90%	80%	75%	65%	50%
Grocery	40%	50%	75%	85%	90%	95%	95%	85%	90%	90%	100%	85%	75%	80%	50%
Residential (Guest)	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%
Cinema	0%	0%	0%	0%	0%	20%	45%	55%	55%	50%	60%	80%	100%	100%	100%
Hotel	50%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	65%

Source: Shared Parking Second Edition (ULI) and Land Institute

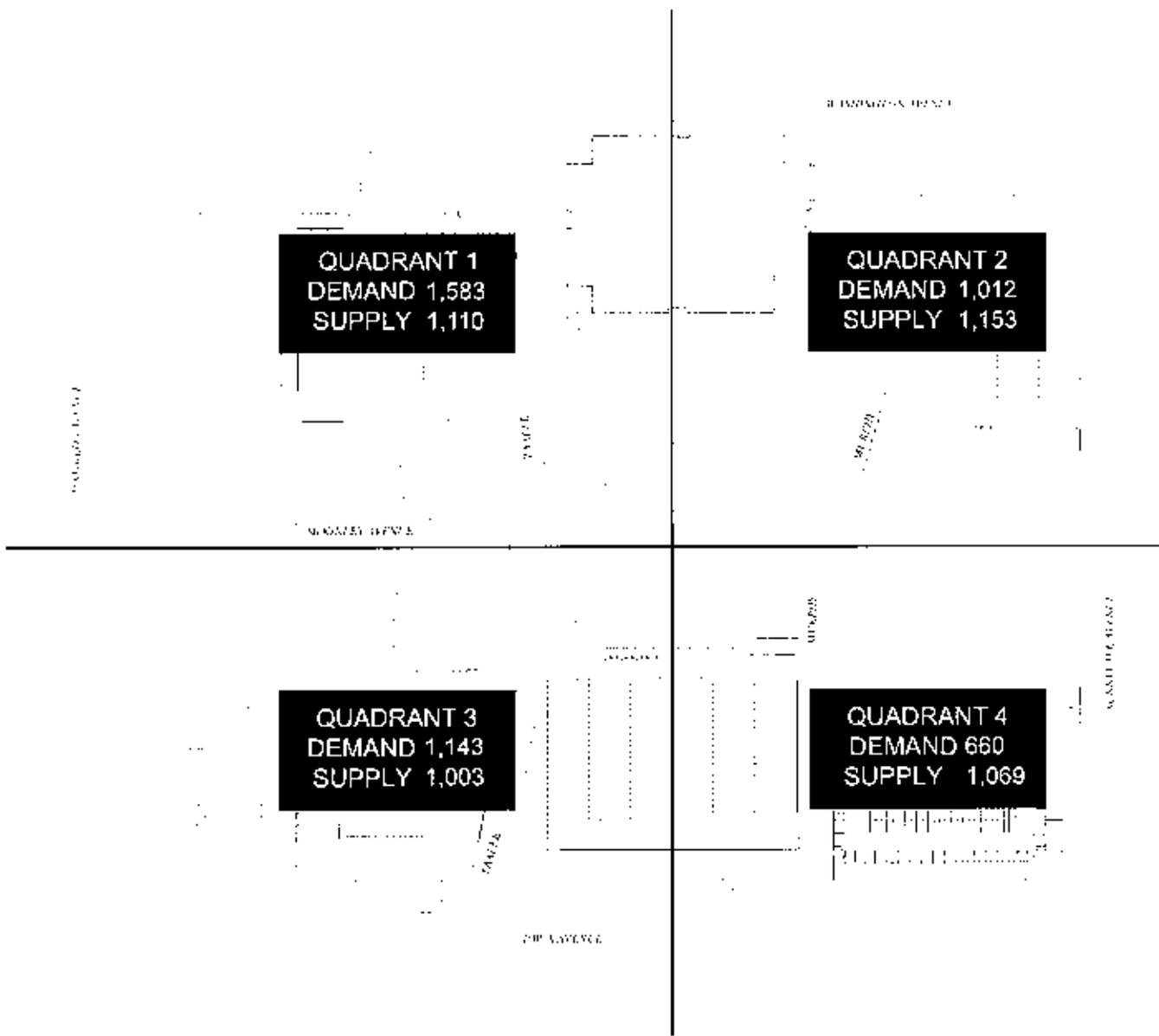
Weekend Parking Demand by Hour and Area

Area	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Sunnyvale Town Center (Sand Hill)	478	699	1,530	2,331	2,929	3,536	3,929	4,311	4,306	4,104	3,952	3,565	3,405	2,992	2,367
Total:	478	699	1,530	2,331	2,929	3,536	3,929	4,311	4,306	4,104	3,952	3,565	3,405	2,992	2,367

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QUADRANT 1
DEMAND 1,583
SUPPLY 1,110

QUADRANT 2
DEMAND 1,012
SUPPLY 1,153

QUADRANT 3
DEMAND 1,143
SUPPLY 1,003

QUADRANT 4
DEMAND 660
SUPPLY 1,069

TOTALS

DEMAND = 4,398

SUPPLY = 4,401 shared (which includes 66 on-street spaces)

TRADING FLOOR LEVEL PARKING

4

BLOCK 6 PLANNING SUBMITTAL

SUNNYVALE TOWN CENTER SUNNYVALE, CALIFORNIA

CLIENT / DEVELOPER

RRFF 101 California Street, Suite 2800 San Francisco, Ca 94111 415.262.7716 Dave Wilbur	SAND HILL PROPERTY COMPANY 489 S. El Camino real San Mateo, Ca 94402 650.344.1500 Polar Pau Jeff Warmoth
--	--

ARCHITECTS

RTKL 333 South Hope Street, C200 Los Angeles, Ca 90071 213.633.6122 David Schmitz	KENNETH RODRIGUES & PARTNERS, INC. 445 N. Wirthman Road, Suite 200 Mountain View, Ca 94043 650.965.0700 Kenneth Rodrigues, FAIA	PERKOWITZ + RUTH 600 Anton Blvd., 16th Flr Costa Mesa, CA 92626 714.850.3400 Harry G. Wang, AIA	THE GUZZARDO PARTNERSHIP, INC. 836 Montgomery St. San Francisco, Ca 94133 415.433.4672 Gary Layman
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ATTACHMENT
 Page 1 of 33

SHEET INDEX

- 00 00 TITLE SHEET
- 00 01 BASHPMNT LEVEL PLAN
- 00 02 STREET LEVEL PLAN
- 00 03 LEVEL 0 PLAN
- 00 04 LEVEL 1 PLAN
- 00 05 LEVEL 4 PLAN
- 00 06 LEVEL 5 PLAN
- 00 07 LEVEL 6 PLAN
- 01 01 SECTIONS
- 01 02 ELEVATIONS
- 01 03 ELEVATIONS
- 01 04 ELEVATIONS
- 01 05 DETAILS AT GREENSCREEN
- 02 01 PERSPECTIVES
- 02 02 WEST PERSPECTIVES
- 02 03 NORTH PERSPECTIVES
- 02 04 PERSPECTIVES
- 02 05 PERSPECTIVES
- 02 06 PERSPECTIVES
- 02 07 PERSPECTIVES
- 02 08 AERIAL PERSPECTIVES
- 02 09 AERIAL PERSPECTIVES
- 02 10 AERIAL PERSPECTIVES
- 02 11 AERIAL PERSPECTIVES
- 02 12 STREETSCAPE PERSPECTIVE
- 02 13 HOTEL FLOOR PLANS
- 02 14 HOTEL FLOOR PLANS
- 02 15 HOTEL FLOOR PLANS
- 02 16 HOTEL SECTION
- 02 17 DETAILED ELEVATIONS
- 02 18 DETAILED ELEVATIONS
- 02 19 DETAILED ELEVATIONS
- 02 20 DETAILED ELEVATIONS
- 02 21 COLORED MATERIAL BOARD

PROJECT TABULATIONS

BLOCKS 1-5 (AREAS HIGHLIGHTED ARE CONSTRUCTION AREAS PER CITY OF SUNNYVALE DEMANDS)

USE	BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5		BLOCK 6		TOTALS	
	AREA (SQFT)	PARKING												
RESIDENTIAL					103,832 SF								103,832 SF	
OFFICE							94,763 SF						94,763 SF	
RETAIL	14,481 SF		125,141 SF		192,392 SF		37,374 SF		38,222 SF		68,119 SF		103,832 SF	
COMMERCIAL	29,234 SF		299,112 SF										103,832 SF	
CONCRETE									3,996 SF				3,996 SF	
ASPHALT									22,677 SF				22,677 SF	
LANDSCAPE									1,000 SF				1,000 SF	
TOTALS	43,715 SF		424,274 SF		396,224 SF		132,137 SF		64,819 SF		68,119 SF		1,000 SF	

SUNNYVALE TOWN CENTER

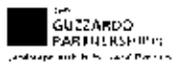
Sunnyvale, California



RTKL Associates Inc.
1111 California Street, Suite 1000
San Francisco, CA 94108
415.774.2500
www.rtkl.com

Perkowitz + Ruth

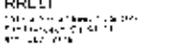
600 Anton Blvd., 16th Flr
Costa Mesa, CA 92626
714.850.3400



THE GUZZARDO PARTNERSHIP
Landscape Architecture
1000 California Street, Suite 1000
San Francisco, CA 94108
415.774.2500



BENSON CONSTRUCTION
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San Francisco, CA 94108
415.774.2500



SAND HILL PROPERTY COMPANY
489 S. El Camino Real
San Mateo, CA 94402
650.344.1500
www.sandhill.com

COVER SHEET

SUNNYVALE TOWN CENTER

Sunnyvale, California
94087



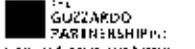
PLANNING



MKL Associates, Inc.
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Tel: 415/335-1100
Fax: 415/335-1101
www.mkl.com

Perkowitz - Rutz

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Sunnyvale, CA 94086
Tel: 415/335-1100



DECON CONSULTING

10000 N. Wolfe Rd., Suite 100
Sunnyvale, CA 94086
Tel: 415/335-1100

SAND HILL PROPERTY COMPANY

10000 N. Wolfe Rd., Suite 100
Sunnyvale, CA 94086
Tel: 415/335-1100

SITE PLAN BASEMENT LEVEL

30 01

WASHINGTON AVENUE

A4

MURPHY AVENUE

F4

SUNNYVALE AVENUE

F4

MCKENLY AVENUE

A4

BASEMENT FLOOR	20
STREET LEVEL	110
FLOOR 2	300
FLOOR 3	300
TOTALS	730

BLK	AREA (SQ FT)	NO. OF STAIRS	NO. OF ELEVATORS	TOTAL
BLK 1	1,100	200	100	1,200
BLK 2	1,100	150	100	1,250
BLK 3	900	100	100	1,100
BLK 4	900	100	100	1,100
TOTALS	4,000	550	400	4,950

BLK	AREA (SQ FT)
BLK 1	1,100
BLK 2	1,100
BLK 3	900
BLK 4	900
TOTALS	4,000

BLK	AREA (SQ FT)	NO. OF STAIRS	NO. OF ELEVATORS	TOTAL
BLK 1	1,100	200	100	1,200
BLK 2	1,100	150	100	1,250
BLK 3	900	100	100	1,100
BLK 4	900	100	100	1,100
TOTALS	4,000	550	400	4,950

ATTACHMENT G
 Page 2 of 33

A1 SITE PLAN - BASEMENT LEVEL



**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94088



.....
.....
.....

.....



PERKINS+WILL
300 North LaSalle
Chicago, IL 60601
Tel: 312.344.1000
www.perkinswill.com

Perkowitz + Ruth

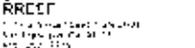
1000 West 12th Street
San Mateo, CA 94401
Tel: 650.352.3000



GUZARDO PARTNERSHIP
1000 West 12th Street
San Mateo, CA 94401
Tel: 650.352.3000



DEVCON 1000 West 12th Street
San Mateo, CA 94401
Tel: 650.352.3000



DEVCON CONSTRUCTION
1000 West 12th Street
San Mateo, CA 94401
Tel: 650.352.3000



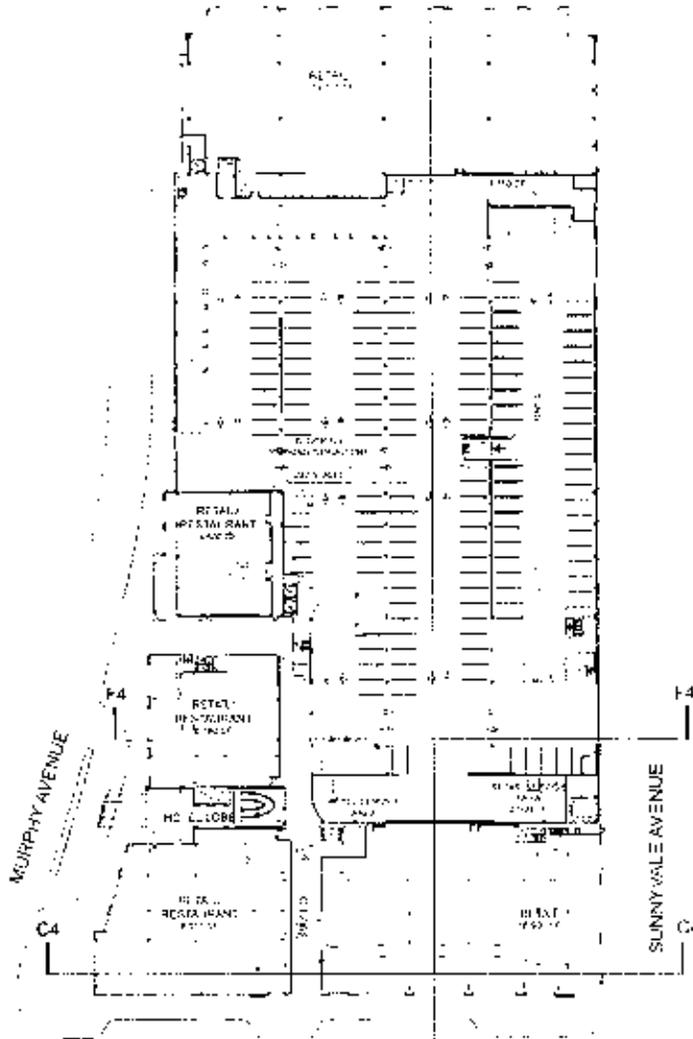
SAND HILL PROPERTY COMPANY
1000 West 12th Street
San Mateo, CA 94401
Tel: 650.352.3000

**SITE PLAN
STREET LEVEL**

30 02

WASHINGTON AVENUE

A1



MCKINLEY AVENUE

A1

PERKOWITZ + RUTH	100
PERKOWITZ + RUTH	100
LEVEL 1	204
LEVEL 2	204
LEVEL 3	204
TOTALS	1,000
PERKOWITZ + RUTH	100

BLOCK	SUNNYVALE	SUNNYVALE	SUNNYVALE	TOTAL
BLOCK 1	878	200		1,078
BLOCK 2	110	174	781	1,065
BLOCK 3	200	16		216
BLOCK 4	200	15		215
BLOCK 5	200			200
BLOCK 6	200			200
TOTALS	4,815	430	781	5,994

BLOCK	SUNNYVALE	SUNNYVALE	SUNNYVALE
BLOCK 1	200		
BLOCK 2	200		
BLOCK 3	200		
BLOCK 4	200		
BLOCK 5	200		
BLOCK 6	200		
TOTALS	1,000		

BLOCK	TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE	AREA
BLOCK 1	RETAIL	142	RETAIL	142	RETAIL	142	RETAIL	142
BLOCK 2	RETAIL	174	RETAIL	174	RETAIL	174	RETAIL	174
BLOCK 3	RETAIL	16	RETAIL	16	RETAIL	16	RETAIL	16
BLOCK 4	RETAIL	15	RETAIL	15	RETAIL	15	RETAIL	15
BLOCK 5	RETAIL	200	RETAIL	200	RETAIL	200	RETAIL	200
BLOCK 6	RETAIL	200	RETAIL	200	RETAIL	200	RETAIL	200
TOTALS	3,745	237	1,000	1,000	1,000	1,000	1,000	1,000

A1 SITE PLAN - STREET LEVEL

Scale: 1" = 100'

