



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**January 28, 2008**

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**SUBJECT: 2006-1290 - Trinity Church of Sunnyvale**  
[Applicant/Owners]: Application for related proposals on a 4-acre site located at **477 North Mathilda Avenue** (near W. Maude Ave.) in an M-S/POA (Industrial & Service/ Place of Assembly) Zoning District.

Motion **Use Permit** to allow architectural modifications to an existing industrial building for an approved place of assembly.

**REPORT IN BRIEF**

**Existing Site Conditions** Two Vacant Industrial Buildings

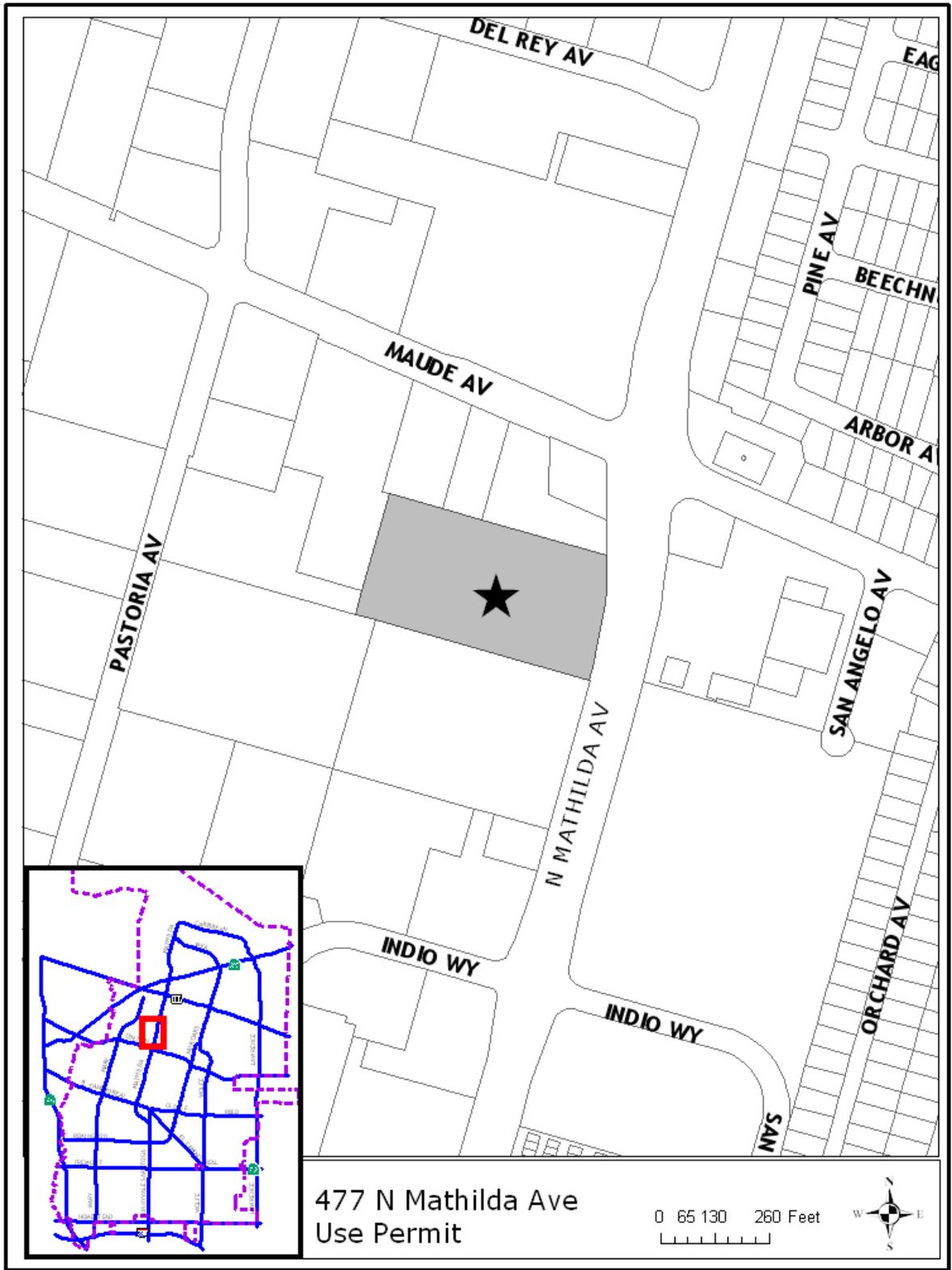
**Surrounding Land Uses**

North	Restaurant
South	Industrial and Service
East	Commercial-Shopping Center (Sunnyvale Square)
West	Industrial and Service

**Issues** Architecture

**Environmental Status** A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation** Approve with Conditions



477 N Mathilda Ave  
Use Permit

0 65 130 260 Feet



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial	Same	Industrial
<b>Zoning District</b>	M-S/POA	Same	M-S/POA
<b>Lot Size (s.f.)</b>	170,928	Same	22,500 min.
<b>Gross Floor Area (s.f.)</b>	58,194	59,314 (approved per 2006-1109)	N/A
<b>Lot Coverage (%)</b>	34%	34.7% (approved per 2006-1109)	45% max.
<b>Floor Area Ratio (FAR)</b>	34%	34.7% (approved per 2006-1109)	N/A
<b>No. of Buildings On-Site</b>	2	2	
<b>Building Height (ft.)</b>	17'	17'	75' max.
<b>Tower Height</b>	N/A	35'	75' max.
<b>No. of Stories</b>	1	1	8 max.
<b>Setbacks (Facing Property)</b>			
<b>Front</b>	60'	Same	35' min.
<b>Left Side</b>	67'6"	Same	0'min. (20' combined)
<b>Right Side</b>	66'3"	Same	0'min. (20' combined)
<b>Rear</b>	67'6"	Same	0' min.

