

Preliminary Design Review Giffen Building One

File No. DR22-024

2711 Giffen Ave

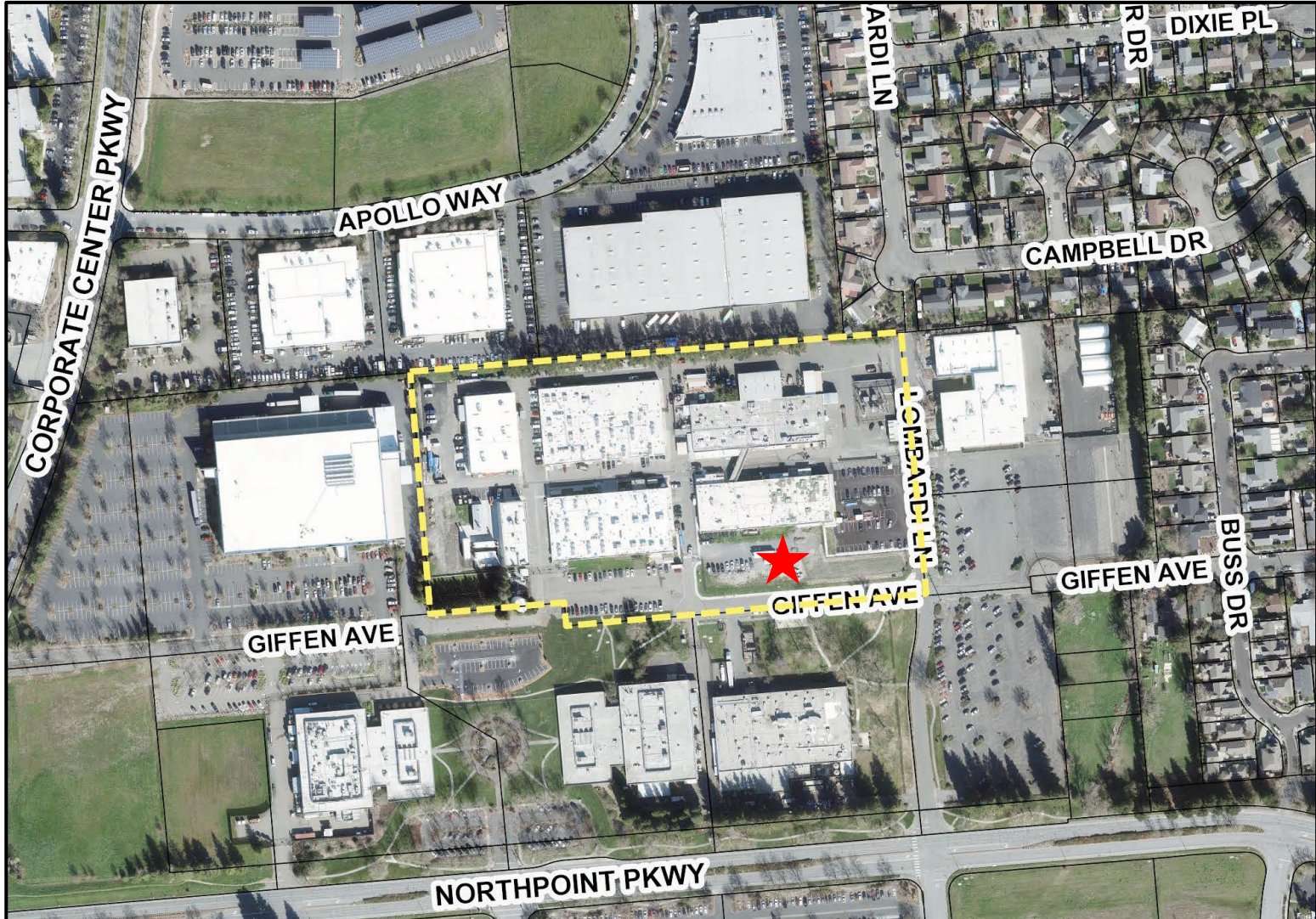
May 2, 2024

Kristinae Toomians, Senior Planner
