

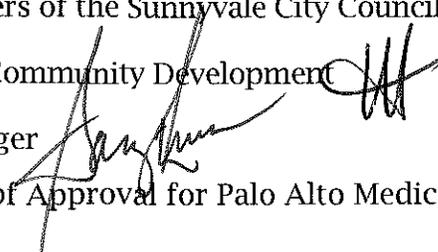


# City of Sunnyvale

## Information Only Memorandum

**Date:** July 31, 2012

**To:** Mayor Spitaleri and Members of the Sunnyvale City Council

**From:** Hanson Hom, Director of Community Development 

**Through:** Gary Luebbbers, City Manager

**Re:** Follow-up on Conditions of Approval for Palo Alto Medical Foundation (PAMF) Project

This memo has been provided to the City Council for information only. A courtesy notice of the memo's availability was provided to property owners adjacent to and in the vicinity of the PAMF medical clinic project. They were informed that comments could be given during the Public Comments portion of the meeting. The Council may wish to discuss this item; however, if Council would like to take any action regarding this item it will need to be placed on the agenda for a future meeting.

When the City Council approved the PAMF project on June 23, 2009, there were two outstanding conditions of approval that required further staff review. The first is Condition of Approval 6.A.1-3 regarding the use of clear vision glass on the north building side in regards to the privacy of neighbors. The second is Condition of Approval 12 regarding the use of mechanical window coverings to prevent night time light impacts from the medical office building to the adjacent neighborhood. Discussion of the staff recommendation on these conditions is indicated below in italics.

PAMF representatives will be informing adjacent residents about the proposed solutions as outlined below. Additionally, per the conditions of approval, these solutions could be further reviewed by the City Council. If this is desired, staff can schedule these specific follow-up items for a public hearing and action at a future Council meeting with notice provided to nearby neighbors.

## **6. DESIGN/EXTERIOR COLORS AND MATERIALS/SITE LAYOUT**

- A. Prior to issuance of a building permit, the plans shall be revised and are subject to the review and approval of the Director of Community Development to provide the following:
1. The third story "ribbon window" on the northern elevation shall be redesigned so the line of sight onto the adjacent property is minimized or eliminated. This may be achieved through opaque windows or clerestory windows.

*This condition has been met by designing a clerestory window for the third story that has a sill of 6.5 feet in height with no view onto adjacent properties.*

2. The three brick wall sections in front of the stairwells (formerly glass materials) shall be redesigned to incorporate more significant detailing, such as brickwork designs, murals, vines, green screens, or other visually attractive elements.

*These wall elements are now decorative brick with no view onto adjacent properties.*

3. The second story of the facility shall have opaque glass until the issue can be revisited when the building is under construction; and to direct staff to come back to the City Council with a mitigation plan for review.

*The applicant prefers to have clear vision glass on the second-story windows on the north elevation of the building, and proposes to address potential privacy concerns with heavy tree planting and a solid wall along the north property line. PAMF staff notes that the area immediately adjacent to the second story windows is a continuous hallway and that the adjoining patient waiting areas are located away from the windows such that views into adjacent residences will not be possible when seated. They believe that a combination of dense tree planting and an 8-foot high wall along the north property line will provide the necessary privacy screening and will negate the need for opaque glass on the second story windows.*

*Staff visited the site with the developer on June 8, 2012 and viewed the residential properties to the north from the second story windows. Story posts were erected indicating the height of proposed trees at maturity. The architect also prepared the attached photo montage at staff's request to illustrate the effectiveness of the tree screening. Trees are indicated approximately 10-11 feet high at time of planting (minimum 24"-box trees)*

*with dotted lines showing 4 feet of growth after two years and 8 feet of growth after 4 years. Based on feedback from the adjacent neighbors, African Sumac trees have been selected as an alternative to the originally approved Redwood trees. The African Sumacs will be planted approximately 10 feet apart to provide a solid continuous landscape screen. Based on the site visit and proposed tree planting plan, staff believes the combination wall and tree screening will address the privacy needs for neighbors to the north.*

## **12. Lighting**

- C. The applicant shall be required to provide mechanized window coverings on timers on the first, second, and possibly the third story windows, to prevent evening light towards the residential community.
- D. Staff shall investigate any lighting issues from the windows at the PAMF facility. Should the mechanized window coverings prove not be the best solution, staff shall return to Council with other alternatives.

*At the site visit staff reviewed the proposed window coverings and proposed lighting control systems for the first, second and third floors. The north facing windows (directly facing residential neighbors to the north) including central lobby on all three levels will have motorized roller shades with timer control for evening light control.*

*The east and west windows (facing the PAMF facility to the west and the new parking structure to the east) will have manual mini blinds. It was observed that window openings are "punched" openings on the building west and east ends. They are recessed in the exterior wall approximately 8 inches within a 12 inch deep wall. This will help reduce visibility of evening light affecting nearby residences. These windows do not directly face any residential neighbors but some light may be experienced from neighbors down Bayview Avenue and Carroll Street.*

*A further mitigating measure is that once the medical office building is closed for the evening, interior office lighting will be controlled with occupancy sensors and timers. PAMF representatives indicated that office lighting will be intermittent during cleaning operations extending until approximately midnight, although doctors are allowed to remain or enter their offices at night if necessary.*

*Staff concludes that requiring mechanical shades to the north side of the building only is adequate. Any light escaping the east and west sides will be reduced due to the inset nature of the window design. Also, the timer controls for the office lighting will minimize any lighting during the evening.*

**PALO ALTO MEDICAL FOUNDATION SUNNYVALE CAMPUS**  
TREE SCREEN PHOTOMONTAGE - 07/09/2012



PROJECTED

ANTICIPATED GROWTH AFTER 4 YEARS  
 ANTICIPATED GROWTH AFTER 2 YEARS



EXISTING

**01** PROJECTED AND EXISTING PLANTING  
 PALO ALTO MEDICAL FOUNDATION SUNNYVALE CAMPUS

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PROJECTED



EXISTING



**03** PROJECTED AND EXISTING PLANTING  
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PROJECTED



ANTICIPATED GROWTH AFTER 4 YEARS  
ANTICIPATED GROWTH AFTER 2 YEARS

EXISTING



**05** PROJECTED AND EXISTING PLANTING  
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EXISTING



**07** PROJECTED AND EXISTING PLANTING  
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