**ANALYSIS****Description of Proposed Project**

The proposal is for architectural modifications to two existing industrial buildings for an approved place of worship. On November 20, 2007, the City Council approved a Rezone and Use Permit application (2006-1109) for Trinity Church of Sunnyvale at the subject site. As part of that approval, a Condition of Approval required a separate Use Permit and public hearing review for proposed architectural changes to the existing buildings. The scope of the Use Permit is limited entirely to the architectural modifications that are being proposed. The use and site plan have already been approved by the City

Council through a separate permit application and public hearing review and are not subject to any review or conditions as part of this Use Permit.

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2006-1109	Rezone and Use Permit for religious facility	City Council/Approved	11/20/07
1998-0229	Miscellaneous Plan Permit to modify landscaping and irrigation plan	Staff / Approved	3/27/1998
1995-0149	Miscellaneous Plan Permit to allow a waiver of screening for exterior equipment	Staff / Approved	6/6/1995

As stated above, the Use Permit approval required a second public hearing to consider the architectural changes that are proposed. Attachment C includes the approved Conditions of Approval for the approved Use Permit. Specifically, Condition of Approval #4A of that Use Permit requires this separate application.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include interior and exterior alterations of existing facilities.

### **Use Permit**

**Detailed Description of Use:** The property is currently vacant. The proposal is to modify the architecture of the industrial buildings, constructed in 1983, to appear as a religious facility. The applicant has provided a justification for the architectural modifications in Attachment E.

**Site Layout:** Site layout information is provided for context even though no modifications to the existing Use Permit may be imposed. The layout of the site consists of two existing industrial buildings centrally located on the lot. Parking is positioned around each of the buildings. The site retains primary access along Mathilda Avenue. A shared driveway currently exists with the

property to the north to enable secondary access to Maude Avenue. There are no proposed modifications to these existing conditions; however full circulation primarily to accommodate emergency vehicles is proposed around the perimeter of the building by removing landscaping at the northeast corner. This area will be composed of a turf block or similar impervious surface.

**Architecture:** The architectural modifications to the buildings are primarily focused on the visual appearance from the street (Mathilda Avenue); however, modifications are planned along each elevation. The majority of the building was originally proposed to be painted a dark gray color. In response to comments received by the Planning Commission, the color schemes has been modified to incorporate softer, warmer colors by utilizing a light sand, adobe color.

The most significant change to the architecture includes a 35-foot tower at the southeast corner of the front building. This painted tower has evolved from a previous design that included translucent fabric “sails” wrapped around three steel columns which formed an hourglass shape. A fabric sail design is incorporated over the playground area adjacent to the rear building. The current concept includes a more geometric design with a golden yellow painted plaster pillar that straddles an upside down translucent triangle at the top. Another major change is the addition of three architectural projections at the corners and entrance of the front building. Another projection is noted along the southern elevation between the two buildings. These projections are painted a softer beige and include horizontal ribbed bands for texture. The entrance projection includes a recessed circular symbol with a similar golden yellow color as the tower. The circular symbol has reverse channel illumination to provide a soft glow. A gabled feature has been introduced at the entryway. In response to comments from the Planning Commission at the study session, approximaltey 10 feet of depth has been introduced to this feature.

<b>City-Wide Design Guidelines (Architecture)</b>	<b>Comments</b>
<i>C1. Maintain diversity and individuality in style but be compatible with the character of the neighborhood.</i>	The proposed modifications to the existing buildings including the new tower feature create an identifying character for the use. The modifications maintain compatibility to the nearby industrial neighborhood.

City-Wide Design Guidelines (Architecture)	Comments
<p><i>C9. Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall plane and height, arcades, porticos, trellises, porches, balconies, dormers, windows, opening, etc.</i></p>	<p>The proposed modifications introduce projections and changes in wall plane that provide a much needed enhancement to an older industrial development. The modified paint scheme also greatly improves the visual appearance.</p>

As shown in the elevations, the blue roof form has been eliminated around the buildings. The rear building will be painted a similar gold/yellow color as the tower. Along the southern elevations, seven steel tower beams are positioned at various locations. Each beam includes an attached vertical banner of various colors. Staff has included Condition of Approval #2A which states that these banners shall not be used for signage; however, holiday decoration may be permitted as specified by Sunnyvale Municipal Code Section 19.44.020. See elevations and renderings in Attachment C for more detail.

**Compliance with Development Standards/Guidelines:** The project meets development standards for the M-S Zoning District.