ATTACHMENT G
 Page 3 of 33

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



11/11/2010

RTKL

RTKL Associates, Inc.
3000 Central Expressway
Foster City, CA 94404
Tel: 650.947.8800
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Perkowitz-Ruth

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THE GUZZARDO PARTNERSHIP

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DEVCON

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Expressway
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Tel: 408.951.1000

SEPCON CONSTRUCTION

10000 N Wolfe Rd
Suite 100
San Jose, CA 95131
Tel: 408.251.1000

SANDHILL PROPERTY COMPANY

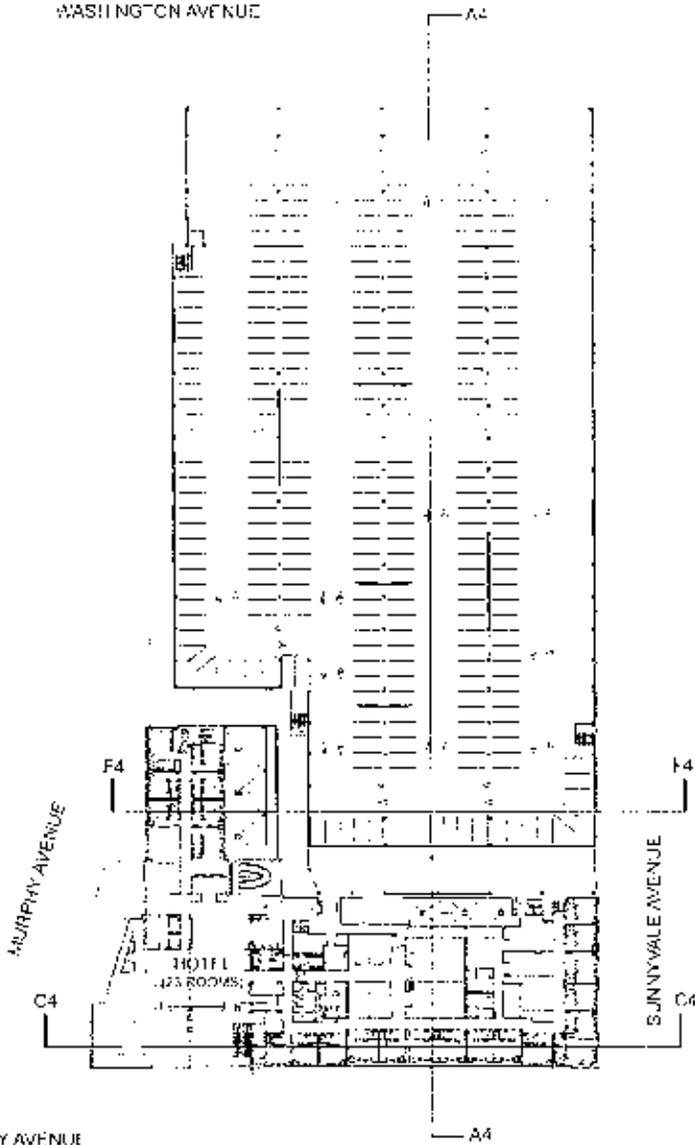
10000 N Wolfe Rd
Suite 100
San Jose, CA 95131
Tel: 408.251.1000

11/11/2010

SITE PLAN
LEVEL 2

30.03

WASHINGTON AVENUE



McKINNEY AVENUE

BASE AREA (SQ FT)	24
LEVEL 1	227
LEVEL 2	274
LEVEL 3	253
TOTALS	784
ACCESSIBLE CIRCULAR	100

BLOCK	SHEET NUMBER	SECTION NUMBER	SECTION TYPE	TOTAL
BLOCK 1	310	222		285
BLOCK 2	311	134	281	281
BLOCK 3	312	13		281
BLOCK 4	313	13		281
BLOCK 5	314	13		281
BLOCK 6	315	13		281
TOTALS	3,813	428	281	6,274

BLOCK 1	310	222		285
BLOCK 2	311	134	281	281
BLOCK 3	312	13		281
BLOCK 4	313	13		281
BLOCK 5	314	13		281
BLOCK 6	315	13		281
TOTALS	3,813	428	281	6,274

BLOCK	AREA (SQ FT)	PERCENT						
BLOCK 1	24,300	14%						
BLOCK 2	24,300	14%						
BLOCK 3	24,300	14%						
BLOCK 4	24,300	14%						
BLOCK 5	24,300	14%						
BLOCK 6	24,300	14%						
TOTALS	145,800	28%	176,800	176,800	50,514	416,674	20,705	184

A2 SITE PLAN - LEVEL 2

11/11/2010

ATTACHMENT G
 PAGE 4 of 33

SUNNYVALE TOWN CENTER

Sunnyvale, CA 95050



DATE: 10/15/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]

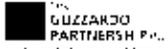
PROJECT NO: [Number]
 SHEET NO: [Number]



RTKL Associates Inc.
 1700 West 15th Street
 Suite 1000
 San Francisco, CA 94111
 Tel: 415.774.8800
 Fax: 415.774.8801

Berkowitz-Roth

1000 West 15th Street
 Suite 1000
 San Francisco, CA 94111



GUZZARDO PARTNERS P.A.
 1000 West 15th Street
 Suite 1000
 San Francisco, CA 94111



1000 West 15th Street
 Suite 1000
 San Francisco, CA 94111

DEVCON CONSTRUCTION

1000 West 15th Street
 Suite 1000
 San Francisco, CA 94111

SAND HILL PROPERTY COMPANY

1000 West 15th Street
 Suite 1000
 San Francisco, CA 94111

DATE: 10/15/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]

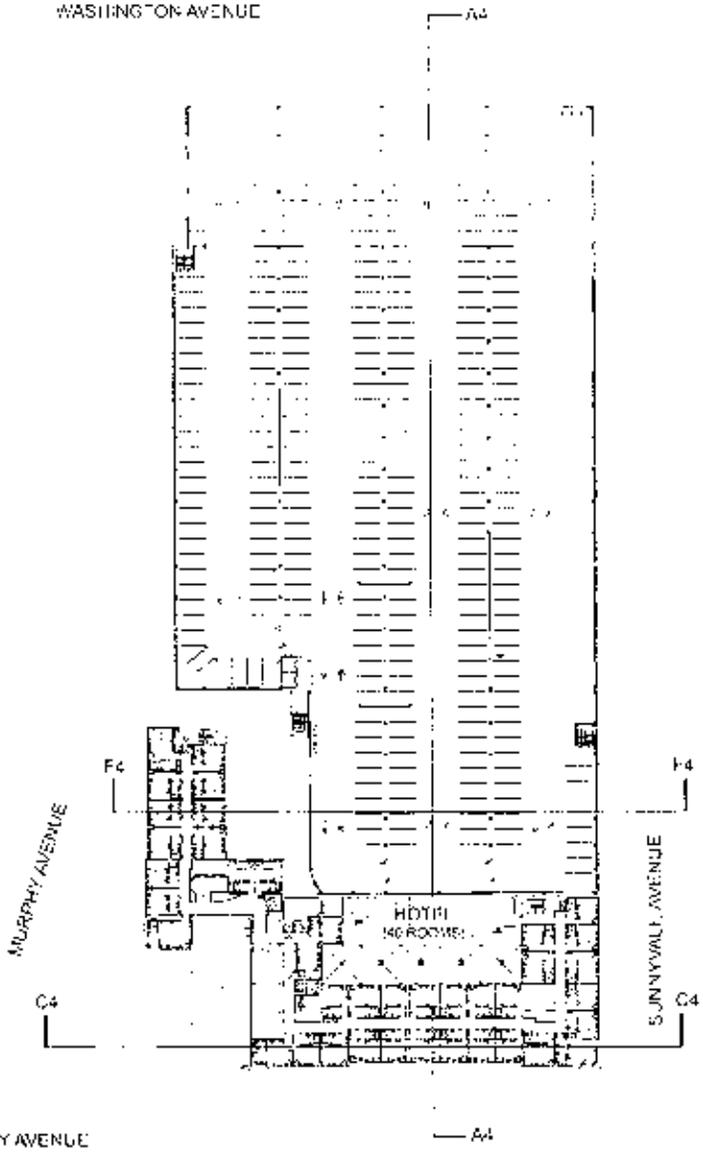
PROJECT NO: [Number]
 SHEET NO: [Number]

SITE PLAN

LEVEL 3

DATE: 10/15/03

WASHINGTON AVENUE



MCKINLEY AVENUE

REAR WALL OFF	1.24
STREET LEVEL	0.00
LEVEL 2	1.23
LEVEL 3	1.23
LEVEL 4	1.23
TOTALS	3.73
ROOF SLAB THICKNESS	0.00

	Struct. Area (sq ft)	12" REINFORCED CONCRETE	12" REINFORCED CONCRETE	TOTAL
FLOOR 1	970	233	0	233
FLOOR 2	1,110	194	26	220
FLOOR 3	250	19	0	19
FLOOR 4	470	27	0	27
FLOOR 5	110	0	0	0
STAIRS	60	0	0	0
TOTALS	4,410	433	26	459

	Area (sq ft)	Notes
FLOOR 1	970	12" REINFORCED CONCRETE
FLOOR 2	1,110	12" REINFORCED CONCRETE
FLOOR 3	250	12" REINFORCED CONCRETE
FLOOR 4	470	12" REINFORCED CONCRETE
FLOOR 5	110	12" REINFORCED CONCRETE
STAIRS	60	12" REINFORCED CONCRETE
TOTALS	4,410	12" REINFORCED CONCRETE

	Area (sq ft)	12" REINFORCED CONCRETE				
FLOOR 1	20,711	247	0	0	0	0
FLOOR 2	249,120	214	0	0	0	0
FLOOR 3	0	0	150,000	0	0	0
FLOOR 4	0	0	0	194,000	0	0
FLOOR 5	0	0	0	0	16,000	0
FLOOR 6	0	0	0	0	0	194,000
TOTALS	254,731	261	150,000	194,000	16,000	194,000

A3 SITE PLAN - LEVEL 3



ATTACHMENT 6
 PAGE 5 of 33

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



.....
.....
.....

.....



2115 Alameda Ave.
San Francisco, CA 94133
415.774.2800
www.rck.com

Perkowitz-Rufa

65 Alameda Street
San Francisco, CA 94102
415.398.1000



1000 California Street
San Francisco, CA 94109
415.774.2800



1000 California Street
San Francisco, CA 94109
415.774.2800

DEVCON CONSTRUCTION

1000 California Street
San Francisco, CA 94109
415.774.2800

.....

SITE PLAN
LEVEL 4

30 05

WASHINGTON AVENUE

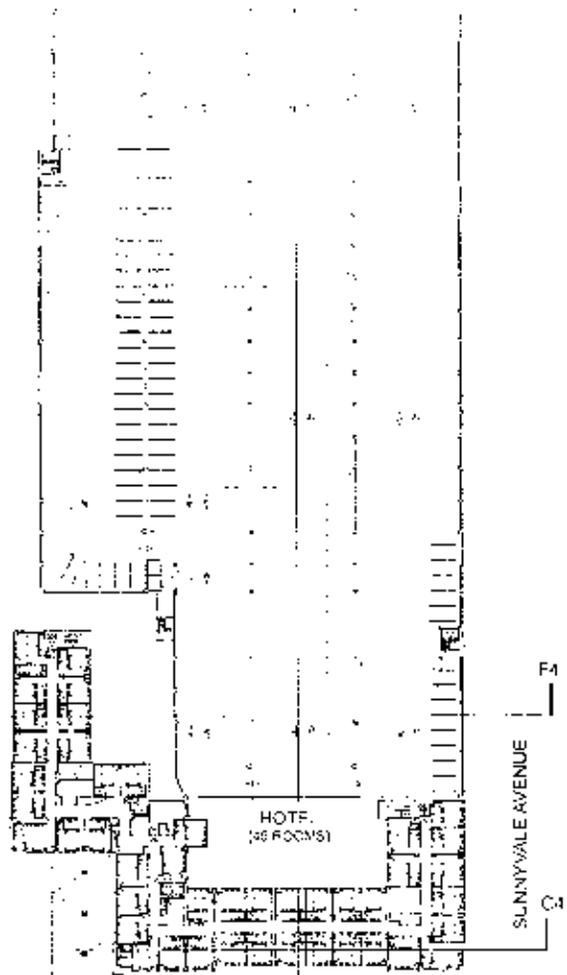
A4

MURPHY AVENUE

SUNNYVALE AVENUE

McKINLEY AVENUE

A4



BASEMENT LEVEL	20
LEVEL 1	200
LEVEL 2	210
LEVEL 3	220
LEVEL 4	250
TOTAL S	1,100
PERMITTED COVER	100

ITEM	AMOUNT (\$)	PERCENT (%)	PERCENT (%)	TOTAL
BASEMENT	800	72.7		1,280
LEVEL 1	100	9.1	30	1,380
LEVEL 2	100	9.1		1,480
LEVEL 3	100	9.1		1,580
LEVEL 4	100	9.1		1,680
TOTAL S	4,400	40	30	5,230

LEVEL 1	200
LEVEL 2	210
LEVEL 3	220
LEVEL 4	250
TOTAL S	900

.....
.....
.....

ITEM	AMOUNT (\$)	PERCENT (%)	PERCENT (%)	PERCENT (%)	TOTAL
BASEMENT	20,000	2.5			79,000
LEVEL 1	24,000	3.0			103,000
LEVEL 2	24,000	3.0			127,000
LEVEL 3	24,000	3.0			151,000
LEVEL 4	24,000	3.0			175,000
LEVEL 5	24,000	3.0			199,000
LEVEL 6	24,000	3.0			223,000
TOTAL S	214,000	2.6	1.6	1.6	223,000

A4 SITE PLAN - LEVEL 4



ATTACHMENT G
Page 6 of 33

SUNNYVALE TOWN CENTER

Sunnyvale, California



DATE: 10/15/08
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 CHECKED BY: [Name]
 APPROVED BY: [Name]

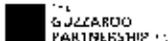
SCALE: 1" = 100'



PERKOWITZ-RUTH
 ARCHITECTS INC.
 1115 HAYWARD AVENUE, SUITE 200
 SUNNYVALE, CA 94087
 TEL: 415.335.1100
 FAX: 415.335.1101
 WWW.PR-ARCH.COM

Perkowitz-Ruth

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GAZZARDO PARTNERSHIP
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BERCON CONSTRUCTION
 1000 BAY BLVD., SUITE 400
 SAN MATEO, CA 94401
 TEL: 650.335.1100

BERCON CONSTRUCTION

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SAND HILL PROPERTY COMPANY

SAND HILL PROPERTY COMPANY
 1000 BAY BLVD., SUITE 400
 SAN MATEO, CA 94401
 TEL: 650.335.1100

DATE: 10/15/08

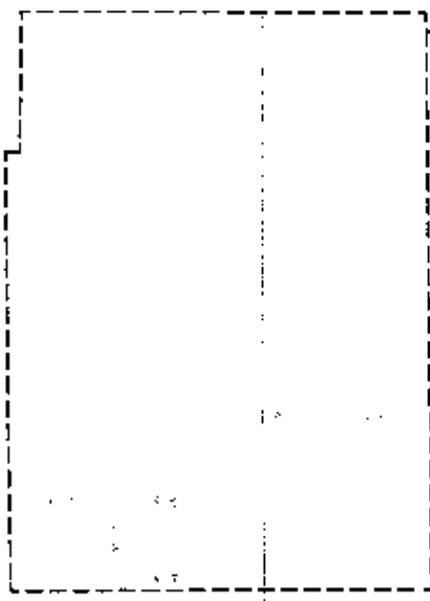
SITE PLAN LEVEL 5

20.08

WASHINGTON AVENUE

A4

POSSIBLE FUTURE 5TH LEV.
 (100 SPACES MAX)



LEVEL	SPACES
LEVEL 1	30
LEVEL 2	120
LEVEL 3	200
LEVEL 4	200
TOTALS	550
POSSIBLE FUTURE	100

BLOCK	AREA (SQ FT)	PERCENTAGE	ACREAGE	TOTAL
BLOCK 1	6781	100	156	1.050
BLOCK 2	1,153	17	26	1.675
BLOCK 3	905	13	21	2.760
BLOCK 4	1,131	17	26	3.250
SUB-TOTAL	10,870		249	7.735
TOTALS	4,415	40	101	5,254