Planning and Economic Development

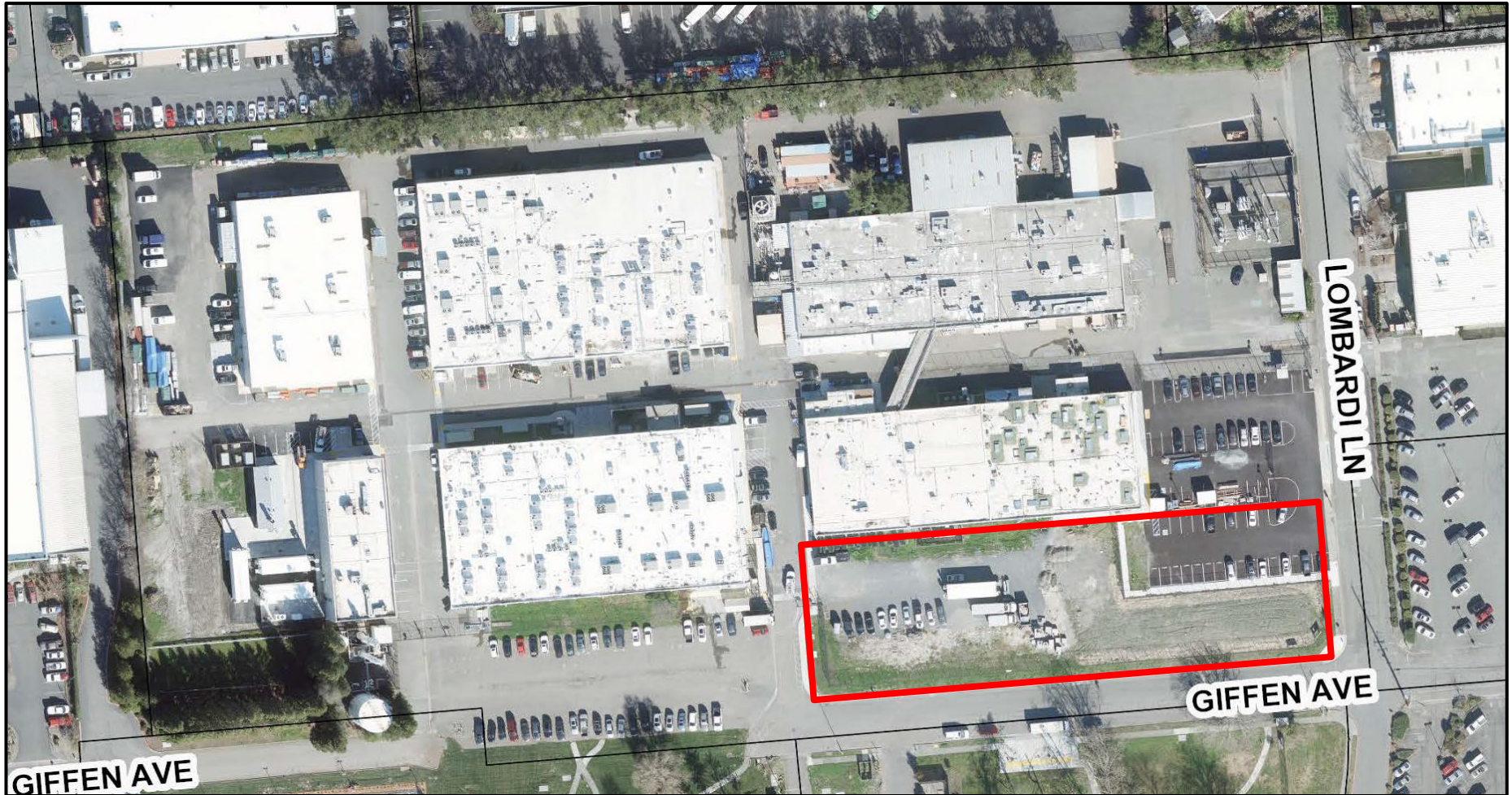
Design Review for the future development of a new two-story, approximately 37,520 square foot industrial “shell” building.