**Expected Impact on the Surroundings:** The proposed modifications for the building will have a visual impact to the surrounding area. Much of the industrial neighborhood surrounding the project site includes one-story tilt-up construction with little distinctive character. The concept of the proposed architecture, as stated by the applicant, is to serve the nearby community and attract young professionals working in the technology industries. The approach was to develop a contemporary design that could attract new populations rather than a more traditional design. Staff finds that these changes will enhance the appearance of the site from the street and neighboring properties. Staff finds that the architectural changes identify the use while at the same time blend in with the character of the industrial neighborhood that surrounds the site.

**Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

**Public Contact**

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**Planning Commission Study Session:** A Planning Commission Study Session was held on January 14, 2007. At the study session, commissioners provided a variety of input on the project. Two options were presented related to the entry feature of the front building including a gabled roof form and a flat roof. Most commissioners stated a preference for the gabled appearance but noted that the feature should include more depth. The applicant has since modified the proposal to reflect this desire. Commissioners varied in opinion on the design of the tower feature. Some commissioners felt that the current design was preferable while the “sail” design was preferred by others. Concerns were noted on the color selection including the gray paint selection. A concern was noted that the buildings appear more like a warehouse rather than a church. Also noted was desire to enable telecommunication facilities to locate on the tower.

As noted in the “Architecture” section of the report, the applicant has modified the color scheme to include warmer, softer colors by utilizing a light sand adobe color and has eliminated the warm/cold combination of colors. Color was added to the building to show more visual interest. Although not required as part of this permit, the applicant responded to a concern related to pedestrian circulation by adding a walkway from the public sidewalk on Mathilda Avenue to the front entrance. The tower element was modified to include vertical and horizontal reveal lines.

A comment was noted that more architectural modifications should be considered. Staff has included Condition of Approval #1B to include additional enhancements to the north and west elevations of the buildings. These modifications could include projecting elements or other façade improvements that match the character of the front facade.

<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 392 notices mailed to the property owners and tenants within 1,000 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

## **Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Use Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

## **Alternatives**

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1. Approve the Use Permit with the attached conditions
2. Approve the Use Permit with modified conditions
3. Deny the Use Permit

**Recommendation**

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Recommend Alternative 1.

Prepared by:

Ryan M. Kuchenig  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site Plan, Elevations, and Perspective Renderings
- D. Conditions of Approval for Rezone and Use Permit 2006-1109
- E. Letter from the Applicant

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**Recommended Findings - Use Permit**

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Goals and Policies that relate to this project are:

**Land Use and Transportation Element – Goal C1.1** *Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive neighborhoods, pockets of interest, and human-scale development.*

**Community Design Sub Element - Policy C.4** *Encourage quality architectural design which improves the City's identity, inspires creativity and heightens individual as well cultural identity.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*

The proposal meets development standards for the M-S Zoning District and does not include modifications that conflict with the original Conditions of Approval for the use. The architectural modifications that are proposed will improve the overall streetscape of the site and create a distinctive identity for the religious facility. Conditions of Approval require further improvements that will enhance the character of the buildings.

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. *(Finding Met)*

Along with previously approved upgrades to the site, the proposed architectural modifications to the buildings will enhance the aesthetic appearance of the site. As stated by the applicant, the intent of the design is to upgrade the industrial look of the buildings while also creating a non-traditional appearance for the facility in an effort to attract additional parishioners. Staff does not find that the proposed changes will impair the development of neighboring properties.

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**Recommended Conditions of Approval - Use Permit**

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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:

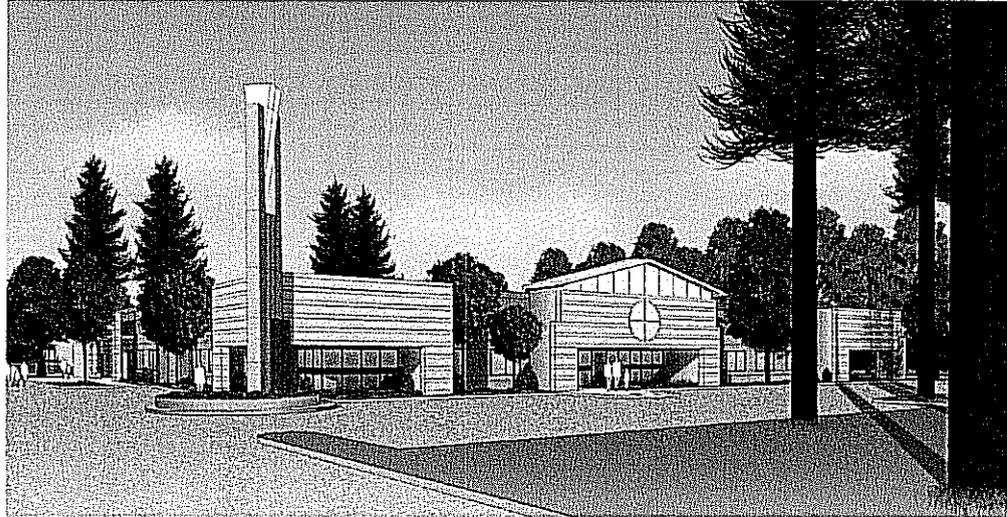
Approval of this Use Permit includes all previous Conditions of Approval from Use Permit #2006-1109 (Attachment D). Unless otherwise noted, all conditions shall be subject to the review and approval by the Director of Community Development.