BLOCK	AREA (SQ FT)
BLOCK 1	240
BLOCK 2	212
BLOCK 3	21
BLOCK 4	22
TOTALS	505

BLOCK	AREA (SQ FT)	PERCENTAGE	ACREAGE	TOTAL
BLOCK 1	240	47	5.5	1.125
BLOCK 2	212	42	4.9	1.125
BLOCK 3	21	4	0.5	1.125
BLOCK 4	22	4	0.5	1.125
TOTALS	505	100	11.4	4.500

A5 SITE PLAN LEVEL 5



APPROXIMATE 7 at 33

MURPHY AVENUE

F4

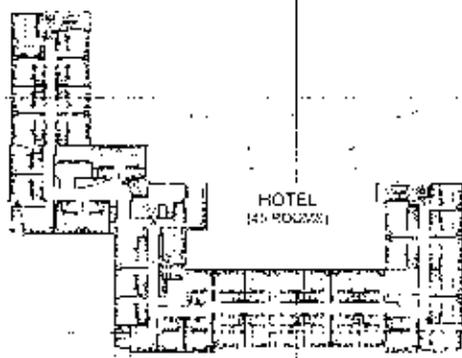
SUNNYVALE AVENUE

F2

C4

A4

McKINLEY AVENUE



**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



RTKL ASSOCIATES, INC.
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON HILLS, MI 48334
TEL: 248.473.8000
WWW.RTKL.COM



RTKL ASSOCIATES, INC.
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Perkowitz Ruth

400 AVENUE OF THE STARS
SUITE 1000
FARMINGTON HILLS, MI 48334



GUZARDO PARTNERSHIP
2000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON HILLS, MI 48334



DEVCON CONSTRUCTION
2000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON HILLS, MI 48334

DEVCON CONSTRUCTION

2000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON HILLS, MI 48334

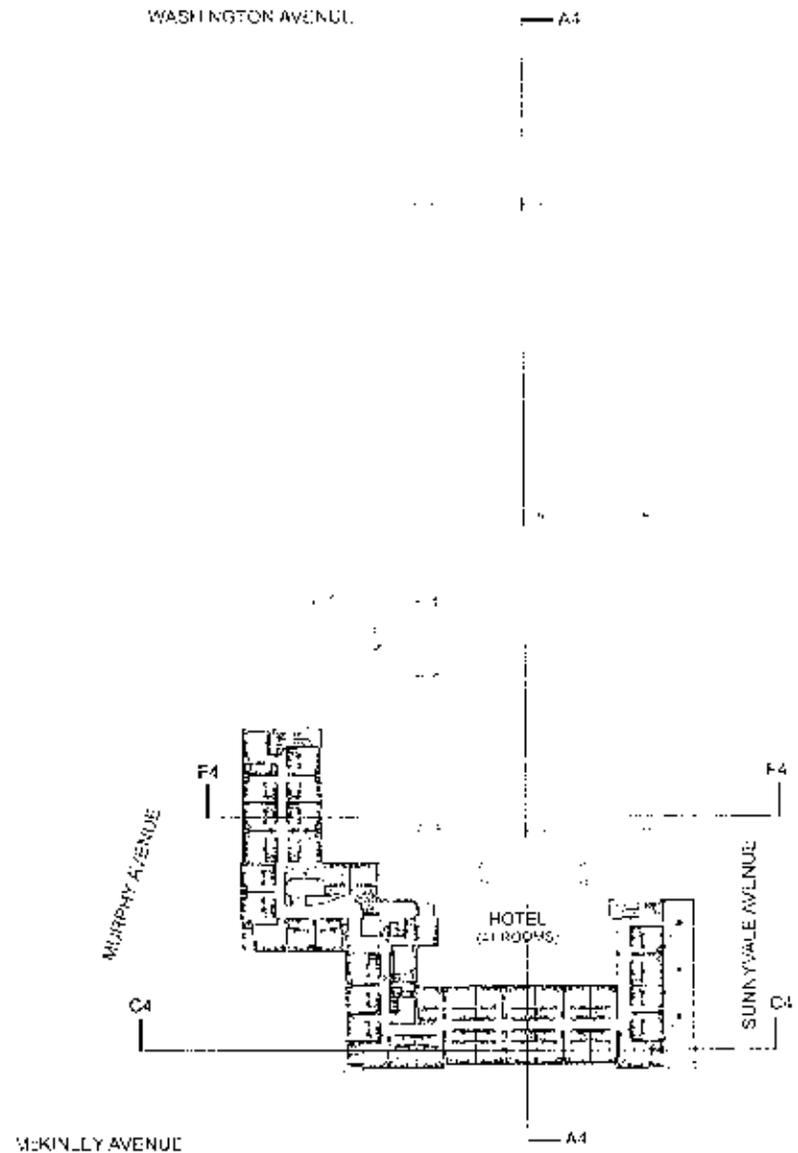
**SAND HILL
PROPERTY COMPANY**

2000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON HILLS, MI 48334

**SITE PLAN
LEVEL 6**

30 07

ATTACHMENT G
Page 8 of 36



BASIS AREA (FWS)	24
STREET (E.A.)	107
STREET (S)	214
STREET (W)	263
STREET (N)	557
TOTALS	1,165
POSSIBLE (E.A.)	100

	PLANNED PARKING	EXISTING TOTAL	NET TOTAL	TOTAL
Block 1	878	1,165	287	1,165
Block 2	1,165	1,165	0	1,165
Block 3	257	171	86	257
Block 4	487	243	244	487
Block 5	1,165	1,165	0	1,165
SUMMARY	36	36	0	36
TOTALS	4,888	438	341	5,229

Block 1	287	287	0
Block 2	0	0	0
Block 3	86	86	0
Block 4	244	244	0
Block 5	0	0	0
TOTALS	617	617	0

	PLANNED PARKING	EXISTING TOTAL	NET TOTAL	TOTAL
Block 1	287	287	0	287
Block 2	0	0	0	0
Block 3	86	86	0	86
Block 4	244	244	0	244
Block 5	0	0	0	0
TOTALS	617	617	0	617

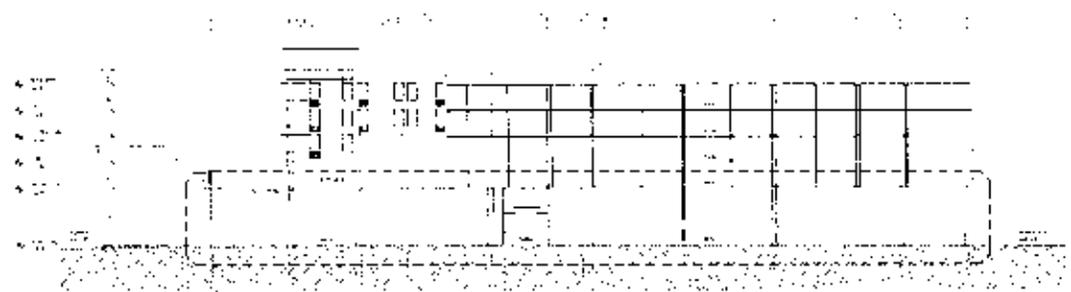
A6 SITE PLAN LEVEL 6

**SUNNYVALE
TOWN
CENTER**

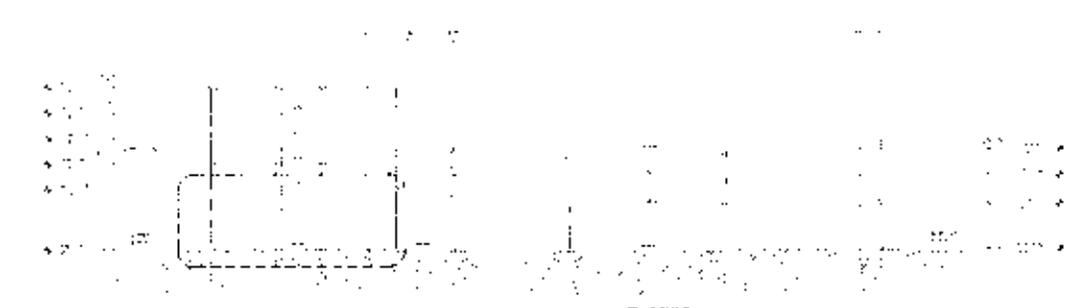
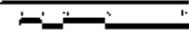
Sunnyvale, California



A4 SITE SECTION



C4 SITE SECTION



F4 SITE SECTION



ATTACHMENT G
Page 9 of 33



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ARCHITECTS INC.
11111 N. DE SOTO AVE.
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Perkowitz + Roth

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BUZZARDO PARTNERS P.L.L.C.
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DALLAS, TEXAS 75203



DEVCON CONSTRUCTION

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10000 N. CENTRAL EXP.
SUITE 1000
DALLAS, TEXAS 75203

10000 N. CENTRAL EXP.
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DALLAS, TEXAS 75203

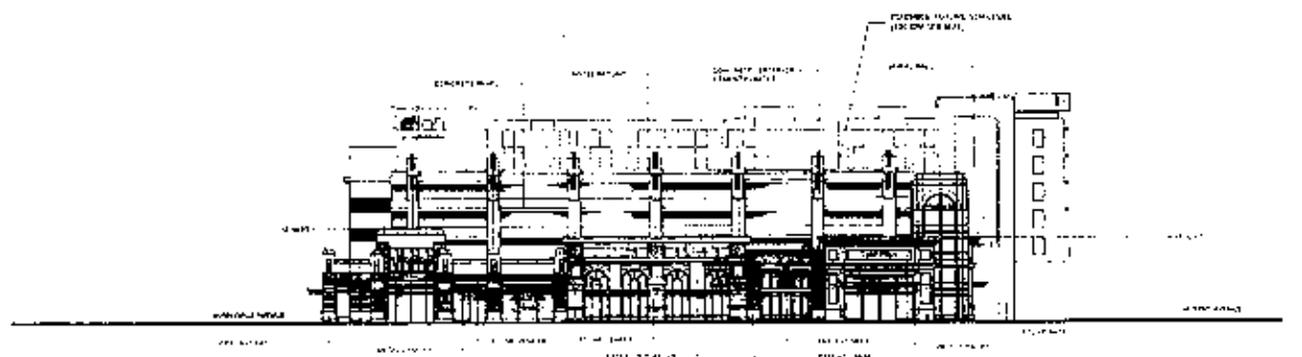
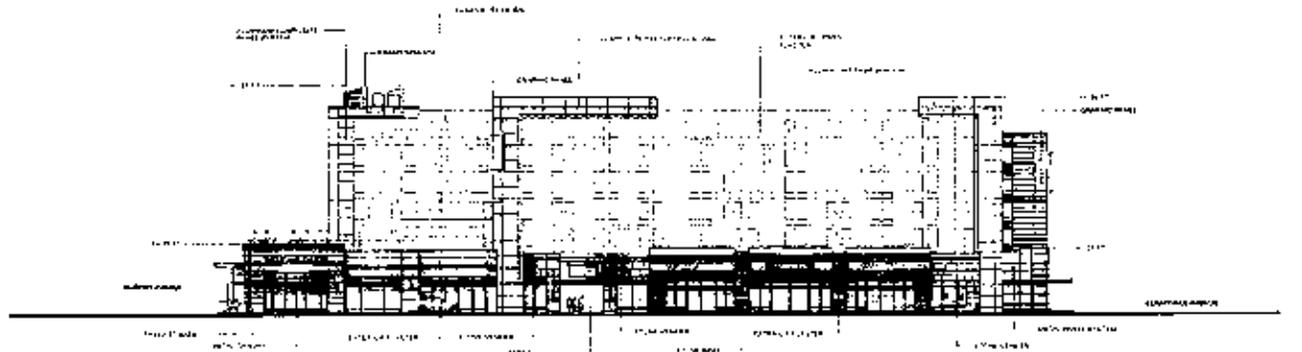
31.01

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
March 17



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2 ELEVATION ALONG WASHINGTON AVENUE



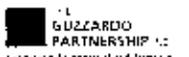
ATTACHMENT
 Page 10 of 33



RTKL
RTKL Associates, Inc.
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Perkowitz - Ruth

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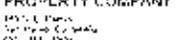
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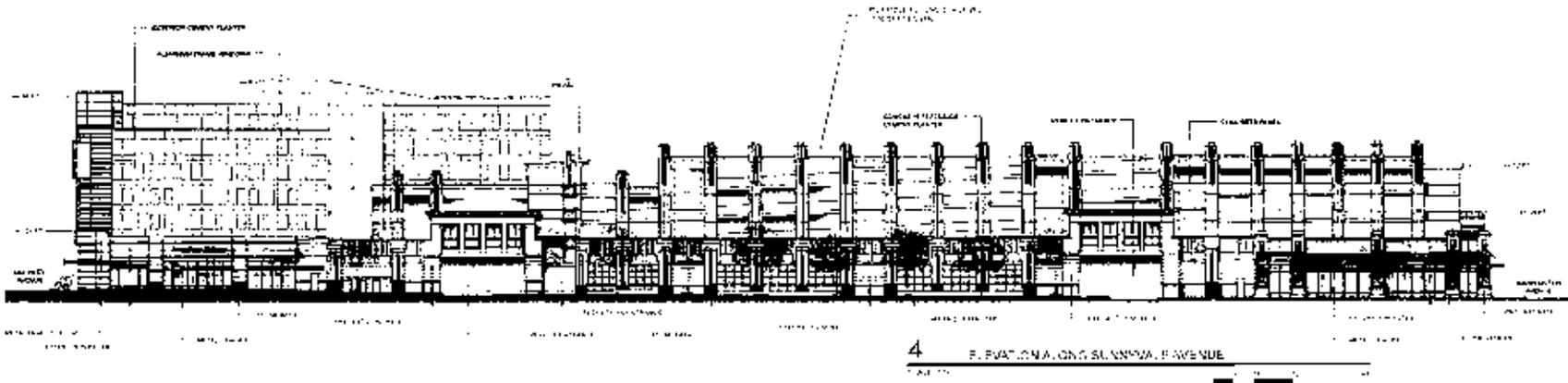
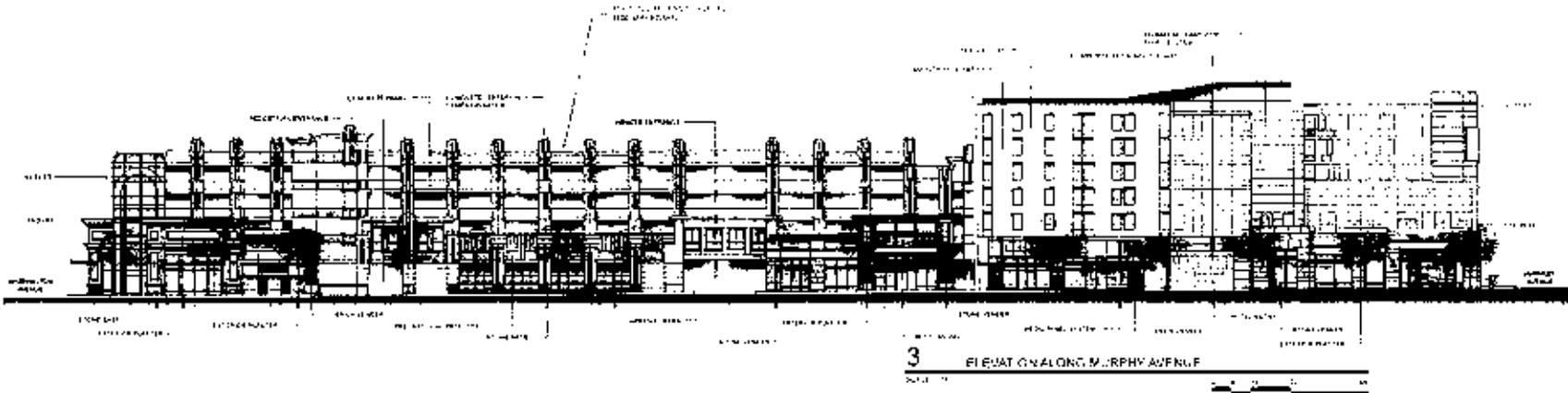
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**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



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Sunnyvale, CA 94089
Tel: 415-335-1111

EXTERIOR ELEVATION

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



1
ELEVATION ALONG SUNNYVALE



2
ELEVATION ALONG MURPHY

ATTACHMENT
FIGURE 12
33

RTKL
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Parkowitz + Ruth
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San Diego, CA 92121

