



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

November 28, 2012

File Number: 2012-7809

Permit Type: Minor Moffett Park Special Development Permit

Location: 360-380 Caribbean Drive (near Borregas Ave.) (APN: 110-26-021 - 023)

Applicant/Owner: Bloomenergy / Institutional Alliance Fund

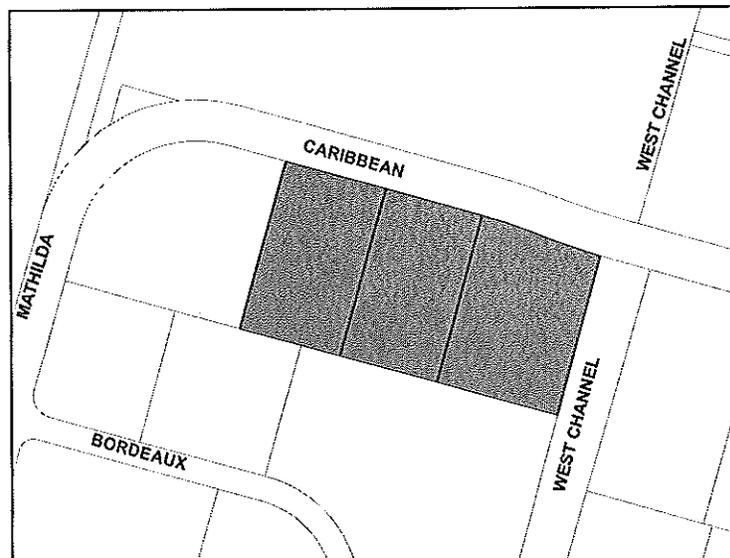
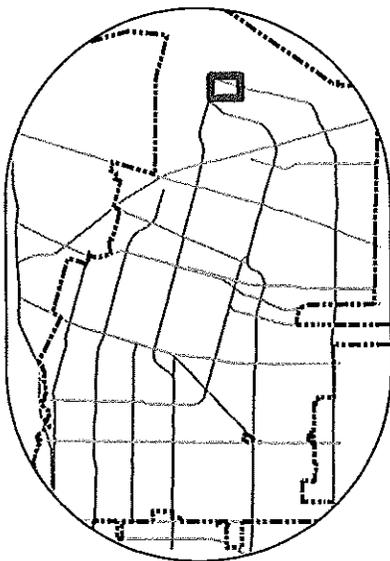
Staff Contact: Ryan Kuchenig, Associate Planner, (408) 730-7431

Project Description: To allow greater than 5% of incidental and accessory outdoor storage for the installation of fuel cell test equipment.

Reason for Permit: A Minor Moffett Park Special Development Permit is required for incidental and accessory outdoor storage greater than 5% net coverage

Issues: Aesthetics, Parking

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Moffett Park Specific Plan	Same
Zoning District:	Moffett Park Industrial	Same
Total Sq. Ft. on Site:	407,286	Same
Tenant Sq. Ft. <i>(includes 360 -380 Caribbean Dr.):</i>	180,000	Same
Parking <i>(shared between 360-380 Caribbean Dr.):</i>	223	235
Percentage of Exterior Equipment Storage <i>(370 & 380 Caribbean Drive)</i>	N/A	5.5% (360 Caribbean Dr.) 6.5% (370 Caribbean Dr.)

Previous Planning Projects related to Subject Application: Two proposals for waivers of mechanical screening for roof equipment have been approved on 360 & 370 over the past several years. In 2010, approval was granted for removal of 9 of 14 trees, defined as "protected" on 370 Caribbean.	Yes
Neighborhood Preservation Complaints: There are no active enforcement cases related to the subject properties.	No
Deviations from Standard Zoning Requirements: The proposal includes the shared use of the parking spaces for three sites (360, 370 & 380 Caribbean) which are occupied by Bloomenergy. Parking easements are to be required, as discussed further in the staff report.	Yes

Use Description: The existing business, Bloomenergy, manufactures on-site energy generation systems. The use of the buildings on each property is considered manufacturing and industrial warehouse (More information is provided in the "Project Description from the Applicant" in Attachment C.). The proposed Minor Moffett Park Special Development Permit is to allow for greater than 5% of site area for storage of outdoor equipment. The proposal would allow for approximately 5.5% of 360 Caribbean Drive and 6.5% of 370 Caribbean Drive be used for outdoor equipment storage. Sunnyvale Municipal Code also requires that such equipment shall be screened from view.