**1. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Additional modifications shall be incorporated to the north and west (rear) elevations of the building. These modifications may include projections or additional façade improvements that match the character of the front façade.

**2. SIGNS**

- A. The banners proposed along the southern elevation shall not be utilized for additional signage. These banners may be used for holiday decoration as specified by Sunnyvale Municipal Code 19.44.020
- B. All proposed signs and shall be in conformance with Sunnyvale Municipal Code and require a separate permit.



day



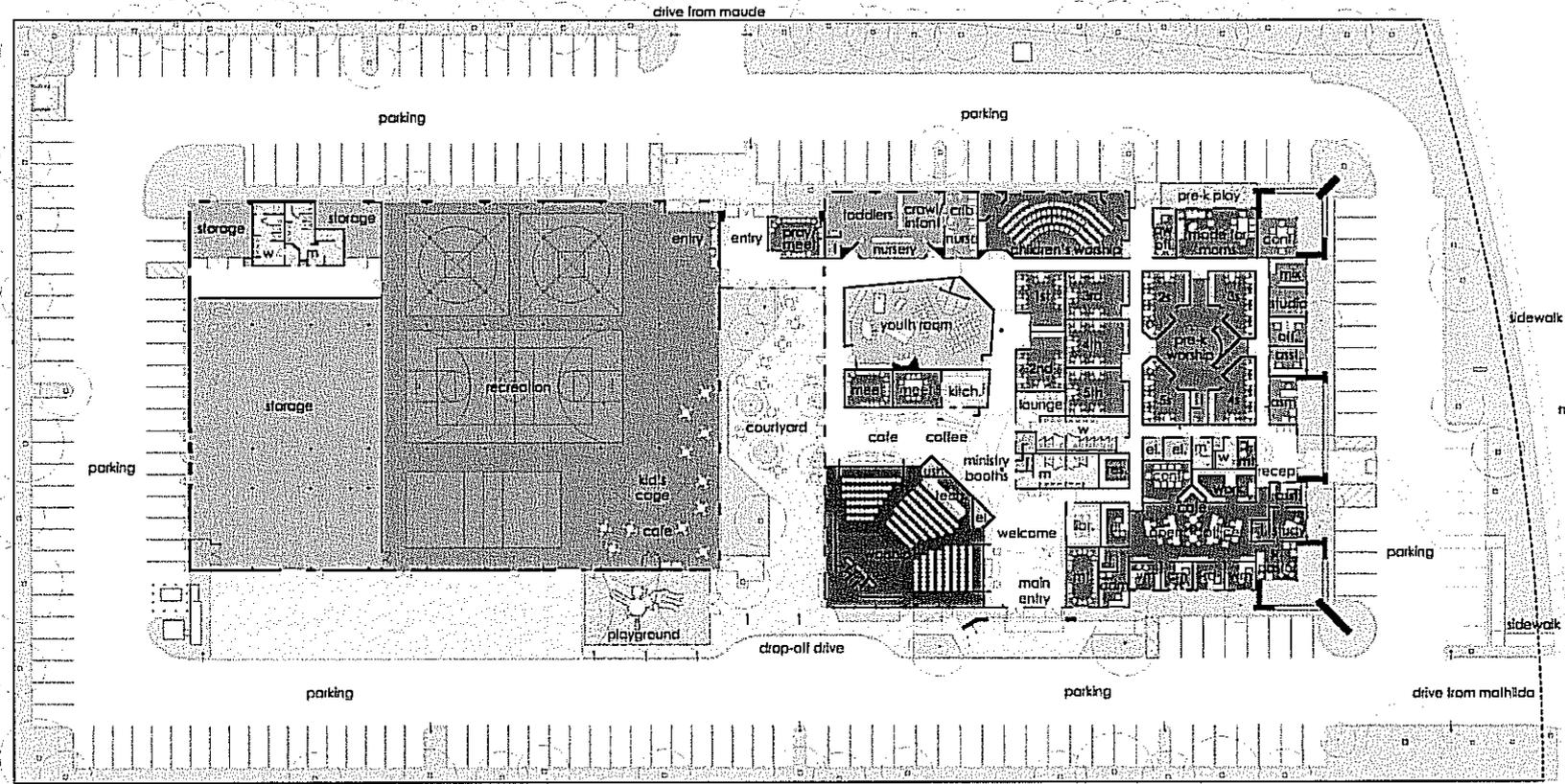
night

trinity church of sunnyvale  
SUNNYVALE, CALIFORNIA

perspectives  
JANUARY 22, 2008

ATTACHMENT  
Page 1

jv/a  
studio  
5

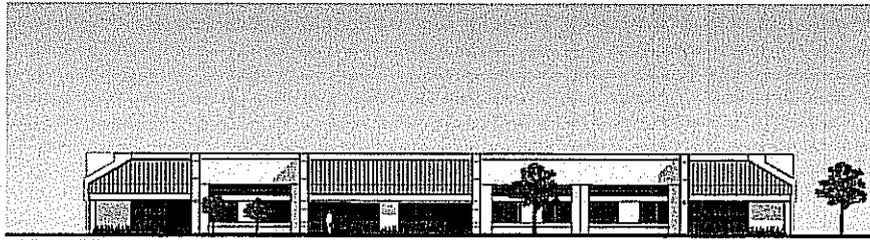


**ATTACHMENT C**  
 Page 2 of 5

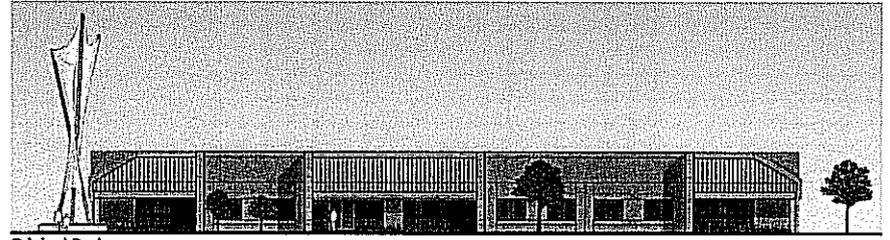
trinity church of sunnyvale  
 SUNNYVALE, CALIFORNIA