DEVCON CONSTRUCTION
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ELEVATIONS
3" = 04'

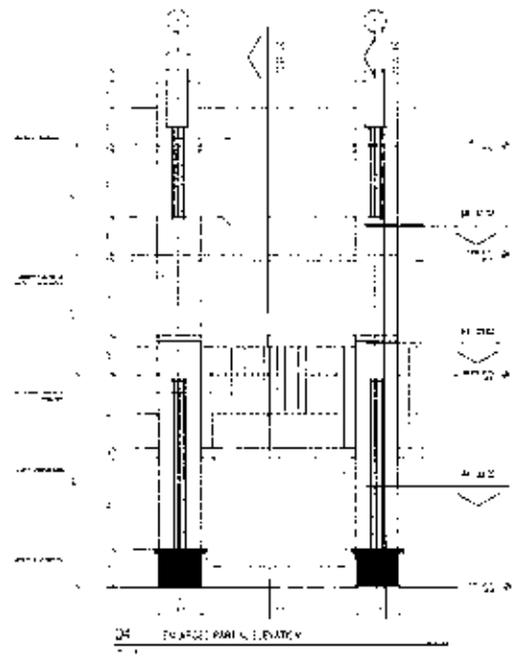
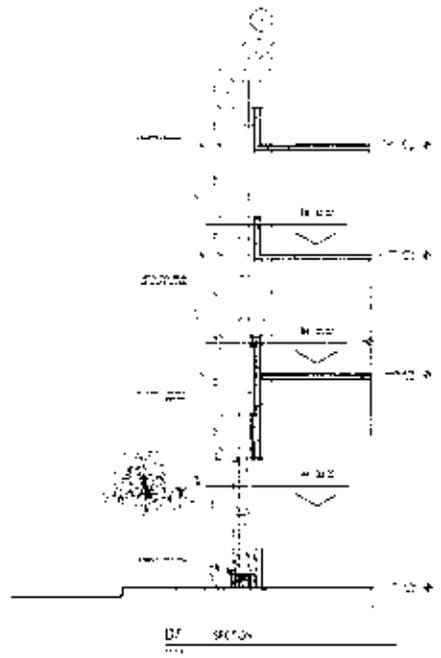
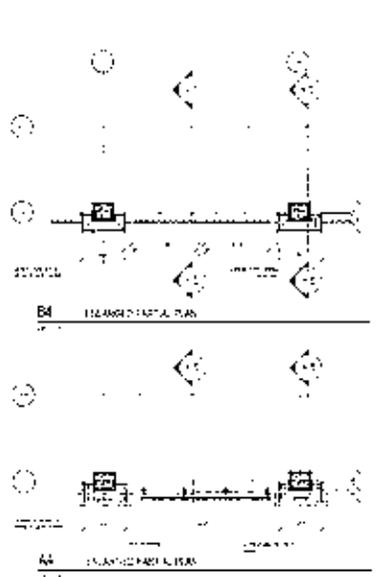
**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



.....
.....
.....

DATE: 11/11/13



RTKL
RTKL ASSOCIATES, INC.
3150 SANDHILL DRIVE
SUNNYVALE, CA 94087
TEL: 415.335.8800
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415.774.4400

SAND HILL PROPERTY COMPANY

1000 BAYVIEW BOULEVARD
SUITE 200
SAN FRANCISCO, CA 94134
415.774.4400

DATE: 11/11/13

DETAILS AT
GREEN SCREEN

3105

13
33
G

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



ATTACHMENT
Page 14 of 33

RTKL

RTKL Associates, Inc.
1000 West 12th Street
Portland, Oregon 97204
Tel: 503.251.1000
Fax: 503.251.1001
www.rtkl.com

Parkowitz + Rull

600 West 12th Street
Portland, Oregon 97204
Tel: 503.251.1000

**GILZARDO
PARTNERSHIP**
1000 West 12th Street
Portland, Oregon 97204
Tel: 503.251.1000

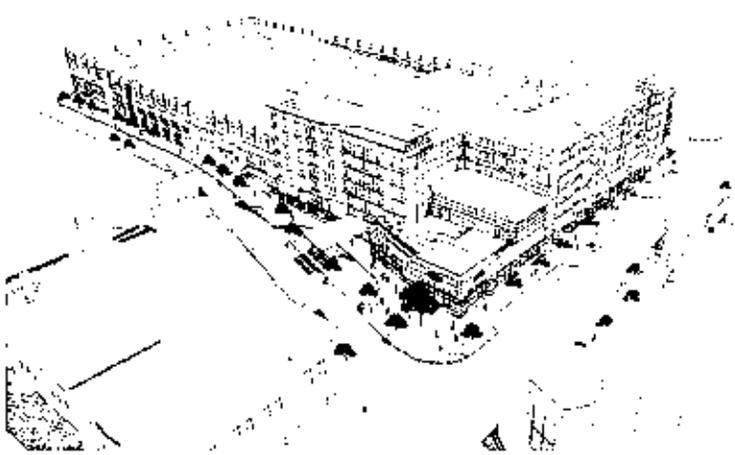
DEVCON 1000 West 12th Street
Portland, Oregon 97204
Tel: 503.251.1000

DEVCON CONSTRUCTION
3000 NE
RIVER
1000 West 12th Street
Portland, Oregon 97204
Tel: 503.251.1000
**SAND HILL
PROPERTY COMPANY**
1000 West 12th Street
Portland, Oregon 97204
Tel: 503.251.1000

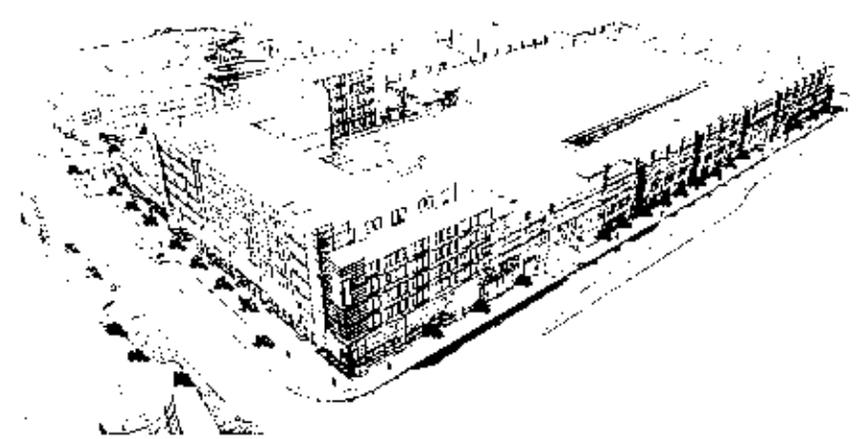
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DATE: 10/10/09
PERSPECTIVES

DATE: 10/10/09
33.01



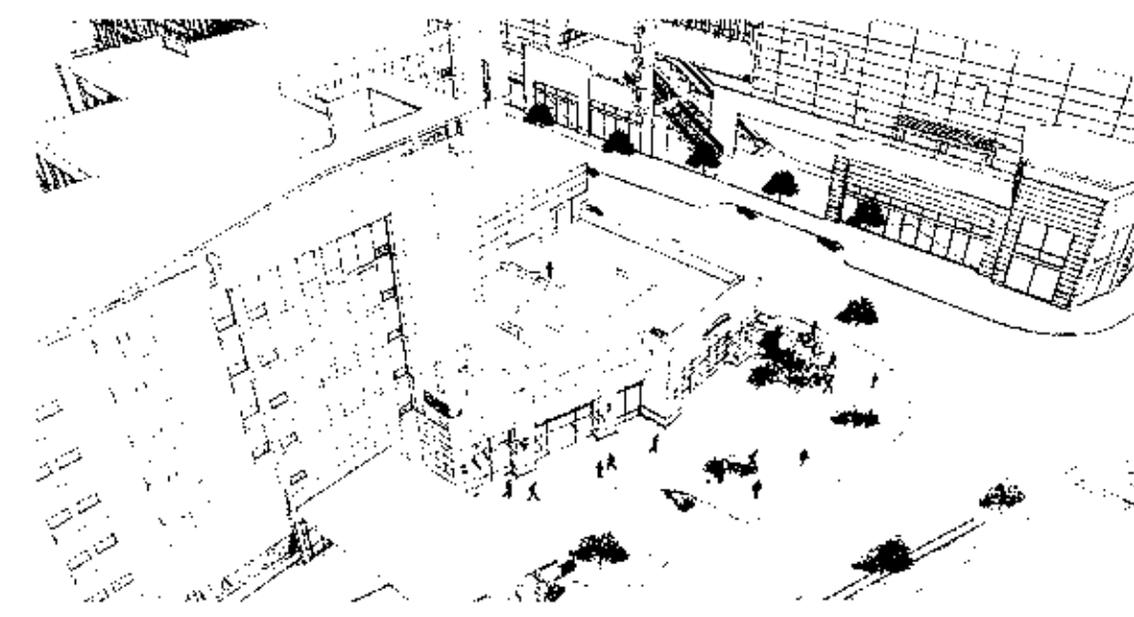
1 FROM SOUTHWEST CORNER



2 FROM SOUTHEAST CORNER



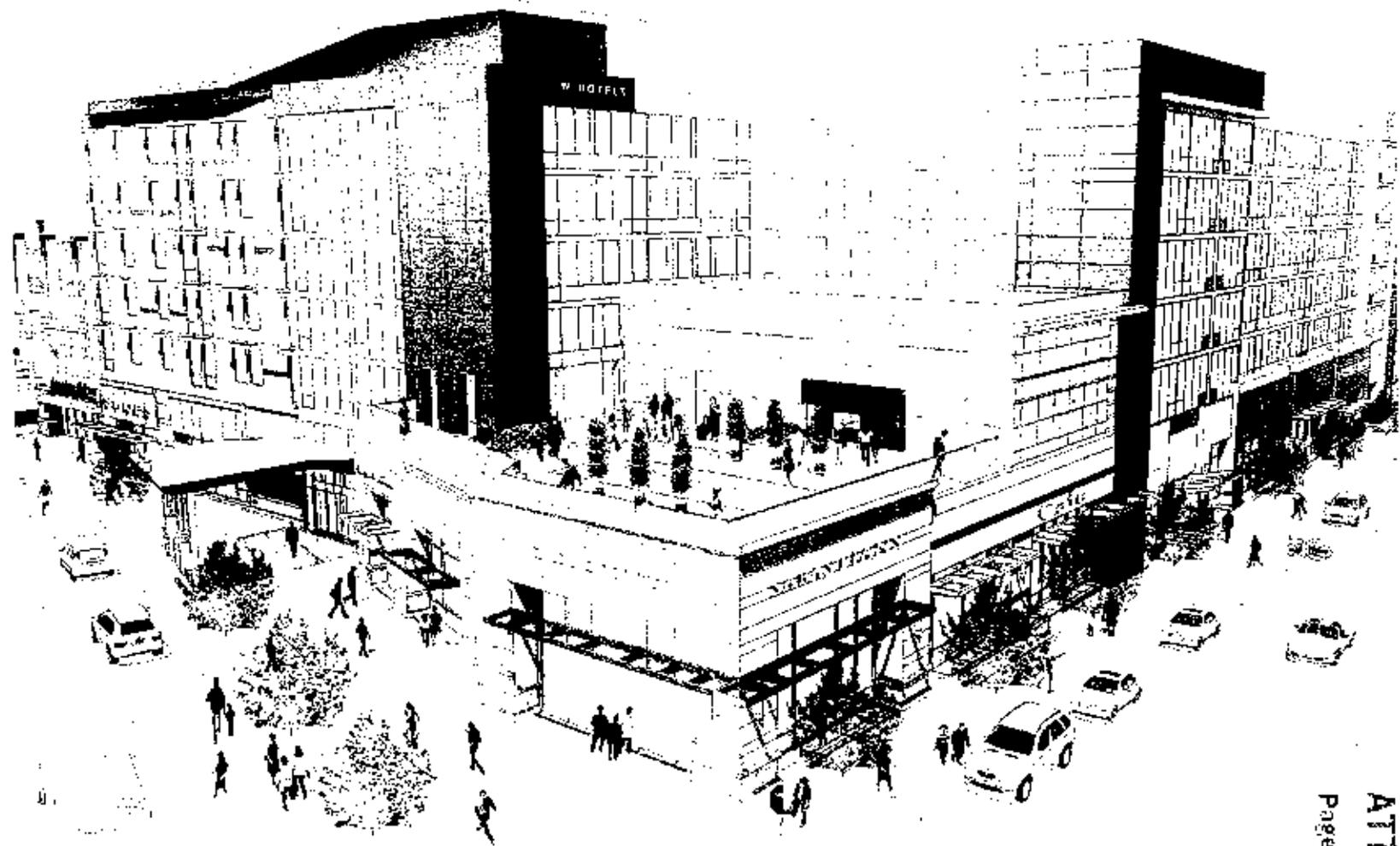
KLV PLAN



3 TO SOUTHWEST CORNER

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



1 FROM SOUTHWEST CORNER

KEY PLAN

ATTACHMENT 6
Page 15 of 33

RTKL

RTKL Associates, Inc.
10150 Wilshire Blvd., Suite 200
Los Angeles, CA 90024
Tel: 310.274.2000
www.rtkl.com

Parkwitz & Rutledge

100 North Wolfe Road
Costa Mesa, CA 92626
714.846.3000

GUZZARDO PARTNERSHIP

10000 Wilshire Blvd., Suite 200
Los Angeles, CA 90024
Tel: 310.274.2000
www.guzzardo.com

DEVCON

4875 Canyon Blvd.
Irvine, CA 92618
949.453.1000

DEVCON CONSTRUCTION

2001 West
Rock Hill
2100 West Orange Avenue
Orange, CA 92667
714.962.2000

SANDHILL PROPERTY COMPANY

495 E. 20th
San Jose, CA 95131
Tel: 408.435.1000
www.sandhill.com

SHAW GROUP

10000 Wilshire Blvd., Suite 200
Los Angeles, CA 90024
Tel: 310.274.2000

SLIAC PLS/PLC/YES

10000 Wilshire Blvd., Suite 200
Los Angeles, CA 90024
Tel: 310.274.2000



1 FROM NORTHWEST CORNER



KEY PLAN



2 FROM NORTHEAST CORNER

SUNNYVALE TOWN CENTER

Sunnyvale, California
94087



RTKL ASSOCIATES, INC.
10000 N. CENTRAL EXPRESSWAY
SUITE 2000
DALLAS, TEXAS 75243
TEL: 214.424.2000
WWW.RTKL.COM

PROJECT NAME

ATTORNEYS
16
33



RTKL ASSOCIATES, INC.
10000 N. CENTRAL EXPRESSWAY
SUITE 2000
DALLAS, TEXAS 75243
TEL: 214.424.2000
WWW.RTKL.COM

Penkowitz + Smith

3000 W. 15TH AVENUE
DENVER, COLORADO 80202
TEL: 303.733.1000

THE GUZZARDO
PARTNERSHIP, L.P.
10000 N. CENTRAL EXPRESSWAY
SUITE 2000
DALLAS, TEXAS 75243
TEL: 214.424.2000

DEVCON 10000 N. CENTRAL EXPRESSWAY
SUITE 2000
DALLAS, TEXAS 75243
TEL: 214.424.2000

DEVCON CONSTRUCTION
3000 W. 15TH AVENUE
DENVER, COLORADO 80202
TEL: 303.733.1000
SAND HILL
PROPERTY COMPANY
400 S. DAVIS
SUITE 100
DALLAS, TEXAS 75201
TEL: 214.424.2000

DATE: 10/10/00

SCALE: 1/8" = 1'-0"

PROJECT NO: 00-0000

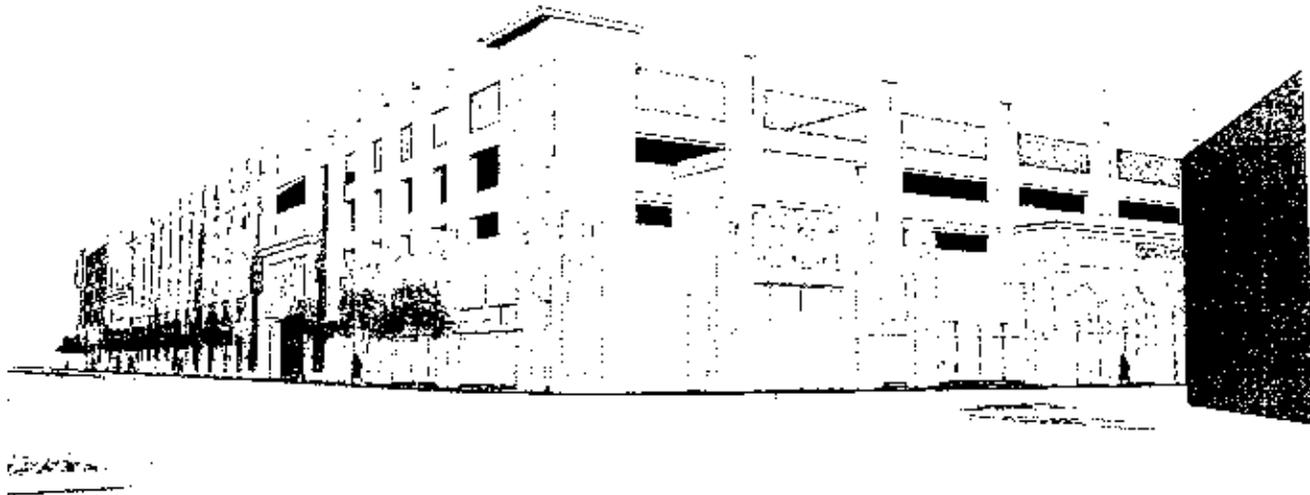
CLIENT: RTKL ASSOCIATES, INC.