Neighborhood Context



2711 Giffen Ave



General Industry and Light Industrial (IL)

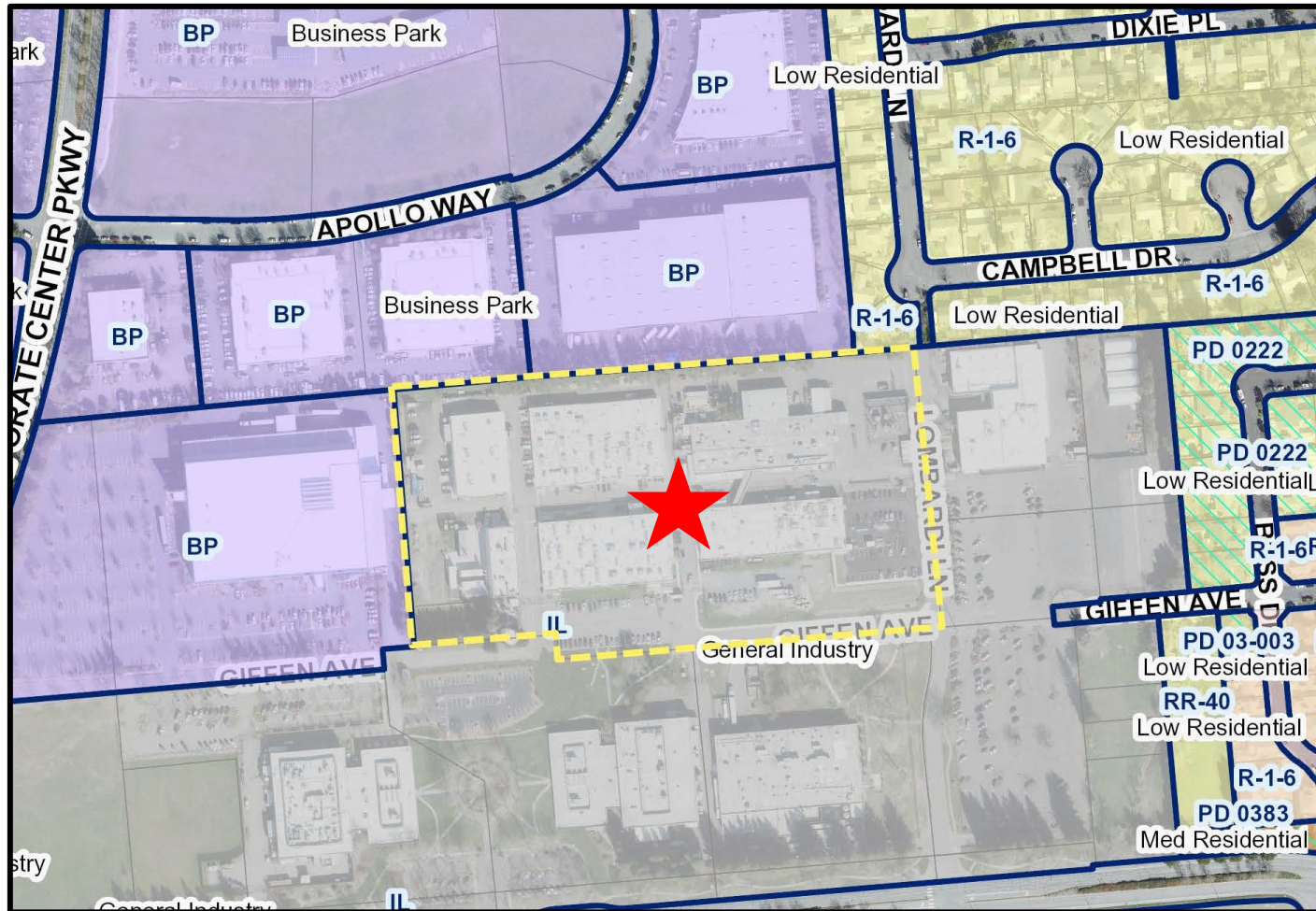




IMAGE 4 / EXISTING BUILDING 2



IMAGE 8 / EXISTING BUILDING 4



IMAGE 12 / EXISTING BUILDING 4