Hours of Operation: The business is open 24 hours, seven days a week.

Site Plan: The site plan indicates the installation of two concrete testing pads with 14 test fuel cell systems within the parking lots of 360 and 370 Caribbean Drive. Each cell system is no greater than seven feet in height. The parking lot will be reconfigured to accommodate the equipment installation. The proposed project would result in an additional 12 parking spaces (See Attachment B for Site Plans). The fuel cell modules are located approximately 200 feet from the street. New landscaping is planned within the parking lot to screen the equipment as well as a seven foot high 55-foot long concrete screen wall positioned adjacent to the centrally located test pad.

Due to the location of proposed equipment, parking and circulation, cross easements are required to be recorded for the affected properties. Condition of Approval BP-18 requires that a lot line adjustment to be filed with the Public Works Department if a roof is planned to be constructed over the exterior equipment at a future date. Further modifications to the existing loading areas are planned, as shown on the site plan. Due to the layout and function of the buildings, these areas are not designed at the rear of the site but are internally facing each other towards the central parking lot.

The proposal would remove 15 trees on site and replace them with 38 trees of varying species. Of the tree to be removed, seven trees are considered "protected." These trees are located within the reconfigured parking, drive aisle and test pad areas. Each of the new trees on site will be 36" box size trees. Staff has included Conditions of Approval for tree protection measures for existing trees that are planned to be preserved.

A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. A more detailed Stormwater Management Plan will be submitted during the building permit phase per Conditions of Approval.

Existing pedestrian walkways run along the front of the buildings and connect the subject sites. The installation of a public sidewalk along the street frontage is not required at this time.

Exterior Changes: There are no proposed exterior modifications to the existing buildings. The applicant has indicated that subsequent applications will be filed to consider more extensive improvements to the buildings.

Trash & Recycling Facilities: The proposal includes modifications to the trash and recycling facilities on site. Further consultation with the Department of Public Works is required to ensure that adequate area and circulation is

provided. Conditions of Approval require that a Final Waste Management Plan be submitted for review and approval.

Parking: The applicant has proposed a shared parking agreement between the three adjacent properties that are currently occupied by Bloomenergy. The project includes parking lot modifications to each of the properties (360 - 380 Caribbean Drive) that results in an additional 12 parking spaces for a total of 235 spaces. The modifications to 380 Caribbean Drive include only re-striping to achieve additional parking. The new parking lots would connect the two parcels at 360 & 370 Caribbean Drive. As stated previously, easements for shared parking and circulation will be recorded as required per Conditions of Approval.

The Moffett Park Specific Plan (MPSP) does not clearly define parking requirements for such industrial warehouse and manufacturing uses. For uses that are not specified, the MPSP refers to the general standards of the Sunnyvale Municipal Code. If the uses of the buildings are considered General Industrial, a rate of 1 space per 500 square feet would apply, and the combined sites would be deficient by 125 parking spaces. If considered "Industrial Warehouse," a rate of 1 space per 900 s.f. would apply, and the sites would maintain a 35 space surplus. Warehouse uses are considered to be comprised of less than 10% of office uses. Each of the buildings contain a minimal amount of office area. The three sites combined would not contain more than 10% office uses as currently indicated. The applicant has also provided current employment information that indicates a maximum shift on site would contain up to 231 employees. During other shifts, a total of 20 - 40 employees would occupy the three sites. Condition of Approval BP-15 requires a Parking Management Plan to be submitted to ensure that parking on site is managed between the three sites.

Public Contact: 18 notices were sent to surrounding property owners and tenants adjacent to subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 3 (installation of small new equipment) relieves this project from CEQA provisions.