DATE: 10/10/00

33.03

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



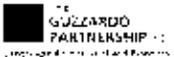
Architect:



RPK Associates, Inc.
1075 Northway, Suite 200
Sunnyvale, CA 94089
Tel: 415.335.4400
Fax: 415.335.4401
www.rpk.com

Perkowitz - Ruth

400 West Blvd., 3rd Floor
Covina, CA 91703
714.947.0100



THE GUZZARDO PARTNERSHIP, INC.
10000 E. 1st Street, Suite 100
Denver, CO 80231
Tel: 303.751.1000
Fax: 303.751.1001
www.guzzardo.com



10000 E. 1st Street, Suite 100
Denver, CO 80231
Tel: 303.751.1000
Fax: 303.751.1001

DECON CONSTRUCTION

2015 14th
RRCLT
10000 E. 1st Street, Suite 100
Denver, CO 80231
Tel: 303.751.1000
Fax: 303.751.1001

SAND HILL PROPERTY COMPANY

2015 14th
10000 E. 1st Street, Suite 100
Denver, CO 80231
Tel: 303.751.1000
Fax: 303.751.1001

www.sandhill.com

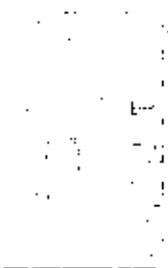
PERSPECTIVES

33 04

2 FROM NORTHEAST CORNER (PROPOSED 5th LEVEL)

ATTACHMENT G
page 17 of 33

1 2



KEY PLAN

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



RKI ASSOCIATES, INC.
10000 N. DE SOTO AVE., SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-8800
FAX: 214-343-8801

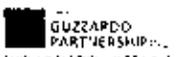
ARCHITECT



RKI ASSOCIATES, INC.
10000 N. DE SOTO AVE., SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-8800
FAX: 214-343-8801

Perkowitz & Ruth

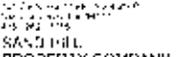
10000 N. DE SOTO AVE., SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-8800



GUZZARDO PARTNERSHIP, INC.
10000 N. DE SOTO AVE., SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-8800



DEVCON CONSTRUCTION CO.
10000 N. DE SOTO AVE., SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-8800



SAND HILL PROPERTY COMPANY
10000 N. DE SOTO AVE., SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-8800

DATE: 08/18/05

PERSPECTIVES

33 05



1 FROM NORTH-WEST CORNER (PROPOSED BY LEYELL)

18' 33' 6"

KEY PLAN

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



1) 2)

2 FROM NORTHEAST CORNER (CURRENT)

KEY PLAN

Page 19 of 33
6



RTKL ASSOCIATES INC.
300 South Bascom Avenue
San Jose, CA 95128
Tel: 415.977.8800
Fax: 415.977.8801
www.rtkl.com

Parkovitz - Reith

300 West 10th Street
Culver City, CA 90230
Tel: 310.550.5000



GUZZARDO PARTNERSHIP
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112
www.guzzardo.com



CONSTRUCTION
Mobile, AL 36608
Tel: 256.833.8800

DEVCON CONSTRUCTION

2000 West
RSH/RE
2100 North 10th Street
Culver City, CA 90230
Tel: 310.550.5000
SAND HILL
PROPERTY COMPANY
490 E. 1st Street
San Mateo, CA 94401
Tel: 650.351.8000
Fax: 650.351.8001
www.sandhill.com

10000 Wilshire Blvd.

PERSPECTIVES

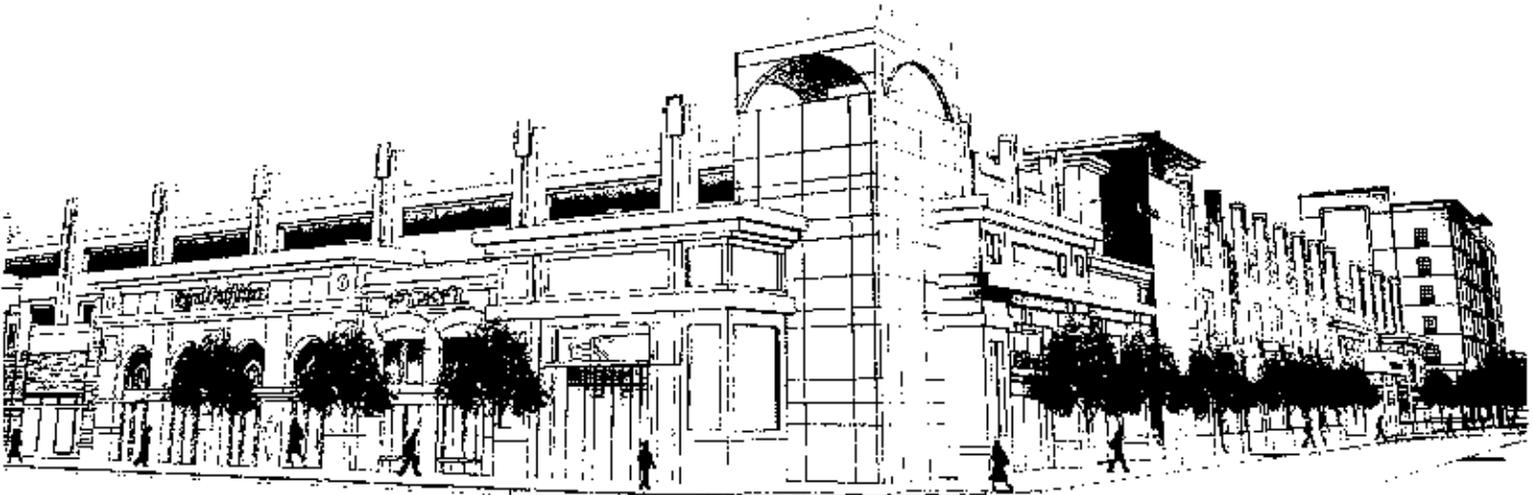
**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



DATE: 03/11/2009
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"



1 FROM NORTHWEST CORNER (CURRENT)

20
33
G

RTKL

RTKL Associates, Inc.
 1000 West 10th Street
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.rtkl.com

Perkowitz-Ruth

1000 West 10th Street
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111

GUZZARDO PARTNERSHIP

1000 West 10th Street
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111

DEVCON

1000 West 10th Street
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111

DEVCON CONSTRUCTION

1000 West 10th Street
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111

SAND HILL PROPERTY COMPANY

1000 West 10th Street
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111

DATE: 03/11/2009
TIME: 10:00 AM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
PERSPECTIVES
DATE: 03/11/2009
TIME: 10:00 AM
33.07

KEY PLAN

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



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.....
.....

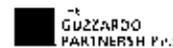
DESCRIPTION



RTKL Associates, Inc.
1000 West 12th Street
San Jose, CA 95128
Tel: 408.298.8800
Fax: 408.298.8801
www.rtkl.com

Parkowitz + Ruth

1000 West 12th Street
San Jose, CA 95128
Tel: 408.298.8800



GUZZARDO PARTNERS P.C.
1000 West 12th Street
San Jose, CA 95128
Tel: 408.298.8800
Fax: 408.298.8801



DEVCON CONSTRUCTION

1000 West 12th Street
San Jose, CA 95128
Tel: 408.298.8800

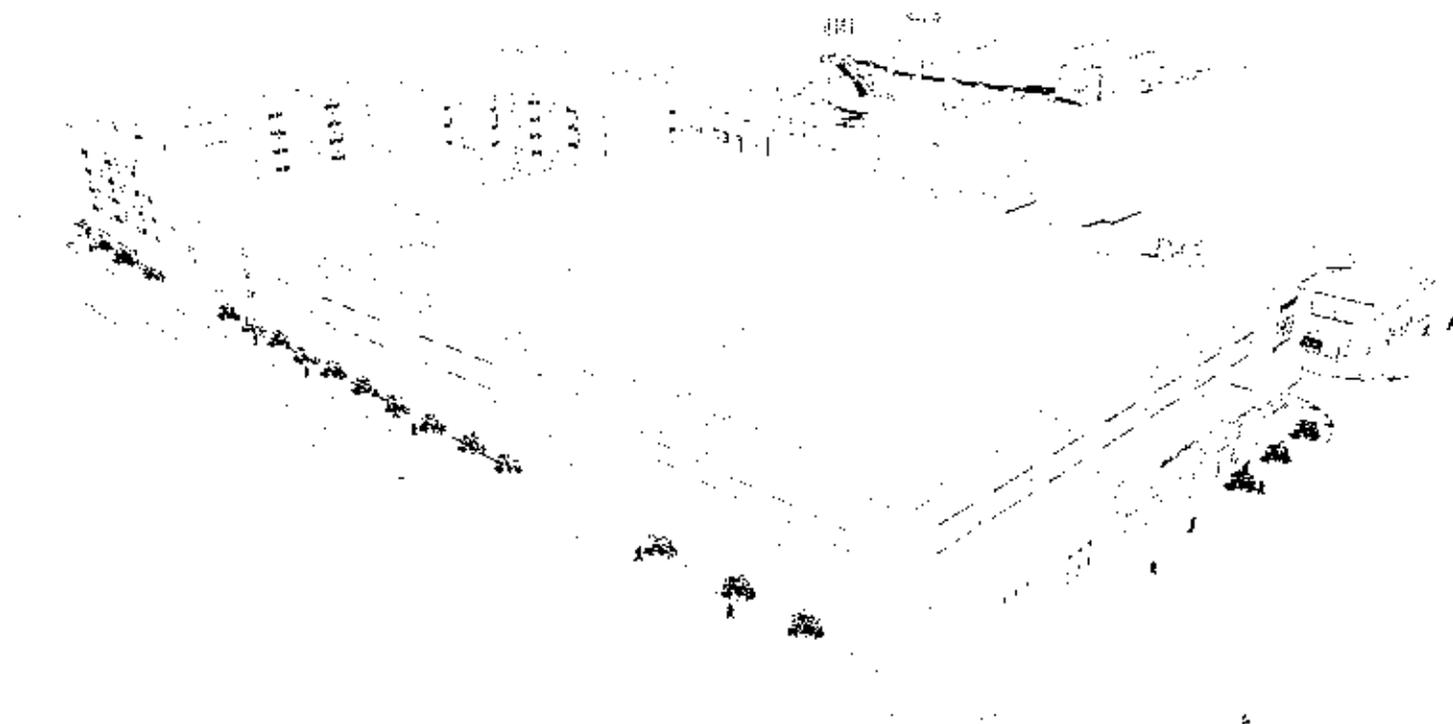
SAND HILL PROPERTY COMPANY

1000 West 12th Street
San Jose, CA 95128
Tel: 408.298.8800

.....

AERIAL PERSPECTIVES

33 08



2 FROM NORTH-EAST CORNER (PROPOSED 2% SLOPE)

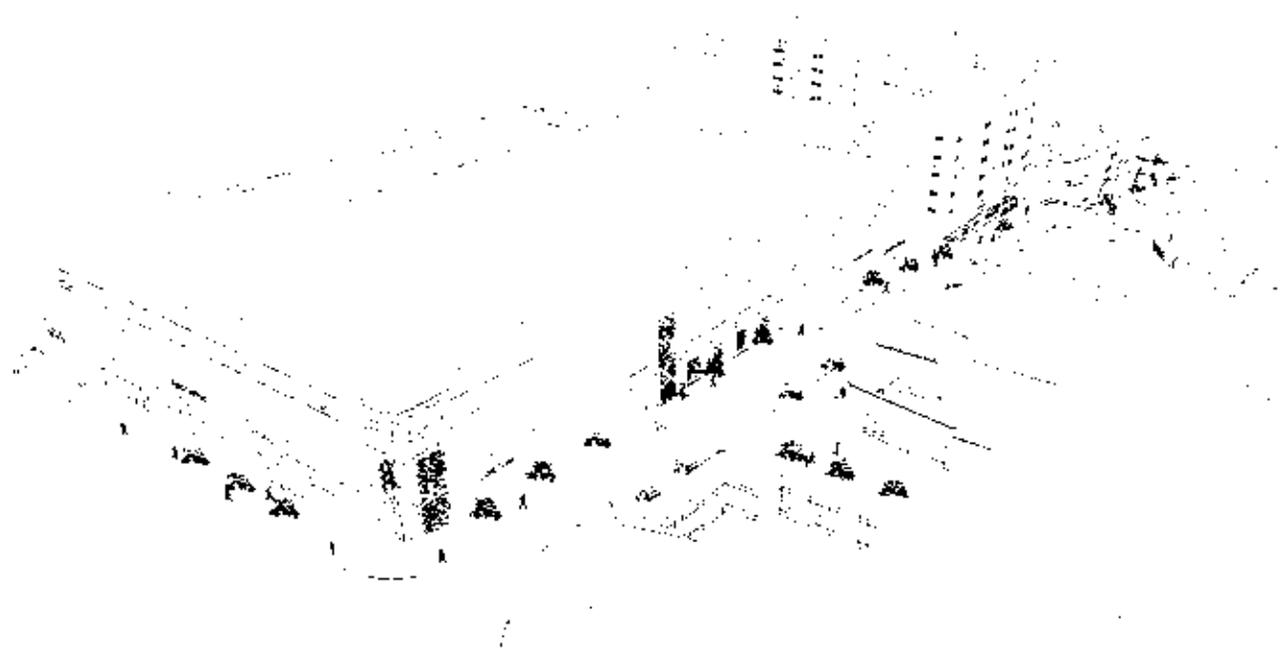
11 12

KEY PLAN

SHEET 6
 OF 33

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94089



1 FROM NORTHWEST CORNER (PROPOSED BY LEVEL)



RTKL
RTKL Associates, Inc.
1011 West Duane, Suite 200
San Mateo, CA 94401
Tel: 650.255.1000
Fax: 650.255.1001
www.rtkl.com

Perkowitz + Ruth
10000 Wilshire Blvd., Suite 400
Beverly Hills, CA 90210
Tel: 310.977.1000

THE GUZZARDO PARTNERSHIP P.A.C.
10000 Wilshire Blvd., Suite 400
Beverly Hills, CA 90210
Tel: 310.977.1000