IMAGE 5 / EXISTING BUILDING 2



IMAGE 9 / EXISTING BUILDING 5



IMAGE 13 / EXISTING BUILDING 4



IMAGE 6 / EXISTING BUILDING 5



IMAGE 10 / EXISTING BUILDINGS 4, 5, AND 7



IMAGE 14 / EXISTING BUILDING 2



IMAGE 7 / EXISTING BUILDING 5



IMAGE 11 / EXISTING EMPLOYEE DISK GOLF AND BREAK AREA

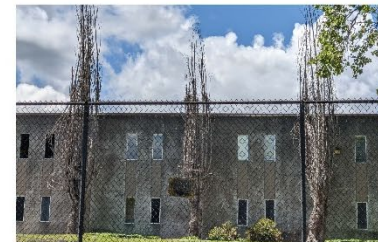
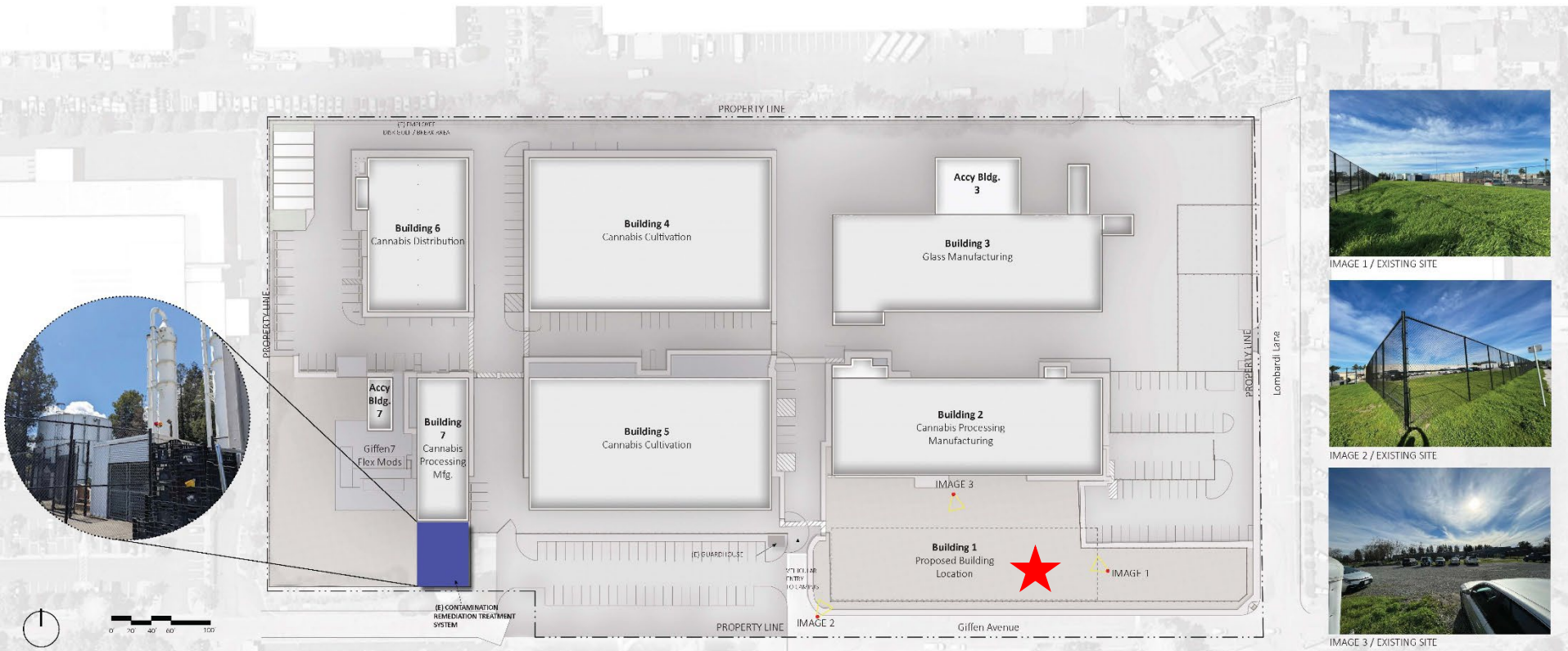
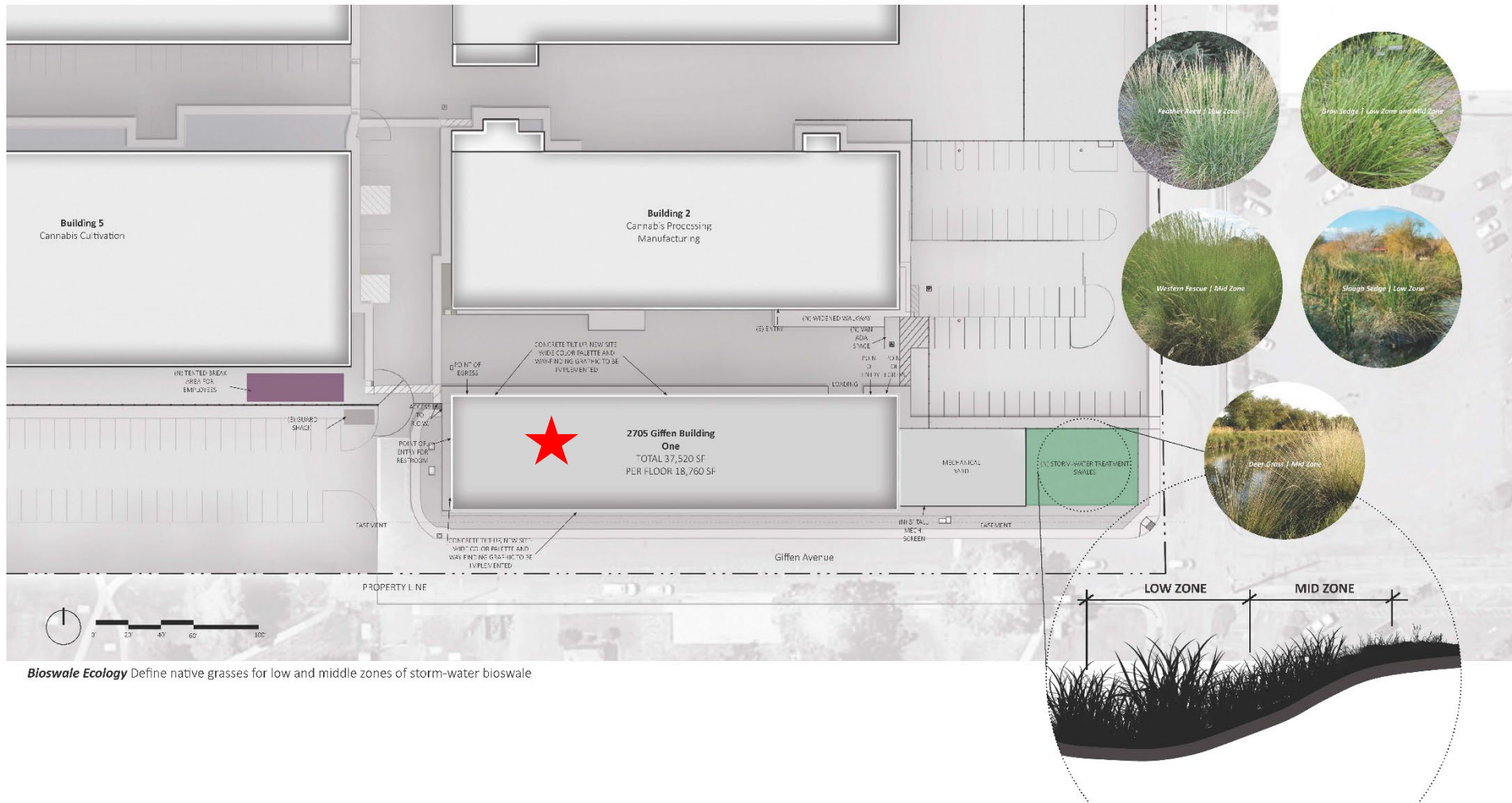