FINDINGS - Minor Moffett Park Special Development Permit

Moffett Park Specific Plan Goals and Policies:

The Director of Community Development may approve any Minor Moffett Park Special Development Permit upon such conditions, in addition to those expressly provided in other applicable provisions of this code, as it finds desirable in the public interest, upon finding that the permit will both:

(A) Attain the objectives and purposes of the MPSP:

The project attains the primary purpose of the MPSP objectives based on the following:

Guiding Principles

- *Guiding Principle 4.0:* Provide opportunity for strategic retention and attraction of business and private investment.
- *Guiding Principle 6.0:* Streamline the land use permit and environmental review approval process.
- *Guiding Principle 10.0:* Incorporate sustainable design and green building concepts into private and public projects.

Implementation and Administration Objectives

Specific Plan Objective IMP-4: Allow for flexibility with the Specific Plan so that it is responsive to changes in the marketplace.

(B) Ensure that the site improvements, general appearance of proposed structures, and the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties:

The project has attained primary design objectives of the Specific Plan through improved landscaping and parking layout design for the subject properties. The increase in the amount of trees for the site will allow for screening of the proposed outdoor equipment and improved overall shading for the parking areas of each property. As required, stormwater runoff improvements are to be incorporated into the project sites. Recorded easements will allow equipment installation across the property lines and the shared use of parking and vehicular circulation.

The following are specific policies the project achieved related to the Community Design in Chapter 6 of the MPSP:

Landscaping

1. Landscaping serves a variety of purposes and shall be designed to serve multiple needs.
2. Existing trees shall be incorporated to the extent feasible into the site designs of new buildings.

The proposal includes the installation of 38 trees (36" box size) throughout the site that will increase shading and provide screening from the public street. Existing trees where possible will be preserved.

Sustainable Design and Green Building Techniques

1. Impervious surfaces, including parking areas, shall be kept to the minimum amount necessary to adequately serve the use.
2. Impervious surface design shall incorporate methods to reduce impacts such as heat island effect and stormwater runoff. Use of light colored materials, vegetation, permeable pavement, tree shading, phasing of parking, are examples of methods to address the negative impacts of impervious surfaces.

Although the project would increase the amount of impervious surface, due to new fuel cell pads, additional treatment stormwater management measures are incorporated to reduce impacts. The use of bio-retention planter areas will minimize run-off and improve overall site conditions. Increased shading also reduces the heat island effect of the impervious surfaces.

ALTERNATIVES:

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

RECOMMENDATION

Alternative 1. Approve the Minor Moffett Park Specific Plan with recommended Conditions in Attachment A.

Reviewed by:



Gerri Caruso
Principal Planner

Prepared By: Ryan Kuchenig, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Project Description from the Applicant

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
November 28, 2012**

Planning Application 2012-7809

360-380 Caribbean Drive

Minor Moffett Park Special Development for greater than 5% net coverage of
incidental and accessory exterior storage

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE
APPROVED PROJECT.**

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. USE EXPIRATION:

The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

GC-4. STORMWATER MANAGEMENT PLAN:

Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan with third party certification, as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-5. PUBLIC IMPROVEMENTS:

All public improvements must be completed prior to first building occupancy. [COA] [PUBLIC WORKS]

GC-6. DEVELOPMENT FEES:

Development fees, including but not limited to: utility frontage and/or connection fees, off-site improvement plan check and inspection fees, shall be paid prior to any occupancy. [COA] [PUBLIC WORKS]

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the

property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-5. RECYCLING AND SOLID WASTE ENCLOSURE:

As part of building permit review process, design details, including but not limited to, the enclosure doors, wheel stops and loading area stress pad, the number, size and placement of trash and recycling bins and/or compactors that meet the City's sizing criteria and design guidelines.

- a. Prior to first building occupancy, the trash and recycling enclosure shall be implemented.
- b. Match the design, materials and color of the main building.