site | floor plan  
 JANUARY 22, 2008

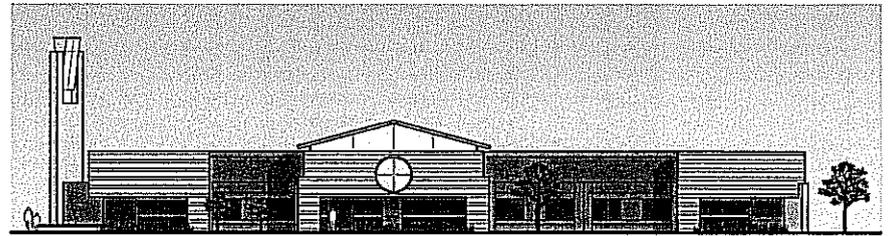




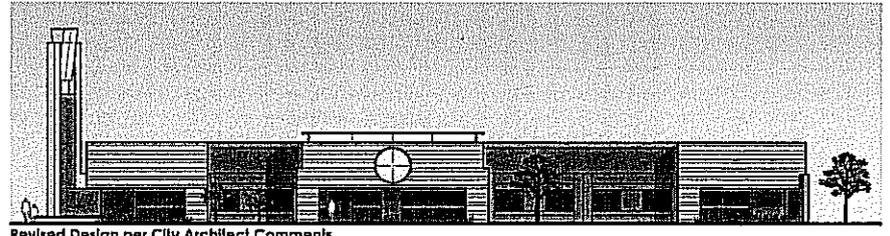
Existing Building



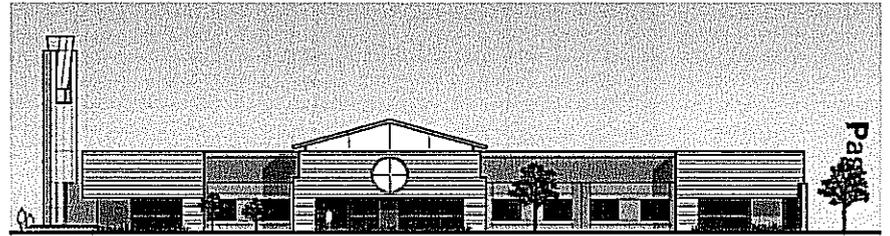
1  
Original Design  
June 15, 2007



2  
Proposed Design  
December 20, 2007

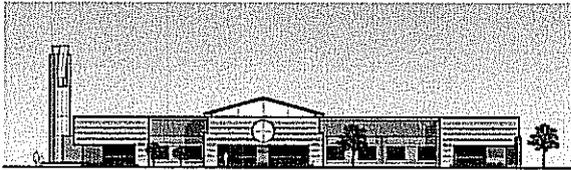


3  
Revised Design per City Architect Comments  
January 14, 2008

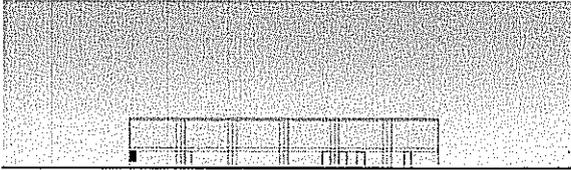


4  
Revised Design per Planning Commission Comments  