IMAGE 15 / VIAVI CAMPUS

Existing | Site Summary

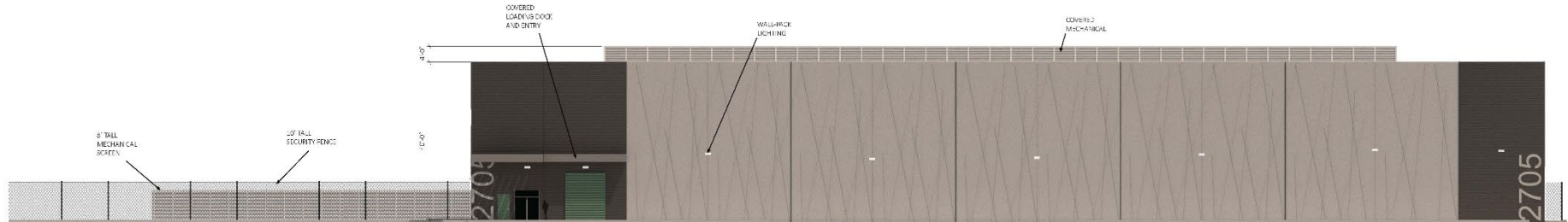


Proposed | Bioswale Ecology

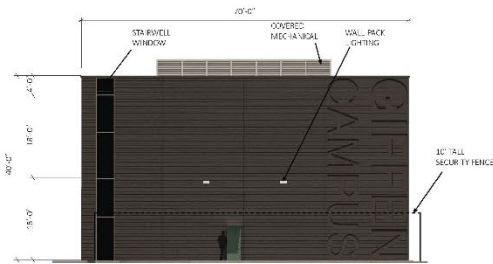


Bioswale Ecology Define native grasses for low and middle zones of storm-water bioswale

Proposed Elevations



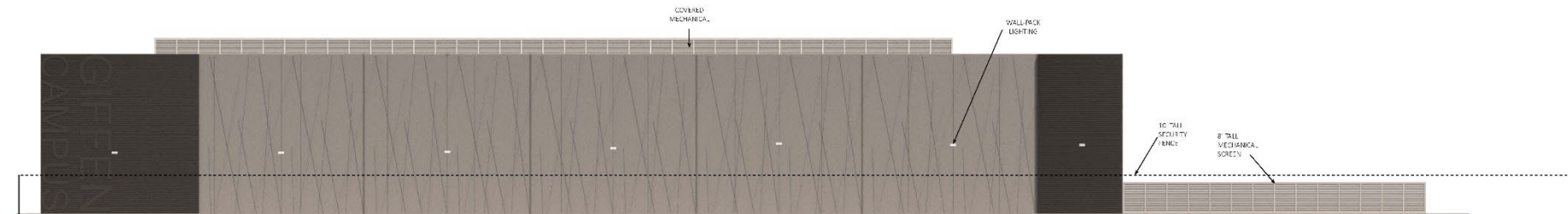
North Elevation Main points of entry and loading dock