DEVCON 10000 Wilshire Blvd., Suite 400
Beverly Hills, CA 90210
Tel: 310.977.1000

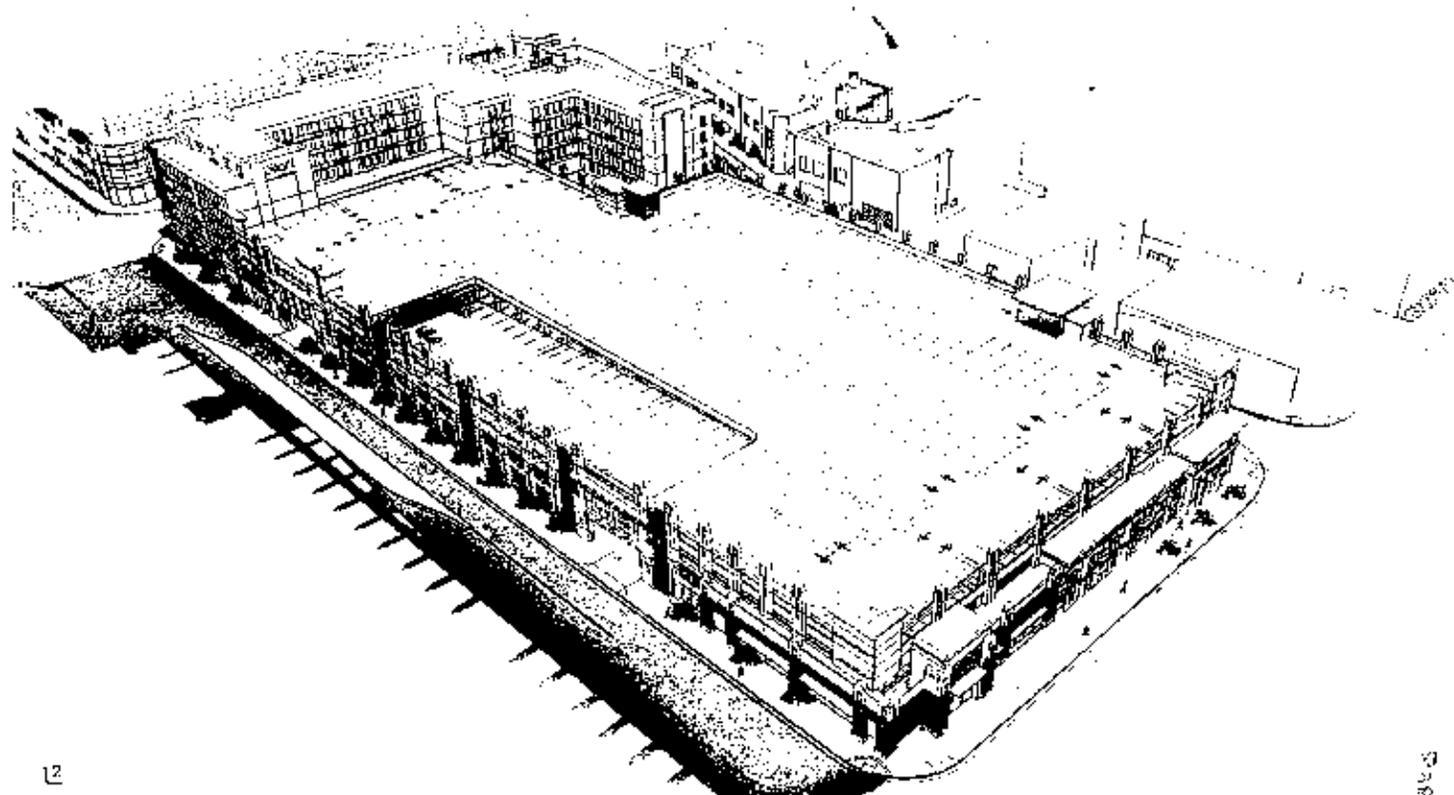
DEVCON CONSTRUCTION
10000 Wilshire Blvd., Suite 400
Beverly Hills, CA 90210
Tel: 310.977.1000
SAND HILL PROPERTY COMPANY
10000 Wilshire Blvd., Suite 400
Beverly Hills, CA 90210
Tel: 310.977.1000

APPROXIMATE
 DATE 22.11.09

AERIAL PERSPECTIVES

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94087



2 FROM NORTHEAST CORNER (CURRENT)



*ATTACHED
PAGE 23 OF 33*



RTKL Associates, Inc.
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.279.8800
Fax: 310.279.8801
www.rtkl.com

Parkowitz-Roth

10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.279.8800

THE GUZZARDO PARTNERSHIP P.C.
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.279.8800

DEVCON 10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.279.8800

DEVCON CONSTRUCTION

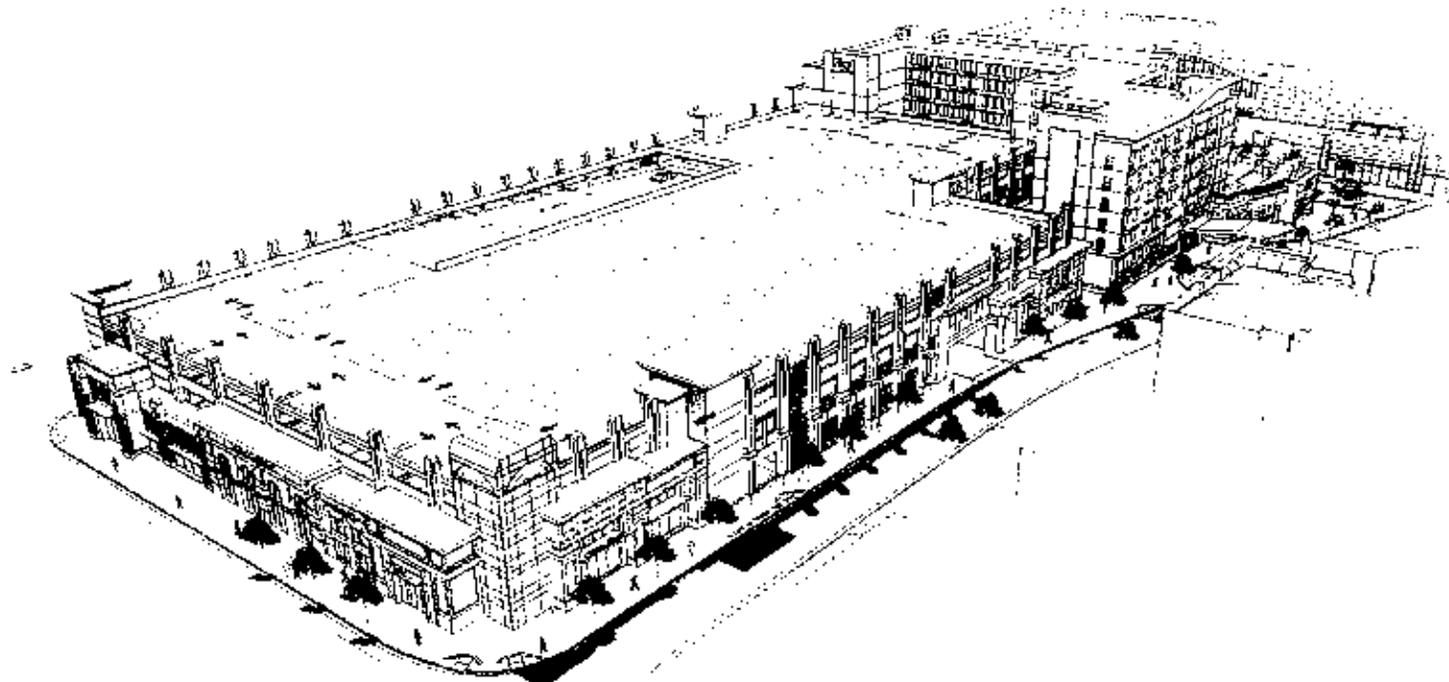
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.279.8800
SAND HILL PROPERTY COMPANY
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.279.8800

10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.279.8800

AIRIAL PERSPECTIVES

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California
94088



1 FROM NORTHWEST CORNER (CURRENT)



REKU Associates, Inc.
1000 West 10th Street
San Francisco, CA 94118
Tel: 415.774.9999
Fax: 415.774.9999
www.reku.com

Perkowitz - Rull

1000 West 10th Street
San Francisco, CA 94118
Tel: 415.774.9999



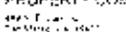
GUZZARDO PARTNERSHIP
1000 West 10th Street
San Francisco, CA 94118
Tel: 415.774.9999



DEVCON CONSTRUCTION
1000 West 10th Street
San Francisco, CA 94118
Tel: 415.774.9999



REEF
1000 West 10th Street
San Francisco, CA 94118
Tel: 415.774.9999



SANDHILL PROPERTY COMPANY
1000 West 10th Street
San Francisco, CA 94118
Tel: 415.774.9999

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AERIAL PERSPECTIVE

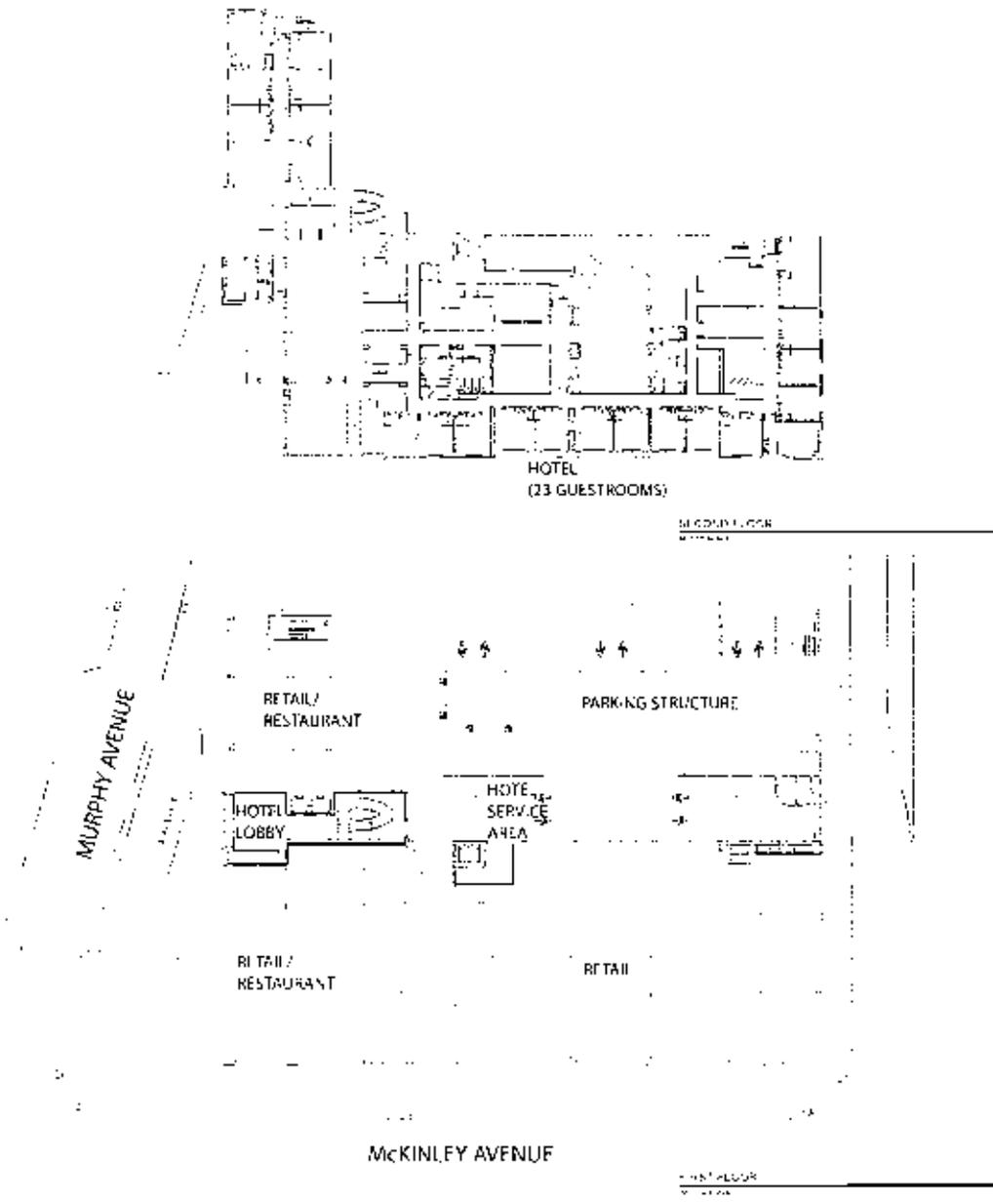
**SUNNYVALE
TOWN
CENTER**

8,000 sq. ft. (1000)



.....

.....



RTKL

RTKL is a leading international architecture, interior design, landscape architecture, and engineering firm.

www.rtkl.com

215 Avenue 11th, Suite 2000
Costa Mesa, CA 92626

GUZZARDO PARTNERSHIP

Commercial Real Estate
10000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210

DEVCON

Commercial Real Estate
10000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210

DEVCON GRASSBLADES

Commercial Real Estate
10000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210

HOTEL FLOOR PLANS

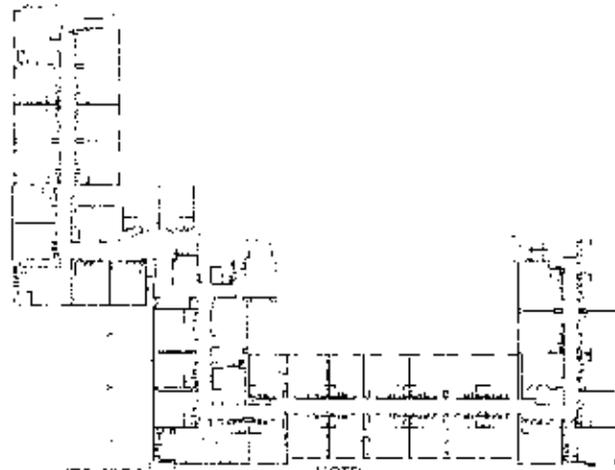
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32 13

APPROXIMATE
PAGE 26 OF 33

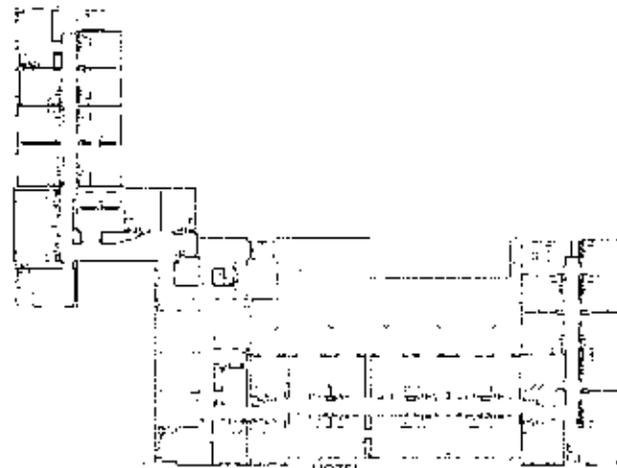
**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



HOTEL
(45 GUESTROOMS)

FOURTH FLOOR
11/11/2014



HOTEL
(40 GUESTROOMS)

FIFTH FLOOR
11/11/2014

RTKL

RTKL Architecture Inc.
1000 West 12th Street
Vancouver, BC V6H 2T6
Canada
Tel: 604.681.1111

11/11/2014

PER: [Name], [Title]
[Address]

GUZZARDO PARTNERSHIP

11/11/2014

DEVCON

11/11/2014

CONCRETE CONSTRUCTION

11/11/2014

CONCRETE

11/11/2014

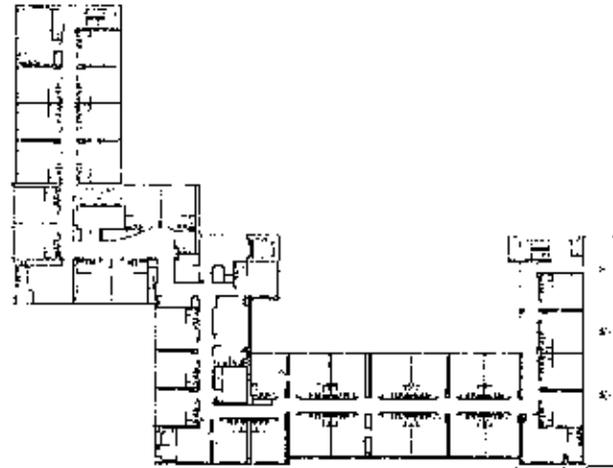
HOTEL FLOOR PLAN

11/11/2014

ATTACHED
PAGE 27 of 33
G

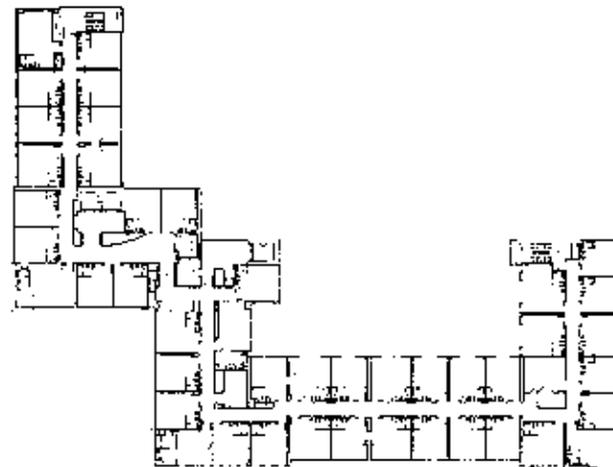
**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



HOTEL
140 GUESTROOMS!