January 28, 2008

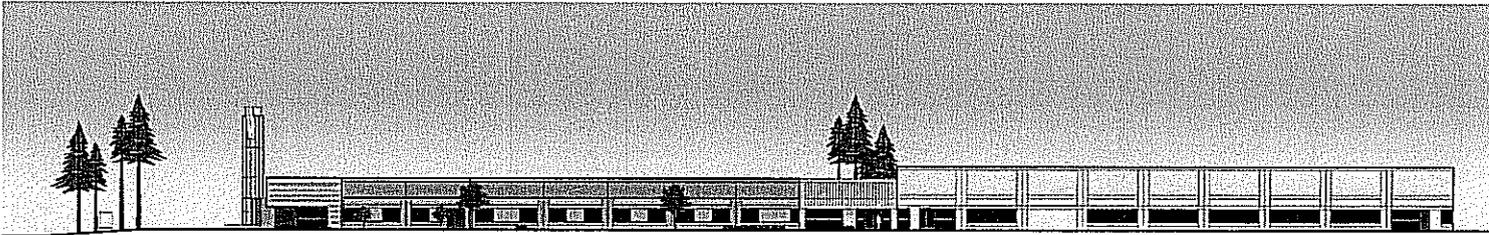
east



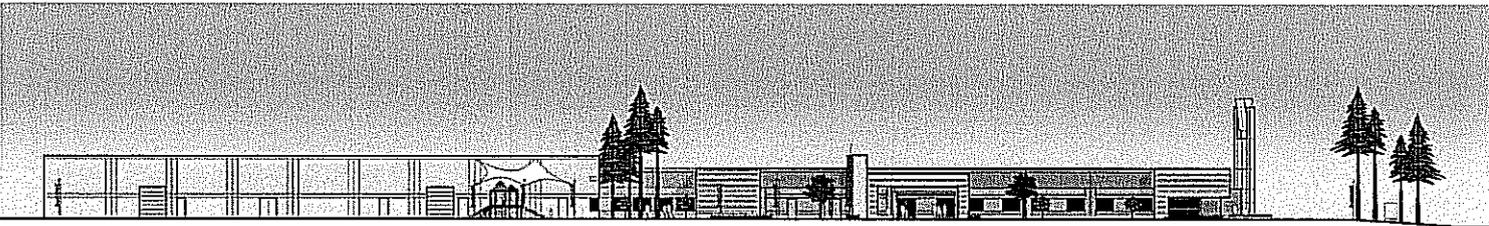
west



north

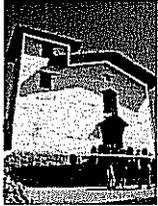


south



ATTACHMENT C  
Page 4 of 5

design characteristics of bay area mission churches



simple planar forms



towers with cut-out openings



rhythmic repetition

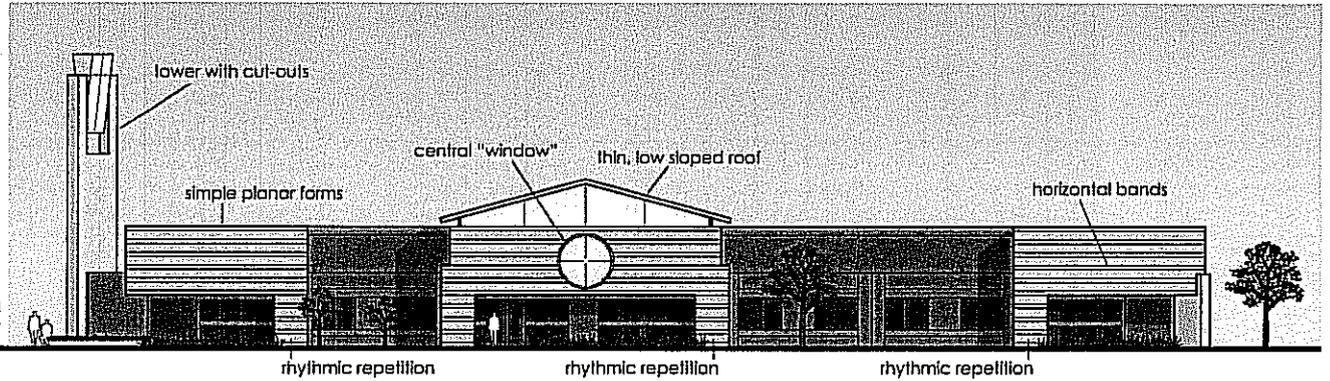


thin, low sloped roofs

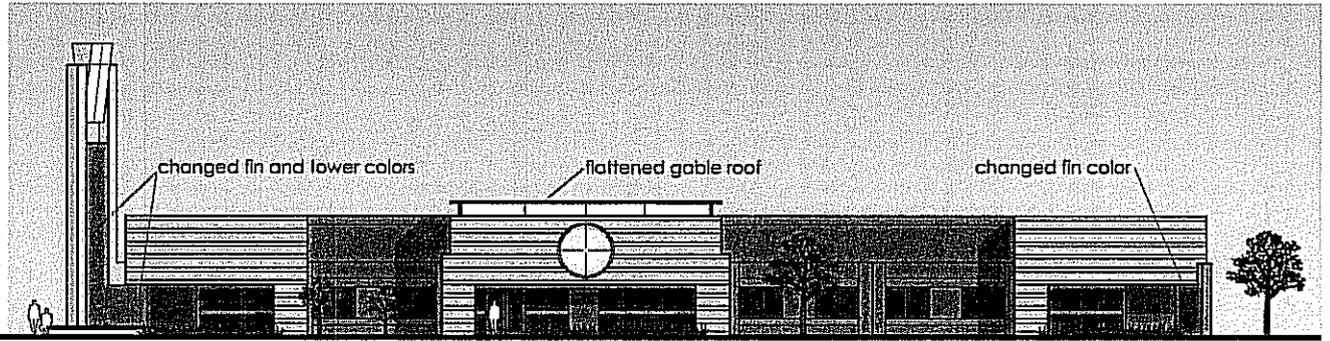


horizontal bands  
central "window"