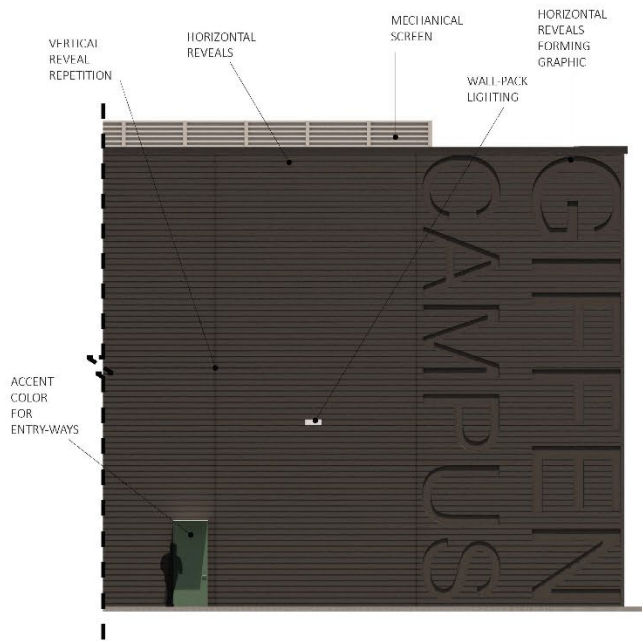
West Elevation Entry to restroom serving guardhouse



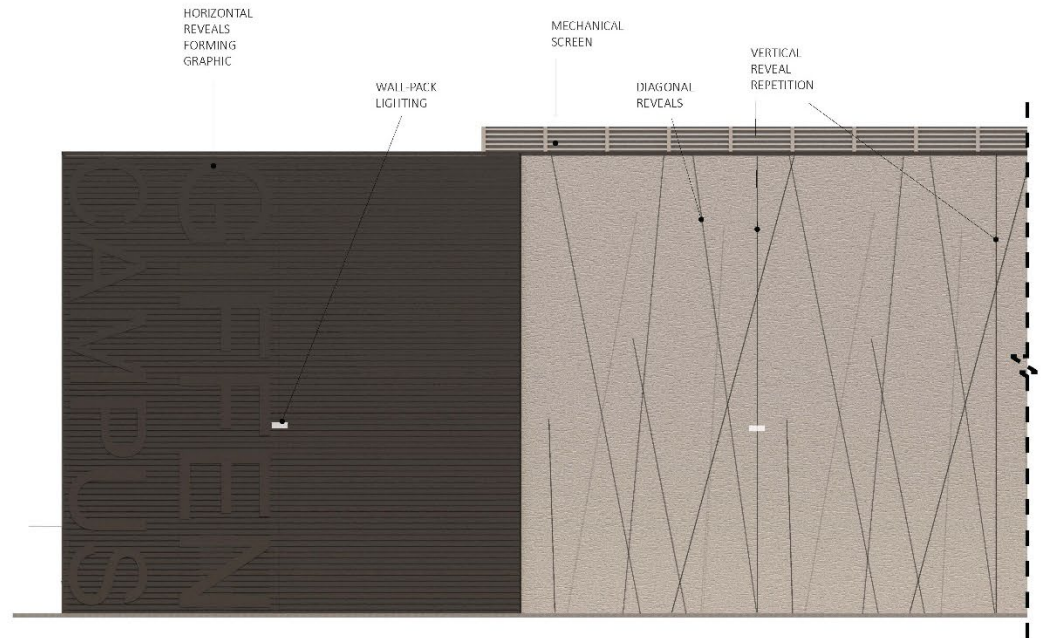
East Elevation Entry to enclosed mechanical yard



South Elevation Diagonal reveals in concrete panels, horizontal reveals creating graphic at corners to announce entry to campus



Detail of West Facade Horizontal accent reveals and vertical reveals at every 18' to break up length of short facades



Detail of South Facade Reveal graphic announcing entrance to campus, diagonal reveals emulate grass with deep-set vertical reveals every 40' to break up long facades

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), in that the project in its entirety is exempt from the provisions of CEQA as a Class 32 exemption, per Section 15332, as an infill development on a project area of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts.

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, approve Major Design Review for Giffen Building One, a new 37,520-square-foot industrial shell building within an existing industrial campus, more specifically located at 2711 Giffen Avenue.

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