SIXTH FLOOR
6/17/72



HOTEL
145 GUESTROOMS!

SEVENTH FLOOR
6/17/72



ETKL
1100 AVENUE 86
SUITE 1000
SUNNYVALE, CA 94086
TEL: (415) 335-1000

ARCHITECT

1000 AVENUE 86, SUITE 1000
SUNNYVALE, CA 94086



GIUZZARDO PARTNERSHIP
1000 AVENUE 86, SUITE 1000
SUNNYVALE, CA 94086



DEVCON CONSTRUCTION
1000 AVENUE 86, SUITE 1000
SUNNYVALE, CA 94086

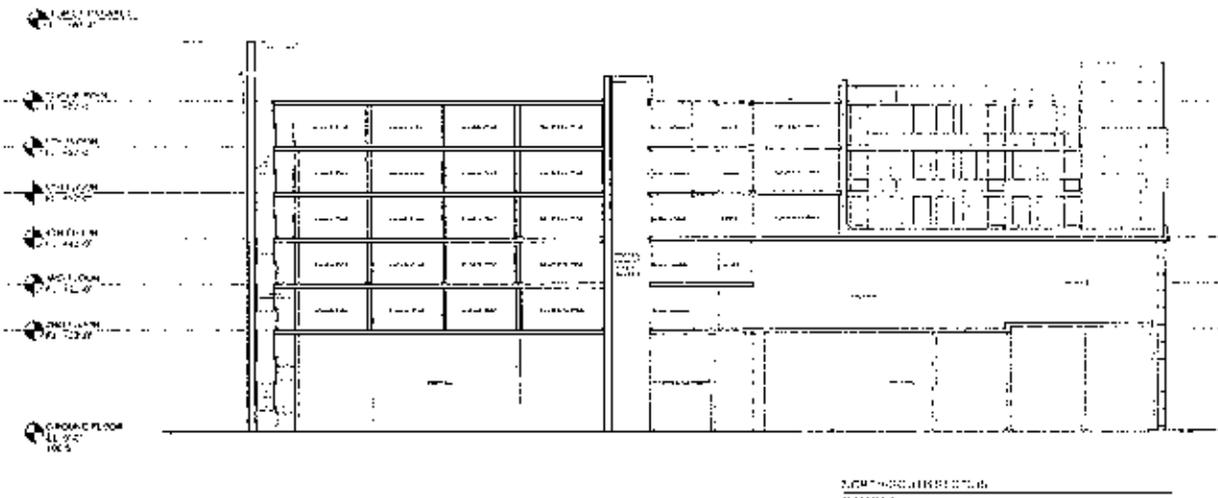
DEVCON CONSTRUCTION
1000 AVENUE 86, SUITE 1000
SUNNYVALE, CA 94086

DEVCON CONSTRUCTION
1000 AVENUE 86, SUITE 1000
SUNNYVALE, CA 94086

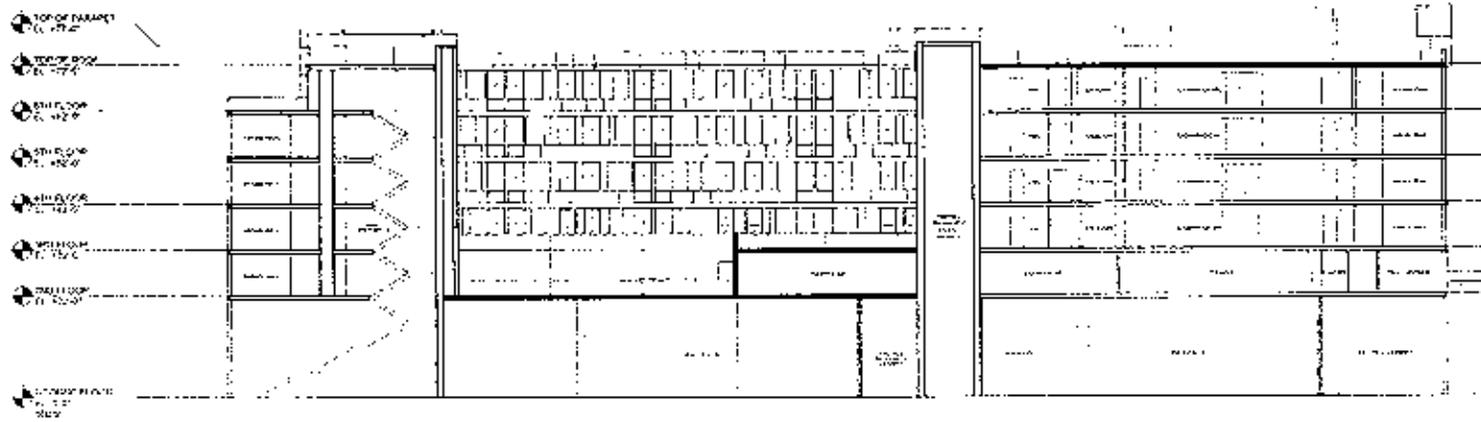
DEVCON CONSTRUCTION
1000 AVENUE 86, SUITE 1000
SUNNYVALE, CA 94086

DEVCON CONSTRUCTION
1000 AVENUE 86, SUITE 1000
SUNNYVALE, CA 94086

6/17/72
Page 28 of 33
G



NORTH-SOUTH SECTION



EAST-WEST SECTION

**SUNNYVALE
TOWN
CENTER**

Sunnyvale, California



ARCHITECTS

DATE: 11/11/11

RTKL

RTKL Associates, Inc.
1000 West 12th Street
Seattle, WA 98119
Tel: 206.461.1000
Fax: 206.461.1001
www.rtkl.com

1111 River Street, Suite 200
Sunnyvale, CA 94089

**GUSCARDO
PARTNERSHIP**

1111 River Street, Suite 200
Sunnyvale, CA 94089

DEVCON

1111 River Street, Suite 200
Sunnyvale, CA 94089

DEVCON CONTRACTOR

DEVCON
1111 River Street, Suite 200
Sunnyvale, CA 94089
SAND HILL
PROPERTY COMPANY
1111 River Street, Suite 200
Sunnyvale, CA 94089

DATE: 11/11/11

SCALE: 1/8" = 1'-0"

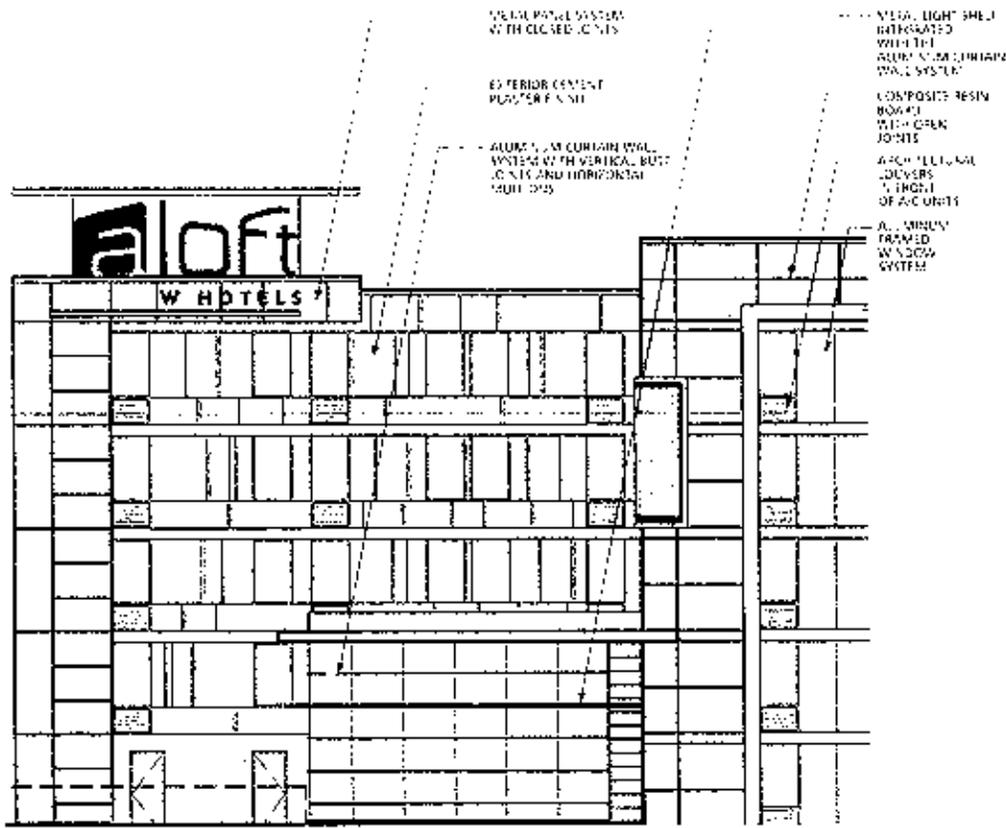
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DATE: 11/11/11

DATE: 11/11/11

DATE: 11/11/11

DATE: 11/11/11
PAGE: 29 OF 33
G



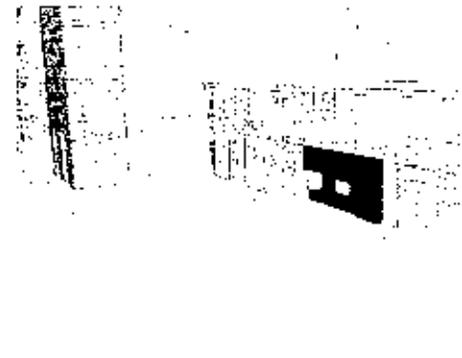
ENLARGED ELEVATION



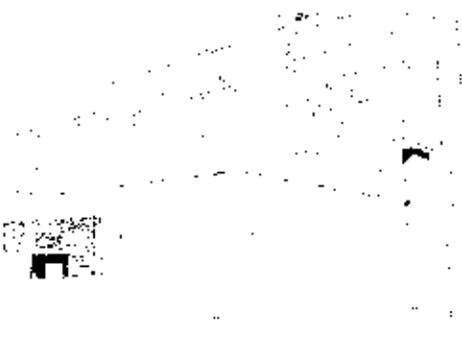
KEY ELEVATION ALONG MCKINLEY



PERSPECTIVE OF LOBBY & RETAIL BELOW



PERSPECTIVE OF POOL DECK



PERSPECTIVE OF LOBBY CURTAIN WALL

SUNNYVALE TOWN CENTER

SUNNYVALE, CALIFORNIA



10000 SUNNYVALE BLVD. SUITE 1000
SUNNYVALE, CA 94086

ARCHITECT

ETTKL

ETTKL ASSOCIATES INC.
10000 SUNNYVALE BLVD. SUITE 1000
SUNNYVALE, CA 94086
TEL: 415.335.1100
WWW.ETTKL.COM

GUZZARDO PARTNERSHIP

10000 SUNNYVALE BLVD. SUITE 1000
SUNNYVALE, CA 94086
TEL: 415.335.1100
WWW.GUZZARDO.COM

DEVCON

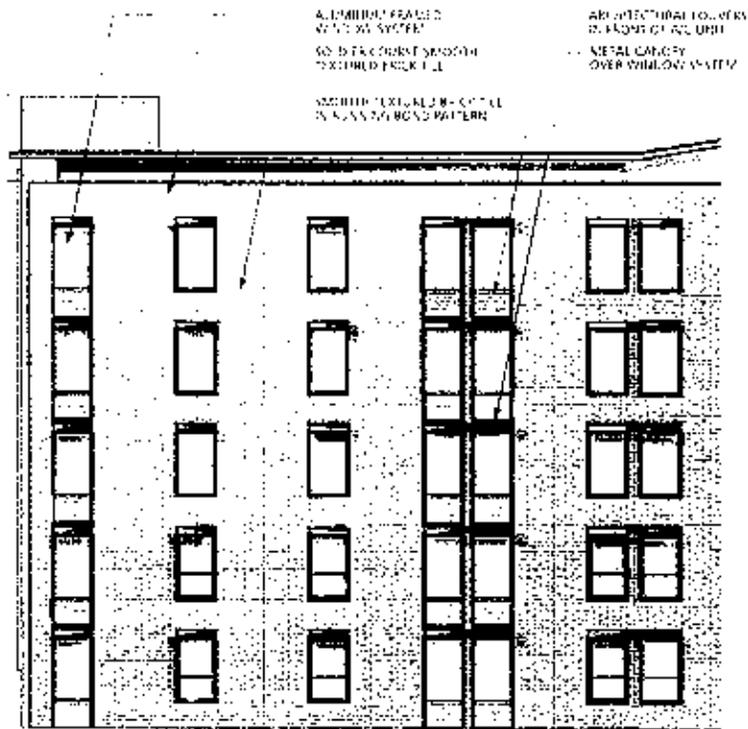
DEVCON CONSTRUCTION
10000 SUNNYVALE BLVD. SUITE 1000
SUNNYVALE, CA 94086
TEL: 415.335.1100
WWW.DEVCON.COM

10000 SUNNYVALE BLVD. SUITE 1000
SUNNYVALE, CA 94086
TEL: 415.335.1100
WWW.ETTKL.COM

10000 SUNNYVALE BLVD. SUITE 1000
SUNNYVALE, CA 94086
TEL: 415.335.1100
WWW.ETTKL.COM

10000 SUNNYVALE BLVD. SUITE 1000
SUNNYVALE, CA 94086
TEL: 415.335.1100
WWW.ETTKL.COM

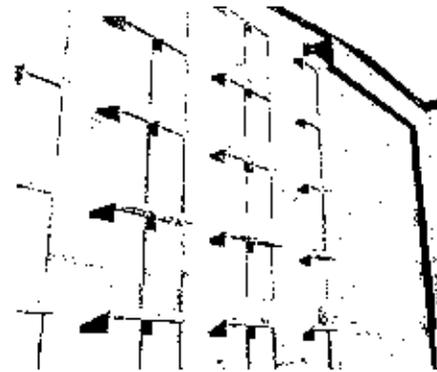
ATTORNEY GENERAL
DATE: 30/11/03



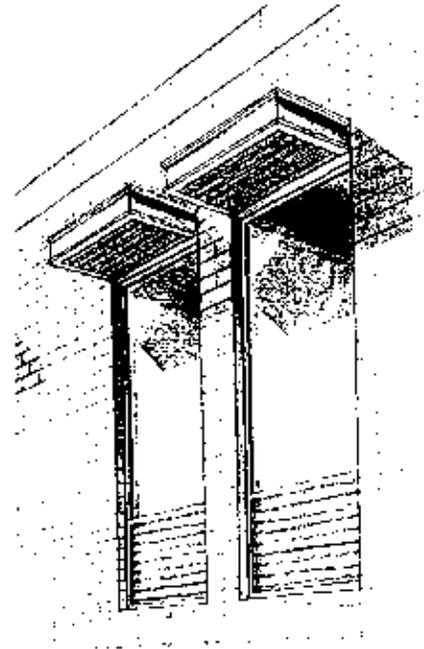
ENLARGED ELEVATION



KEY ELEVATION AT LONG MURPHY



PERSPECTIVE OF BRICK WALL



PERSPECTIVE OF BRICK WALL CANOPIES

**SUNNYVALE
TOWN
CENTER**

San Jose, California



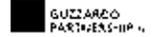
Architectural Firm
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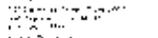
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PLANNING COMMISSION MINUTES OF OCTOBER 13, 2008

2008-0637 – Downtown Sunnyvale Mixed Use, LLC. [Applicant/Owner]: Application located at **2502 Town Center Lane** in the DSP-18 (Downtown Specific Plan Block 18) Zoning District. (APN: 209-34-009, 010, 015, 016, 017, 018 and 209-35-001, 005, 007, 010, 011, 012) SL

- **Resolution to Consider** a General Plan Amendment to Block 18 of the Downtown Specific Plan to allow an increase in the number of stories from five to six (no height increase).
- **Resolution to Consider** a General Plan Amendment to Block 18 of the Downtown Specific Plan to allow an increase in the allowed sign area and type.
- **Introduction of an Ordinance to Amend** Title 19.28.090, 19.28.100(c), and 19.28.130 of the Sunnyvale Municipal Code in accordance with the Specific Plan Amendment.
- **Special Development Permit** for: **a)** review of architecture for Block 6 (between Sunnyvale Ave, Washington Ave, Murphy Ave, and McKinley Ave); **b)** to modify condition of approval G11.d.3 to exclude designated outdoor dining from the 90,000 square foot restaurant limitation; and **c)** to modify condition of approval G11.d to remove the 425 seat limitation for any one auditorium in the cinema.