BP-6. RECYCLING AND SOLID WASTE CONTAINER:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-7. SOLID WASTE DISPOSAL PLAN:

A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-8. LANDSCAPE PLAN:

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community

Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:

- b) All areas not required for parking, driveways or structures shall be landscaped.
- c) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
- e) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- f) Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- g) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

BP-9. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

- BP-10. **STORMWATER MANAGEMENT CALCULATIONS:**
Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]
- BP-11. **STORMWATER MANAGEMENT PLAN:**
Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60.180, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]
- BP-12. **STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:**
Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]
- BP-13. **BEST MANAGEMENT PRACTICES - STORMWATER:**
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
 - b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
 - c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
 - d) Covered trash, food waste, and compactor enclosures.
 - e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

- ii) Dumpster drips from covered trash and food compactor enclosures.
- iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
- iv) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-14. CITY STREET TREES:

The landscape plan shall including street trees and shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]

BP-15. PARKING MANAGEMENT PLAN (NONRESIDENTIAL)

A Parking Management Plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a) Employee parking locations shall be away from the building, in parking spaces that are the least used.
- b) Specify the location and term of short-term parking.
- c) Employees shall be required to park on the site.
- e) Provide adequate signage to direct traffic and pedestrians between each of the sites.
- f) Future modifications that result in greater than 10% office use collectively for the properties at 360-380 Caribbean Drive shall require separate review and approval by staff through a Miscellaneous Plan Permit. [COA] [PLANNING]

BP-16. COMPACT SPACES:

Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]

BP-17. RECORDATION OF EASEMENTS:

Reservation of new and/or abandonment of existing public/private utility easement(s), parking, ingress/egress easement(s) necessary for the project shall be recorded prior to completion of equipment installation. Quitclaim Deed is required for abandonment of private easements. [COA] [PUBLIC WORKS]

BP-18. LOT LINE ADJUSTMENT:

A lot line adjustment to combine the properties at 360 and 370 Caribbean Drive shall be required to be filed and recorded if a cover or similar structure is built over exterior equipment across existing property lines at a future date. [COA] [PLANNING/PUBLIC WORKS]

EP: THE FOLLOWING SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. STANDARD PUBLIC WORKS REQUIREMENTS:

This project shall comply with all requirements outlined in Sunnyvale Municipal Code section's 13 and 18.

- a) The Developer shall pay all applicable Public Works development fees associated with the project, including but not limited to: Public Works building clearance fee, water/sewer connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance.
- b) The Developer is required to pay for all changes or modifications to existing City utilities, streets and other public utilities within or adjacent to the project site, including but not limited to: utility facilities/conduits/vaults relocation due to grade change in the park strip area, caused by the development. All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code sections 18.12 unless otherwise approved by the Director of Public Works.
- c) All public improvement plans shall be submitted to and be approved by the Department of Public Works.
- d) Obtain an encroachment permit with insurance requirements for all public improvements. This includes submittal of a traffic control plan per latest CA MUTCD standards. [COA] [PUBLIC WORKS]

EP-1. DRIVEWAY APPROACHES:

Replace existing two driveway approaches with new ones per City standard detail 6C-3. [COA] [PUBLIC WORKS]

EP-2. ABANDONED DRIVEWAY APPROACHES:

All unused driveway approaches shall be replaced with curb, gutter, and sidewalk per current City standards. All City utilities shall be installed outside any driveway approaches. [COA] [PUBLIC WORKS]

EP-3. UTILITY LINES:

The applicant is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All dry utilities (PG&E, Comcast, AT&T, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within the public right-of-way or public utility easements. All existing utility lines (public or private) and/or their appurtenances not serving the project shall be capped, abandoned, removed, relocated and/or disposed of to the satisfaction of the City. [COA] [PUBLIC WORKS]

EP-4. SANITARY SEWER:

Install new cleanout(s) at the property line. [COA] [PUBLIC WORKS]

EP-5. WATER SERVICE:

Fire service and domestic water service shall be separate. Install an approved or upgrade existing backflow prevention device on the discharge side of irrigation, domestic and fire service meters per latest City standards. [COA] [PUBLIC WORKS]

EP-6. MOFFETT PARK SPECIFIC PLAN:

This project is within the Moffett Park Specific Plan area and the owner shall comply with all requirements. [COA] [PUBLIC WORKS]

PF: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PF-1. LANDSCAPING AND IRRIGATION:

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to completion of fuel cell installation. [COA] [PLANNING]

PF-2. COMPACT SPACES:

All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]

PF-3. PARKING LOT STRIPING:

All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

DC: THE FOLLOWING SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-2. EXTERIOR EQUIPMENT:

All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]

AT-3. LANDSCAPE MAINTENANCE:

All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

AT-4. PARKING MANAGEMENT:

On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]

AT-5. PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and as follows:

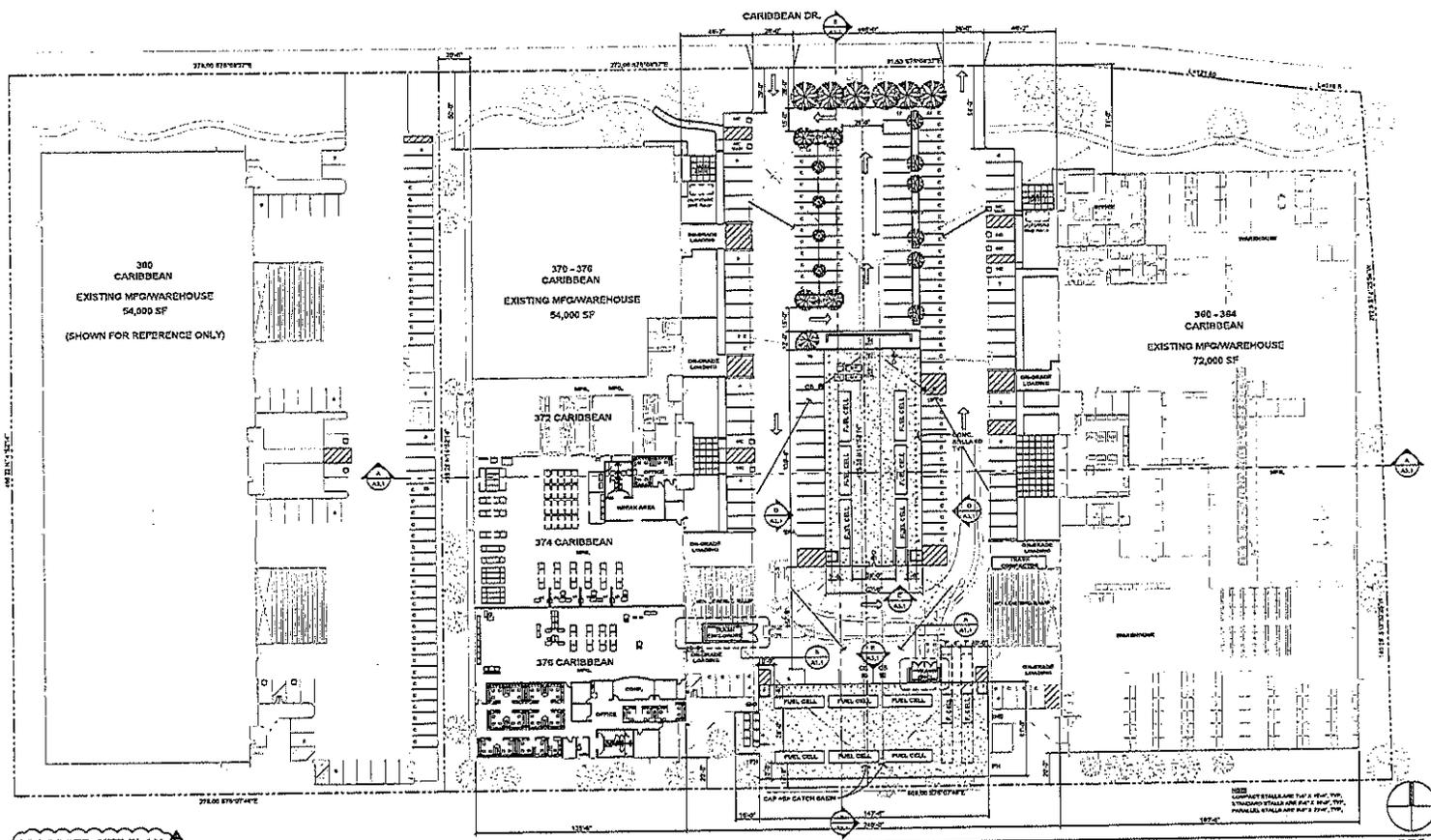
- a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
- b) Maintain all parking lot striping and marking.
- c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- d) Require signs to direct vehicles to additional parking spaces on-site, as needed.
- e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