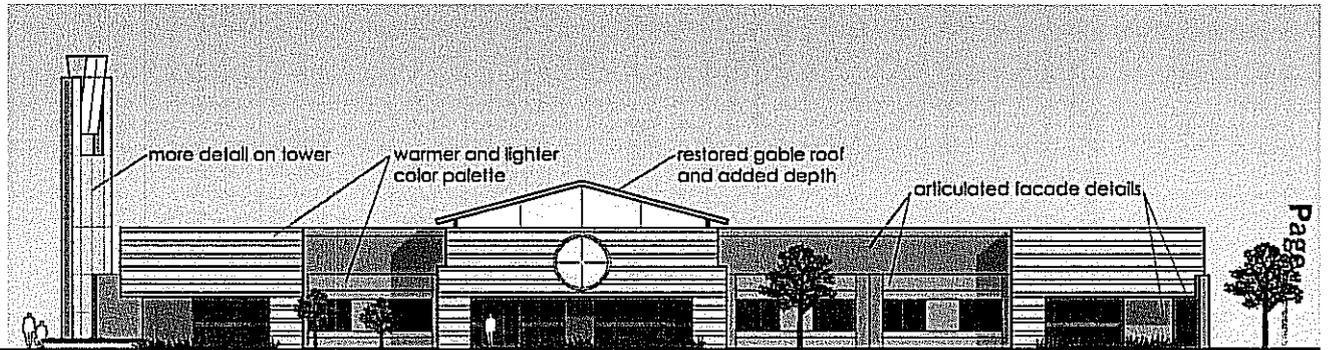
Proposed Design  
December 20, 2007



Revised Design per  
City Architect  
Comments  
January 14, 2008



Revised Design per  
Planning Commission  
Comments  
January 28, 2008



trinity church of sunnyvale  
SUNNYVALE, CALIFORNIA

elevations  
JANUARY 22, 2008

jvlg  
studio

Page 5  
ATTACHMENT C

**Recommended Conditions of Approval - Use Permit**

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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:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
- D. The Use 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.
- E. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.
- F. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- G. The developer shall work with the Santa Clara County Transit District in establishing bus stops, shelters, pads and turnout locations, if desired by the District.
- H. For all events or festivals, separate approval is required. Required permits shall indicate on a site plan where activities will take place on-site. These permits can be considered without need for a public hearing. Coordination with at least the Departments of Community Development and Public Safety is required for large events to address possible parking overflow, traffic circulation, hours of the event, number of people, locations at the site and noise attenuation

- I. efforts. A separate Community Event application through the Office of the City Manager may be required.
- J. The applicant shall submit a parking management plan that includes the activities and occupied rooms during the daily operation of the facility. This plan shall reflect the table included in this report.
  - 1) Minor modifications to this plan shall require a separate Miscellaneous Plan Permit approval. Major modifications shall require a separate application at a public hearing by the Planning Commission.
- K. Out-of-door loudspeakers are prohibited except as approved by separate permit for special events or festivals.
- L. The educational uses shall remain ancillary to the primary “Place of Assembly-Community Serving” use of the site. The property shall not be converted to a Educational-Primary and High School” use as defined by Sunnyvale Municipal Code.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

**3. ENVIRONMENTAL MITIGATION MEASURES**

- A. In addition to complying with applicable City Codes, Ordinances, and Resolutions, the following mitigation measures are incorporated into the project to minimize the identified potential environmental impacts:
  - 1. New lighting, inclusive of tower illumination, should be designed to minimize offsite light spillage; “stadium” style lighting should be prohibited.
  - 2. During construction:
    - b. Water all active, unpaved construction areas at least twice daily.
    - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
    - d. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas at construction sites.

- e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- f. The Project Sponsor shall require that loaded trucks avoid areas of the project site that are located near the adjacent existing commercial uses to the maximum extent compatible with project construction goals.
- g. Notify occupants of the adjacent building to the south of the potential for vibration impacts during project construction and give them the name and phone number of a contact at the project contractor who can respond to complaints of disruptive vibration by suspending the responsible activities or altering them so that the vibration impacts do not occur.
- h. *Implement best management practices to reduce construction noise.* In addition to complying with Section 16.08.110 of the City's Municipal Code, which limits the hours of construction to between 7:00 am and 6:00 pm on weekdays and 8:00 am to 5:00 pm on Saturday, with no construction allowed on Sundays and holidays, the Project Sponsor shall incorporate the following practices into the construction documents to be implemented by the project contractor.
- i. Use various noise control strategies to reduce noise generation and to increase protection of noise receptors, including, but not limited to, the following measures:
  - 1. Use effective mufflers for stationary equipment and erect barriers around particularly noisy activities occurring on the site or along the entire southern boundary of the site if construction activities would be widespread on the entire southern portion of the project site.
  - 2. Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors;
  - 3. Locate stationary equipment to minimize noise impacts on the adjacent office building to the south.
- j. Use quieter construction equipment whenever there is a choice between equipment models for the same construction tasks.
- k. Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers shall be used on other equipment. Other quieter procedures, such as drilling rather than using impact equipment, shall be used whenever feasible.
- l. Prohibit unnecessary idling of internal combustion engines.