Steve Lynch, Senior Planner, presented the staff report. He said staff is recommending approval of the project subject to the conditions.

Comm. Klein referred to Attachment F, the parking evaluation, and asked staff if this is the first parking evaluation done for the Town Center project. Mr. Lynch said that there has been an entire series of parking evaluations and anytime the project has a significant change, staff requests a new mixed-use parking study to ensure that the site has the available parking to accommodate that use. Comm. Klein and staff further discussed parking for the project. Comm. Klein asked about the outdoor seating and staff's recommendation about whether it should or should not be included in the 90,000 square foot restaurant cap. Mr. Lynch discussed that staff is seeing that the project can accommodate a little bit more restaurant use, and staff does not want to count the outdoor dining toward the 90,000 square feet and as a result lose outdoor dining. Mr. Lynch said the developer will probably keep the 90,000 square feet as internally oriented restaurants. Comm. Klein said he is confused as he thought Redwood Square would have outdoor dining as seating. Mr. Lynch said that the unenclosed food court has always been exempted from the 90,000 square feet and further discussed restaurant square footage with Comm. Klein.

Comm. McKenna commented that she thinks that many of the items included in the report are excellent recommendations, i.e. materials, design, etc. She said she has concern with the blade projecting signs and asked when these signs were added to the displays. Mr. Lynch said that these were a part of the plans when the project was present to the Commission in Study Session, acknowledging that there was a lot of information provided in that session. Comm. McKenna said that the blade signs remind her of bill boards and she would be especially concerned if they were lit as this would be like light noise that adds nothing redeeming to the project. Mr. Lynch said that blade signs are currently allowed and used on Murphy Avenue, said due to the height of the buildings the blade signs proposed would have an increase in the size, and further discussed with Comm. McKenna blade signs on Murphy Avenue. **Hanson Hom**, Director of Community Development, said a lot of downtown districts allow blade signs, which are pedestrian oriented adding that the blade signs could be addressed in the master sign program for the project. Comm. McKenna continued to discuss with staff her concern regarding the blade signs.

Comm. Hungerford further discussed blade signs with staff. Comm. Hungerford referred to page 7 of the report regarding potential features and one feature is that all buildings should have bulkheads on storefronts, asking staff to define what a bulkhead is. Mr. Lynch said that a bulkhead is a raised base of the building two or three feet high, and is typically tiled. Comm. Hungerford confirmed with staff that transit windows are a series of windows along the entire retail frontage that allow light and air that are above the front door and below the roofline. Comm. Hungerford confirmed with staff that these are recommendations for the new Murphy Avenue to help blend with the old Murphy Avenue.

Comm. Klein referred to Attachment B, condition A32.2 and A32.4 confirming with staff that these two conditions are exactly the same. Comm. Klein referred to page 10 of the report under Parking Structure, which says that the first floor green screens will contribute to a seamless retail/downtown pedestrian experience, asking staff to explain what the green screens are. Mr. Lynch showed an example on one of the displays and said that the green screens are a type of foliage on a trellis or other structure that focuses on visually blocking parts of the garage at the pedestrian level. Comm. Klein and staff further discussed features of the parking garage with staff stating that the decorative features are to enhance the façade and are not intended to cover up the elevation of the parking garage.

Chair Rowe discussed with staff the reddish color of a portion of a building on the site plans with staff explaining that color is more of a burnt orange shade. Chair Rowe discussed with staff the Murphy Avenue architecture and asked how a specific portion of the proposed architecture compares to Murphy Avenue. Mr. Lynch discussed the eclectic architectural mix found on Murphy and some of the

features that are being proposed. Chair Rowe referred to Attachment B, page 1 that states the windows should be recessed, not flush mounted, which emphasizes a flat appearance. Chair Rowe discussed with staff that the plans provided show windows with a flat appearance, with Mr. Lynch adding that typically staff would have the architect submit revised plans showing the recessed windows.

Chair Rowe opened the public hearing.

Ken Rodrigues, one of the architects for the project, introduced **Dave Schmitz**, **Jeff Warmoth**, representing Sand Hill Company, the owner, and **Kirk Ellis** who is the architect working on the hotel. Mr. Rodrigues provided an overview of what has been done on the project since the study session. He said three dimensional views have now been provided to help provide a better perspective. He said based on Planning Commission comments and City Council comments many months ago that they realized that this block had not been fully “baked” and needed more work. He said they previously did not have the design fully completed and now they have worked this block much more than the other five blocks. He said the corner being discussed tonight is key to the project. He said they have broken down the building mass in keeping with what is happening with the rest of the project. He explained the details of the block and described the materials to be used, adding that there is more exposure to glass. He said the pool area will provide an exercise opportunity and would be a landscape feature at night. He discussed other elements of the corner and said Mr. Schmitz would talk about the retail component and the parking garage. Mr. Schmitz said that they have worked with the planning staff regarding the retail scale and the parking structure. He said the basic concepts they paid attention to were the scale on Murphy Avenue and the addition of more historical architecture. Mr. Schmitz said they incorporated more of a contemporary Art Deco and Art Moderne motif. Mr. Rodrigues said the team is available to answer questions.

Comm. Hungerford said that he was surprised to see in the hotel plans references to louvers in front of Air Conditioning (AC) units and asked the applicant to comment. Mr. Rodrigues said the louver feature started on Block 1 and 2 as there were some louvered designs on those parking structures and they thought it would be good to pick up some of these details throughout the project. Mr. Ellis said they were trying to come up with consistency in the design and that the appearance is a continuous window frame with the AC units with the louvered design which provides an integral system aesthetically. Comm. Hungerford asked if there would be individual AC units for each room rather than central air. Mr. Ellis said yes with Mr. Rodrigues explaining the value and details of the appearance. Mr. Warmoth said the individual control system on the AC units provide a better guest experience and that the units would not be heard from the street. Comm.

Hungerford asked what an environmental graphic panel is. Mr. Rodrigues offered an explanation of the environmental graphic panel versus the blade signs. He said that blade signs are typically turned at 90 degrees to the building themselves so pedestrians, as they are walking or driving down the street, can view the sign. He said the environmental graphics panel is a unique sign that might change in terms of the message, can be art and the hotel has requested these panels. Mr. Rodrigues said that they would work with staff to further explore what these panels might be used for and whether they would be lit at night. **Trudi Ryan**, Planning Officer, said staff had similar questions about what these signs and graphic displays might be used for and referred to Attachment B, page 1, condition A30.6, which says that the signs and displays must be reviewed under a separate master sign permit application. Comm. Hungerford asked the applicant about the view from the upper story hotel rooms overlooking the parking garage and asked if there would be landscaping or possibly solar panels as discussed at the September 22, 2008 Planning Commission meeting. Mr. Rodrigues said that they do have a very nice landscape feature. He said they do have a condition of approval to explore solar panel use for Blocks 1 and 2 and they would take the same work they are doing for the other blocks and transfer it over to this block for potential addition in the future. Mr. Ellis added that there is a deck that connects to the parking garage that is a second floor entrance into the lobby and there is landscape relief in this deck area. He said there would be some rooms that overlook the parking lot and there are ways that the views can be mitigated.

Comm. Sulser identified a certain projection on the hotel to the applicant and said he is concerned about the elevation asking for comment. Mr. Rodrigues said that the displays on the wall provide a good perspective of the projection, which he said sticks out about 30 feet, will be visible from the street and will be lit up at night. He said this is an entire wall of glass and will have a greenhouse feel. Mr. Rodrigues said in this same second story area is the pool atop of the retail building. Mr. Rodrigues said he is very excited about the design of this corner now. Comm. Sulser commented that he likes the Art Deco elements of the parking garage. Comm. Sulser said when he sees the elevations of the fifth level, if it comes to pass, that the fifth level seems to overpower some of the architectural elements and asked if there was anyway to mitigate this from being overpowered. Mr. Rodrigues said they want to be efficient if Macy's needs them to add the fifth level parking. He said the parking garage has the Art Moderne feel to it which makes it more of a building than a parking garage. Mr. Schmitz commented that for expediency sake they added a fifth level to the plans without design modifications. He said if they actually have to build the level that they would take the time to work the design more. Mr. Rodrigues said if they do have to add the fifth level they could take the horizontal treatment and break the scale down a little. Comm. Sulser commented that the hotel is considered a modern form, but the materials do not look modern and asked Mr. Rodrigues if they were looking to

build a modern building. Mr. Rodrigues said that he would call this a “modern historic blend” style of building. He said it is historical in terms of proportion, scale and materials and very similar to the buildings on Murphy Avenue. He said behind and above the base the style is a little more modern in the textures. He said the edge of the building is all brick and the material will be historical. Comm. Sulser said that he is concerned about the material and the style being different and that his opinion is that it does not look like it has architectural consistency. Mr. Rodrigues explained the materials and said that the variety will make the project look like it has been built over time. Comm. Sulser commented to the applicants that they have done a good job on the project.

Comm. Klein commented that he likes the use of the brick. He says this is the first time he has seen brick wall canopies, and commented that the windows are to be recessed. He asked the applicant to comment about the brick canopies. Mr. Rodrigues said they added the canopies to add a shade and shadow line which can act very similar to recessing the hotel windows. Comm. Klein said that staff recommended recessed windows and said that a standard sill would be more traditional and continues the vision of Murphy Avenue. Comm. Klein asked about the architecture of the parking structure. Mr. Schmitz said that the corner element is a place holder for an ideal opportunity for something special and they just have not gotten to the details yet. Comm. Klein asked why the northeast corner was not given the same focus as the other corner element. Mr. Schmitz said they were not trying to match the corners, and that this is probably an opportunity that can be further explored. Comm. Klein said that he likes the Art Deco style, that he realizes there are architectural issues in trying to merge from Murphy Avenue to the modern architecture of the hotel, and said he still worries about the parking structure and what it will eventually look like.

Comm. McKenna commented that she likes the step back created on the corner and that she likes the lobby and pool affect. She said her two major concerns are the individual AC units with the louvers and the environmental graphic panels. She said the environmental graphic panels have the potential of being too busy and if there is lighting at night that could be distracting for nearby residents.

Chair Rowe commented that she likes the graphic art and said it could project art and could change. Chair Rowe said the other concern she has is with the towers that project high on the parking garages and said that they are too high and look like jagged teeth. She said her other concern is that she thinks the space between the entrance to the hotel and the Grill House on the corner does not seem to fit with the rest of the architecture.

Maria Pan, a Sunnyvale resident, said she lives two blocks from the site. She said she has a concern about the amendment tonight that would allow an increase in

stories from five to six. She said she tried to determine the height of the hotel room floors if the additional floor is allowed yet no additional height is being added to the building and her concern is that there may not be adequate space between the floors to allow hotel guests adequate quiet for rest. Comm. Klein referred to Attachment G, page 29 which indicates that the first floor is 22 feet, and the other stories are 10 feet tall floor to floor. She said she thinks that would be adequate for guests. Ms. Pan commented about the architecture of the hotel indicating that she feels a hotel should be a masterpiece, be more beautiful than the proposal, and asked if the hotel could be detached to stand alone from proposed attached retail and massive parking garage. She said that she thinks separating these uses would provide for greater security and safety for the hotel users. She commented she has some concern about the swimming pool being on top of the retail and said that over time she hopes the pool does not crack.

Mr. Rodrigues responded to Ms. Pan's comments and confirmed the heights of the hotel from floor to floor. He said that they have actually broken the parking garage away from the hotel in couple of places. He said that the retail is still connected. Mr. Rodrigues addressed the pool on the roof by referring to another successful local project where a pool has been provided on the roof. Mr. Rodrigues said that they believe the architecture is outstanding and everyone has worked hard to provide good design. He commented that staff and the development team have taken many walk-throughs of Santana Row in San Jose and other projects, looking at materials, textures, what works and does not work, etc. He said they are really trying to make this project better than what they have observed and said he thinks in many ways it will be.

Chair Rowe closed the public hearing.

Comm. McKenna moved with staff recommendation to recommend to City Council alternatives 1,3,6,9, and 12 which approve the following: 1. Specific Plan Amendment and Ordinance to allow an increase in the number of stories from five to six; and 3. Specific Plan Amendment and Ordinance to allow an increase in the allowed sign area and type; and 6. Special Development Permit for Block 6 architecture with the attached findings and conditions of approval; and 9. Special Development Permit to modify condition of approval G11.d.3 to exclude all designated outdoor dining from the 90,000 square foot restaurant limitation with the attached findings; and 12. Special Development Permit to modify condition of approval G11.d.2 to remove the 425 seat limitation for any one auditorium in the cinema with the attached findings. Comm. Klein seconded the motion. Comm. Klein offered a friendly amendment to add a condition that the applicant work with staff to redesign the brick canopies on the hotel to provide a more traditional look. Comm. Klein offered a friendly amendment to remove condition A32.4 as it is

a duplicate. **Comm. Klein offered a friendly amendment to add a condition to redesign the upper level of the northeast corner of the parking garage to have an appropriate design similar to the design of the northwest corner of the parking garage. The three friendly amendments offered by Comm. Klein were acceptable to the maker of the motion.**

Mr. Hom commented that there was discussion about treating the fifth level differently and asked if this is something the Commission wanted to add. The Commission had no modification to this item. Comm. McKenna said that she wanted to make sure that the amendment and the ordinance that deal with the sign and type will come back to the Planning Commission for review. Ms. Ryan said yes, that the Commission would have opportunity to review and comment about these at a later date.

Comm. Klein commented that it has been a long path to complete the Block 6 architecture which is before the Commission tonight. He said he likes the look of the hotel, has some reservations about the parking structure although it is better than it has been. He said he shares some of the same concerns as Comm. McKenna regarding the environmental graphics panels and said he is glad the Commission will have a chance to further review this. He said as far as the other issues related to the project he has made his comments. He said in general a lot of progress has been made from the plans of several years ago. He said he is looking forward to when the project is completed, commenting that he also lives just several blocks away from the project. He said a lot of the details of the project are left in the hands of staff and the Director of Community Development, the Commission is only part of the machine that approves this project, and hopefully in the end this will be a good project.

Vice Chair Chang said he would be supporting this motion. He said it is exciting to see this final portion of the project. He talked about some of the challenges and said that the plans look really good and he is very excited to see this when it is finished.

Chair Rowe said she had a problem with some of the architecture, that she has commented about her dislike of the spikes on top of the parking structure, and she thinks some of the architecture does not flow like it could. She said she does like the plans proposed tonight a lot better than the previous version reviewed. She noted that the applicant has worked with staff, and encouraged them to continue to work with staff as the refinements that have been made should make Sunnysvale citizens proud of this downtown. She said the project has a variety of color, texture, and size and encouraged the applicant to continue to work with staff on the architectural issues she has mentioned.

ACTION: Comm. McKenna made a motion on 2008-0637 to recommend to City Council to approve the following with modifications: the Specific Plan Amendment and Ordinance to allow an increase in the number of stories from five to six; Specific Plan Amendment and Ordinance to allow an increase in the allowed sign area and type; Special Development Permit for Block 6 architecture with the modified findings and conditions of approval; Special Development Permit to modify condition of approval G11.d.3 to exclude all designated outdoor dining from the 90,000 square foot restaurant limitation with the attached findings; Special Development Permit to modify condition of approval G11.d.2 to remove the 425 seat limitation for any one auditorium in the cinema with the attached findings; to add a condition that the applicant work with staff to redesign the brick canopies on the hotel to provide a more traditional look; to remove condition A32.4 (duplicate); and to add a condition to redesign the upper level of the northeast corner of the parking garage to have an appropriate design similar to the design of the northwest corner of the parking garage. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the October 21, 2008 City Council meeting.