AT-6. BMP MAINTENANCE:

The project owner must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]

AT-7. BMP RIGHT OF ENTRY:

The project owner shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan. [SDR] [PLANNING]



PROPOSED SITE PLAN

380 CARIBBEAN: ALLOWABLE AREAS: TYPE III-B FOR REFERENCE ONLY

OCCUPANCY	ALLOWABLE AREA	FLOOR AREA	USED USE RATIO
1	$A_1 = 18 \times (18 + 18) = 648$	0 SF	0.00%
2	$A_2 = 12 \times (12 + 12) = 288$	54,000 SF	18.75%
3	$A_3 = 12 \times (12 + 12) = 288$	54,000 SF	18.75%
4	$A_4 = 12 \times (12 + 12) = 288$	54,000 SF	18.75%
TOTAL		54,000 SF	18.75% @ 1.00

370 CARIBBEAN: ALLOWABLE AREAS: TYPE III-B PER CBC 2010 SECTION 506, Mixed Occ.

OCCUPANCY	ALLOWABLE AREA	FLOOR AREA	USED USE RATIO
1	$A_1 = 18 \times (18 + 18) = 648$	0 SF	0.00%
2	$A_2 = 12 \times (12 + 12) = 288$	54,000 SF	18.75%
3	$A_3 = 12 \times (12 + 12) = 288$	54,000 SF	18.75%
4	$A_4 = 12 \times (12 + 12) = 288$	54,000 SF	18.75%
TOTAL		54,000 SF	18.75% @ 1.00

360 CARIBBEAN: ALLOWABLE AREAS: TYPE III-B PER CBC 2010 SECTION 506, Mixed Occ.

OCCUPANCY	ALLOWABLE AREA	FLOOR AREA	USED USE RATIO
1	$A_1 = 18 \times (18 + 18) = 648$	0 SF	0.00%
2	$A_2 = 12 \times (12 + 12) = 288$	72,000 SF	25.00%
3	$A_3 = 12 \times (12 + 12) = 288$	72,000 SF	25.00%
4	$A_4 = 12 \times (12 + 12) = 288$	72,000 SF	25.00%
TOTAL		72,000 SF	25.00% @ 1.00

SITE DATA

SITE AREA	278,734 SF
EXISTING BUILDING AREA - 380 CARIBBEAN	54,000 SF
EXISTING BUILDING AREA - 370 CARIBBEAN	54,000 SF
EXISTING BUILDING AREA - 360 CARIBBEAN	72,000 SF
EXISTING P.A.R. - 380 CARIBBEAN	54,000 SF
EXISTING P.A.R. - 370 CARIBBEAN	54,000 SF

COMBINED SITE DATA

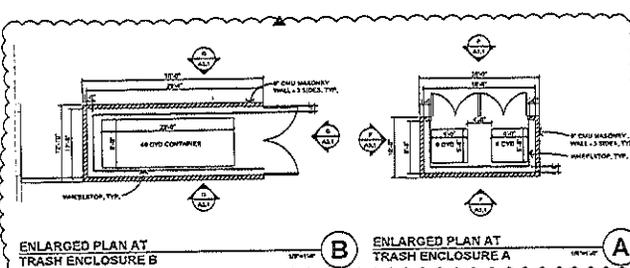
COMBINED SITE AREA	278,734 SF
COMBINED BUILDING AREA	179,000 SF
PAVING AREA - EXISTING	12,000 SF
PAVING AREA - PROPOSED	12,000 SF
HARDSCAPING AREA - EXISTING	12,000 SF
HARDSCAPING AREA - PROPOSED	12,000 SF
TOTAL IMPERVIOUS SURFACE - EXISTING	12,000 SF
TOTAL IMPERVIOUS SURFACE - PROPOSED	12,000 SF
LANDSCAPE AREA - EXISTING	12,000 SF
LANDSCAPE AREA - PROPOSED	12,000 SF

PARKING DATA

TYPE OF PARKING	REQUIRED	PROVIDED	DEF.
RESIDENTIAL	10 STALLS	10 STALLS	0
OFFICE	10 STALLS	10 STALLS	0
RETAIL	10 STALLS	10 STALLS	0
INDUSTRIAL	10 STALLS	10 STALLS	0
TOTAL	40 STALLS	40 STALLS	0