- m. Designate a “disturbance coordinator” for construction activities, who would be responsible for responding to any local complaints regarding construction noise and vibration. The coordinator would determine the cause of the noise or vibration complaint and would implement reasonable measures to correct the problem.
  - n. Send advance notice to occupants of the adjacent building to the south of the project site regarding the construction schedule and including the telephone number for the disturbance coordinator at the construction site.
  - o. Submit plans for approval by the Director of Community Development showing the design and method by which continuous or recurrent noise will be buffered.
  - p. Final construction drawings shall incorporate all noise mitigation measures as set forth under “Mitigation Measures.”
- 3. Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation.
  - 4. Final plans shall bear the consultant’s signature.
  - 5. Comply with *Migratory Bird Treaty Act*. In order to avoid impacts to nesting birds, a nesting survey shall be conducted by a qualified biologist 30 days prior to commencing any construction work if this work would commence between March 15th and August 31st. If migratory birds are identified nesting in trees proposed for removal, tree removal shall be postponed until it has been determined by a qualified ornithologist that the young have fledged and left the nest.

#### **4. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. The applicant is required to provide additional details that enhance the exterior of the buildings. The design shall be subject to the separate review and approval of a Planning Commission through a Use Permit.
- B. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.

#### **5. FENCES**

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.

#### **6. LANDSCAPING**

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of

Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:

1. Turf block or similar impervious surface shall be utilized for the extended drive aisle area at the northeast corner of the site.
  2. Tree canopies must provide a minimum of 50% parking lot shading at 15 years.
- B. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- C. 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.
- D. Of new trees installed, use large native species as large as appropriate for the location on the site. Of new trees, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- E. 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.
- F. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- G. All areas not required for parking, driveways or structures shall be landscaped.
- H. The applicant shall work with staff to increase parking lot landscaping and meet the requirement of 50% shading at 15 years.

## **7. TREE PRESERVATION**

- A. 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 approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:

1. 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).
  2. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
  3. 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.
  4. Water and maintain landscaping during construction at the site
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

**8. LIGHTING**

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
1. Sodium vapor (of illumination with an equivalent energy savings).
  2. Pole heights to be uniform and compatible with the areas, including nearby residential areas.
  3. Provide photocells for on/off control of all security and area lights.
  4. All exterior security lights shall be equipped with vandal resistant covers.
  5. Wall packs shall not extend above the roof of the building.
  6. Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development.

**9. PARKING**

- A. Specify compact parking spaces on Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.
- B. Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.

**10. BICYCLE PARKING**

- A. Provide 1 Class I and 40 Class II bicycle parking spaces per VTA Bicycle Technical Guidelines as approved by the Director of Community Development.

**11. RECYCLING AND SOLID WASTE**

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.

**12. RIGHT-OF-WAY IMPROVEMENTS**

- A. Remove and replace existing driveway to conform to City standards

**13. SIGNS**

- A. All proposed signs and shall be in conformance with Sunnyvale Municipal Code and require a separate permit.

**14. PLACE OF ASSEMBLY**

- A. The applicant shall acknowledge in writing that it is locating in an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.
- B. The applicant shall adopt and submit for the approval of the City a safety plan designed to protect sensitive populations in the event of a nearby release of hazardous materials.



January 23, 2007

**RE: Why our design for 477 N. Mathilda Supports and Serves our Mission as Trinity Church**

Dear Sunnyvale Planning Commission:

Trinity Church of Sunnyvale has been meeting as a congregation in Sunnyvale since 1956. For the last 50 years, we met at our previous home at 823 Fremont Avenue. We were for much of that time a community church that focused on the surrounding neighborhoods in a "traditional church" model.

Beginning in 2001, we began an intentional process of calling a new pastor and new leadership team to set the direction of the church. This new leadership team had developed and reinforced a clear focus on making Trinity Church of Sunnyvale a relevant part of the lives of the young adults, working professionals, and growing families in the city of Sunnyvale and throughout the neighboring Silicon Valley.

Since that time, this focus 'audience' for Trinity Church has driven ministry decisions, event planning and all of our facility planning decisions. The location, configuration and appearance of our new home have all been driven by the identified people we hope to reach in the City of Sunnyvale.

The selection of this site for Trinity Church was intentional. This specific location positions us to serve both existing neighborhoods in north Sunnyvale and the new residents of the exciting Sunnyvale downtown. Specifically, we desire to effectively reach out to and serve the younger people of this area. These individuals will represent a combination of younger neighborhood families living in moderately-priced homes and apartments plus the younger professionals who would prefer living in the downtown area.

This younger audience responds to substance over style. They value real impact on the lives of people over extensive focus on property and structure. Our priorities, and therefore our location and our design, mirror those same priorities.

So, the exterior look of our new church home at 477 N. Mathilda Avenue is intentionally defined as the familiar form of the modern high-tech buildings where many of us work with specific added design features that clearly identify us as a church.

Our intent is not to re-create the traditional church that we had on Fremont Avenue, but to create a modern church feel that is not seen as intimidating or old-fashioned as a traditional church would be to our younger generations of Sunnyvale residents.

The design presented by Trinity Church is specifically what we want and need in order to accomplish our mission for our church in this location in Sunnyvale. We respectfully request that the Sunnyvale Planning Commission approve this design and allow us move ahead with our planned construction phase.

Sincerely,

A handwritten signature in cursive script that reads "Tom Greene".

Tom Greene  
Elder of the Board, Trinity Church