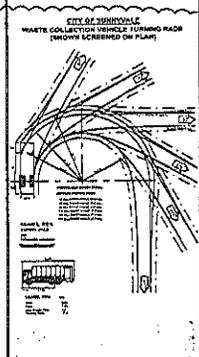
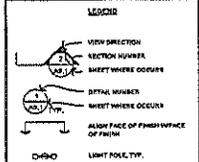
COMBINED PARKING DATA

TYPE OF PARKING	REQUIRED	PROVIDED	DEF.
RESIDENTIAL	10 STALLS	10 STALLS	0
OFFICE	10 STALLS	10 STALLS	0
RETAIL	10 STALLS	10 STALLS	0
INDUSTRIAL	10 STALLS	10 STALLS	0
TOTAL	40 STALLS	40 STALLS	0



Bloomenergy
SITE UPGRADE AND FUEL CELL TEST FIT PAD
380 - 376 W. CARIBBEAN DRIVE
SUNNYVALE, CA

BRANNING CONSULTANTS
CONSULTANT TO REMAIN
ARCHITECTURE
ENGINEERING
PLANNING



ATTACHMENT 3
Page 3

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/12
2	RESPONSE TO P.F.C. COMMENTS	10/15/12
3	RESPONSE TO PUBLIC INPUT	10/15/12

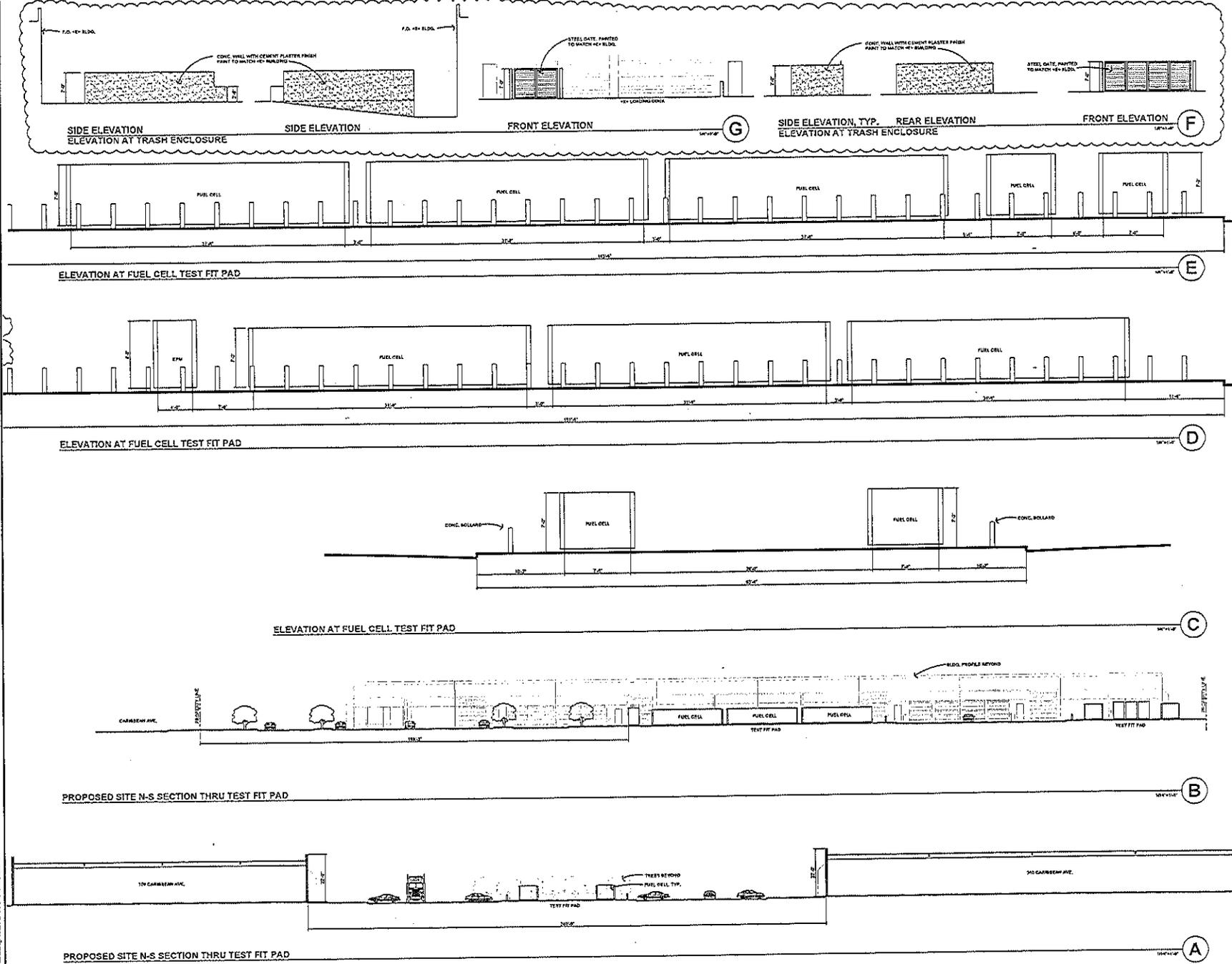
PROPOSED SITE PLAN AND PARKING DATA

A1.1

REV.	DATE	DESCRIPTION	BY	CHKD.
1		ISSUED FOR PLANNING REVIEW		
2		RESPONSE TO PRELIMINARY COMMENTS		

PROJECT TITLE
PROPOSED SITE SECTION & EXTERIOR ELEVATIONS AT TEST FIT PAD

PROJECT NO.
A3.1



12/15/2011 10:00 AM - 12/15/2011 10:00 AM



Ronald V. Ponconi, aia
Anthony F. Matisi, aia
José Cotto, aia
Gary J. Aquilina, aia

10/17/12
City of Sunnyvale
Planning Department
456 W. Olive Ave.
Sunnyvale, CA 94086

2012_116 AA

Associates:
Richard A. Smith, aia
Michele A. Chadwick, iida

Re: **Bloomenergy – Site Upgrade and Fuel Cell Test Fit Pad – 360 -370 Caribbean Drive
Description Letter for Minor Use Permit / Special Development Permit.**

To Whom It May Concern:

On behalf of Bloomenergy, CAS Architects is submitting this letter of description as part of the requirements for a Minor Use Permit/Special Development Permit

Bloomenergy has developed and designed a fuel cell system with a high-level of aesthetic treatment. The finished modules appear more akin to a well-designed monument signage. They are less than 7' in height and have been designed to be compatible with the aesthetics of building facades.

For their warehouse/manufacturing building at 360-370 Caribbean Dr., Bloomenergy is proposing to provide two exterior test fit pads to place a maximum of 8 fuel cell systems in an area for testing. The fuel cell modules shall be placed approximately 200' from the street, between the two buildings and shall be screened by landscaping. The modules has been designed to specifically address the company's goal to have this design work in harmony with the adjacent buildings and surround landscape. The units have been scaled and given detailing that make it compatible with elements the will be used in the future building façade upgrade, such as metal panels and storefront fenestration. The two buildings on either side of the test fit pad shall be occupied by Bloomenergy.

The hours of operation for the site shall be 24 hours a day/7 days a week.

There will be 3 separate shifts, each shift shall comprise of roughly 70 workers.

The use of the adjacent buildings shall be a majority warehouse and manufacturing use with roughly 10-15% of the building area set aside for office functions.

Please do not hesitate to call me if you have any questions. I can be reached at 650-428-2506.

Very truly yours,

CAS Architects, Inc.

José Cotto, AIA
Principal

CAS Architects Inc.
1023 Shoreline Boulevard
Mountain View
California 94043-1838
Tel. 650.967.6800
Fax 650.967.6616
www.casarch.com

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Bloomenergy™

To: City of Sunnyvale
From: Mike Hawkins
Date: 11/14/12
Subject: Confirmation on employees per shift

This letter is to confirm the number of Bloomenergy employees working per shift

Shift 1	231
Shift 2	40
Shift 3	20

Thank You



Mike Hawkins
Senior Facilities, Real Estate Manager
Bloomenergy